

Peninsula at New Buffalo ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|-------------------|--------------------|-----------|---------------------|--------|-----------------|---------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 62-6100-0020-00-0 | 20 Peninsula Drive | 12/09/21 | \$4,200,000 | WD | 03-ARM'S LENGTH | \$4,200,000 | \$2,864,730 | \$368,400 | \$3,831,600 | \$998,532 | 3.837 |
| 62-6100-0030-00-0 | 30 Peninsula Drive | 08/28/20 | \$3,500,000 | WD | 03-ARM'S LENGTH | \$3,500,000 | \$3,162,980 | \$368,400 | \$3,131,600 | \$1,117,832 | 2.801 |
| 62-6100-0030-00-0 | 30 Peninsula Drive | 08/22/22 | \$3,400,000 | WD | 03-ARM'S LENGTH | \$3,400,000 | \$3,162,980 | \$368,400 | \$3,031,600 | \$1,117,832 | 2.712 |
| Totals: | | | \$11,100,000 | | | \$11,100,000 | \$9,190,690 | | \$9,994,800 | \$3,234,196 | |
| | | | | | | | | | | E.C.F. => | 3.090 |
| | | | | | | | | | | Ave. E.C.F. => | 3.117 |

Final Conclusion 3.09