

Marina View Land

| Parcel Number     | Street Address        | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Cur. Appraisal     | Land Residual    | Est. Land Value    | Net Acres           | Total Acres      | Dollars/Acre         |
|-------------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|------------------|--------------------|---------------------|------------------|----------------------|
| 62-4400-0001-00-0 | 221 N Townsend Street | 08/24/20  | \$385,000          | WD     | 03-ARM'S LENGTH | \$360,000          | \$416,016          | \$23,359         | \$79,375           | 1.00                | 1.00             | \$23,359             |
| 62-4400-0001-00-0 | 221 N Townsend Street | 07/29/21  | \$450,000          | WD     | 03-ARM'S LENGTH | \$450,000          | \$416,016          | \$113,359        | \$79,375           | 1.00                | 1.00             | \$113,359            |
| 62-4400-0003-00-0 | 217 N Townsend Street | 10/12/20  | \$449,000          | WD     | 03-ARM'S LENGTH | \$449,000          | \$501,637          | \$26,738         | \$79,375           | 1.00                | 1.00             | \$26,738             |
| <b>Totals:</b>    |                       |           | <b>\$1,284,000</b> |        |                 | <b>\$1,259,000</b> | <b>\$1,333,669</b> | <b>\$163,456</b> | <b>\$238,125</b>   | <b>3.00</b>         | <b>3.00</b>      |                      |
|                   |                       |           |                    |        |                 |                    |                    |                  | <b>Average</b>     | <b>Average</b>      | <b>Average</b>   |                      |
|                   |                       |           |                    |        |                 |                    |                    |                  | <b>per FF=&gt;</b> | <b>per Net Acre</b> | <b>54,485.33</b> | <b>per SqFt=&gt;</b> |

Final Conclusion \$54,485/Site