

Commercial Average Land

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal |
|-------------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|
| 13-0009-0002-07-7 | 18400 W US 12 | 12/28/23 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$19,956 |
| 13-0015-0006-02-6 | 18750 HARBOR CNTRY DR | 10/01/21 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$178,657 |
| 13-0336-0073-14-0 | RED ARROW HWY | 04/13/21 | \$470,000 | LC | 03-ARM'S LENGTH | \$470,000 | \$122,936 |
| 13-0336-0073-15-0 | | 04/13/21 | \$470,000 | LC | 03-ARM'S LENGTH | \$470,000 | \$122,936 |
| Totals: | | | \$1,250,000 | | | \$1,250,000 | \$444,485 |

Final Conclusion \$38192/Acre

| Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Dollars/SqFt |
|--------------------|--------------------|--------------------------|------------------|----------------------|---------------|
| \$150,000 | \$12,922 | 5.00 | 0.50 | \$30,000 | \$0.69 |
| \$14,898 | \$33,555 | 1.33 | 1.33 | \$11,202 | \$0.26 |
| \$470,000 | \$122,936 | 11.30 | 11.30 | \$41,593 | \$0.95 |
| \$470,000 | \$122,936 | 11.30 | 1.23 | \$41,593 | \$0.95 |
| \$1,104,898 | \$292,349 | 28.93 | 14.36 | | |
| | Average | Average | | Average | |
| | per FF=> | per Net Acre=> | 38,192.12 | per SqFt=> | \$0.88 |