

Beacon Pointe Condominium Assn ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
62-0700-0011-00-3	1000 W Buffalo Street	10/30/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$150,048	\$45,133
62-0700-0018-00-8	1000 W Buffalo Street	04/20/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$240,878	\$45,133
62-0700-0021-00-9	1000 W Buffalo Street	05/31/22	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$143,667	\$45,133
62-0700-0022-00-5	1000 W Buffalo Street	11/22/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$176,850	\$45,133
62-0700-0029-00-0	1000 W Buffalo Street	10/27/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$156,832	\$44,687
Totals:			\$823,400			\$823,400	\$868,275	

Final Conclusion 1.012

Bldg. Residual	Cost Man. \$	E.C.F.
\$84,867	\$96,429	0.880
\$150,867	\$179,913	0.839
\$95,367	\$90,564	1.053
\$121,867	\$121,063	1.007
\$145,213	\$103,074	1.409
\$598,181	\$591,044	
	E.C.F. =>	1.012
	Ave. E.C.F. =>	1.037