

Warwick Shores Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-8403-0035-00-5	1501 W WATER ST	07/22/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$336,768
13-8404-0040-00-7	1501 W WATER ST	08/10/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$310,493
13-8405-0046-00-3	1501 W WATER ST	12/11/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$329,866
13-8410-0063-00-1	1501 W WATER ST	06/16/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$303,789
13-8410-0063-00-1	1501 W WATER ST	07/30/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$316,632
13-8410-0064-00-8	1501 W WATER ST	09/10/20	\$289,100	WD	03-ARM'S LENGTH	\$289,100	\$316,268
13-8410-0066-00-1	1501 W WATER ST	06/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$336,537
13-8410-0066-00-1	1501 W WATER ST	04/05/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$258,704
13-8410-0067-00-7	1501 W WATER ST	09/09/20	\$275,500	WD	03-ARM'S LENGTH	\$275,500	\$300,497
13-8410-0067-00-7	1501 W WATER ST	05/26/22	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$367,569
13-8410-0069-00-0	1501 W WATER ST	08/27/21	\$440,000	WD	03-ARM'S LENGTH	\$439,000	\$328,401
13-8411-0073-00-5	1501 W WATER ST	05/14/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$150,712
<b>Totals:</b>			<b>\$4,692,600</b>			<b>\$4,691,600</b>	<b>\$3,656,236</b>

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Final Conclusion \$200,249/Site

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$332,156	\$118,924	1.00	1.00	\$332,156
\$308,431	\$118,924	1.00	1.00	\$308,431
\$329,058	\$118,924	1.00	1.00	\$329,058
\$215,135	\$118,924	1.00	1.00	\$215,135
\$202,292	\$118,924	1.00	1.00	\$202,292
\$91,756	\$118,924	1.00	1.00	\$91,756
\$42,387	\$118,924	1.00	1.00	\$42,387
\$220,220	\$118,924	1.00	1.00	\$220,220
\$93,927	\$118,924	1.00	1.00	\$93,927
\$132,355	\$118,924	1.00	1.00	\$132,355
\$229,523	\$118,924	1.00	1.00	\$229,523
\$205,750	\$59,462	1.00	1.00	\$205,750
<b>\$2,402,990</b>	<b>\$1,367,626</b>	<b>12.00</b>	<b>12.00</b>	
	<b>Average</b>	<b>Average</b>		<b>Average</b>
	<b>per FF=&gt;</b>	<b>per Net Acre</b>	<b>200,249.17</b>	<b>per SqFt=&gt;</b>