

Peninsula at New Buffalo ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
62-6100-0020-00-0	20 Peninsula Drive	12/09/21	\$4,200,000	WD	03-ARM'S LENGTH	\$4,200,000	\$3,197,003	\$925,000
62-6100-0030-00-0	30 Peninsula Drive	08/22/22	\$3,400,000	WD	03-ARM'S LENGTH	\$3,400,000	\$3,284,754	\$939,623
Totals:			\$7,600,000			\$7,600,000	\$6,481,757	

Final Conclusion 3.838

Bldg. Residual	Cost Man. \$	E.C.F.
\$3,275,000	\$735,276	4.454
\$2,460,377	\$758,942	3.242
\$5,735,377	\$1,494,218	
	E.C.F. =>	3.838
	Ave. E.C.F. =>	3.848