

South Cove Condos Floors 1 & 2 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         | Dollars/SqFt     | Floor         |
|-------------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------|----------------------|------------------|---------------|
| 62-7151-0002-00-9 | 420 Oselka Drive      | 08/20/21  | \$395,000          | WD     | 03-ARM'S LENGTH | \$375,000          | \$345,706          | \$107,264          | \$77,970           | 1.00               | 1.00                     | \$107,264            | \$2.46           | 1 & 2         |
| 62-7151-0003-00-5 | 420 Oselka Drive      | 05/28/21  | \$486,000          | WD     | 03-ARM'S LENGTH | \$486,000          | \$474,881          | \$89,089           | \$77,970           | 1.00               | 1.00                     | \$89,089             | \$2.05           | 1 & 2         |
| 62-7151-0005-00-8 | 420 Oselka Drive      | 08/31/20  | \$290,000          | WD     | 03-ARM'S LENGTH | \$290,000          | \$326,616          | \$41,354           | \$77,970           | 1.00               | 1.00                     | \$41,354             | \$0.95           | 1 & 2         |
| 62-7151-0009-00-3 | 410 Oselka Drive      | 09/19/20  | \$327,000          | WD     | 03-ARM'S LENGTH | \$322,000          | \$358,764          | \$41,206           | \$77,970           | 1.00               | 1.00                     | \$41,206             | \$0.95           | 1 & 2         |
| 62-7151-0010-00-1 | 410 Oselka Drive      | 09/15/22  | \$644,000          | WD     | 03-ARM'S LENGTH | \$619,000          | \$474,881          | \$222,089          | \$77,970           | 1.00               | 1.00                     | \$222,089            | \$5.10           | 1 & 2         |
| 62-7151-0014-00-7 | 400 Oselka Drive      | 05/20/21  | \$295,000          | WD     | 03-ARM'S LENGTH | \$295,000          | \$345,706          | \$77,264           | \$77,970           | 1.00               | 1.00                     | \$27,264             | \$0.63           | 1 & 2         |
| 62-7151-0021-00-3 | 320 Oselka Drive      | 11/04/20  | \$311,000          | WD     | 03-ARM'S LENGTH | \$311,000          | \$326,616          | \$62,354           | \$77,970           | 1.00               | 1.00                     | \$62,354             | \$1.43           | 1 & 2         |
| 62-7151-0025-00-9 | 410 Oselka Drive      | 05/18/22  | \$380,000          | WD     | 03-ARM'S LENGTH | \$380,000          | \$317,017          | \$140,953          | \$77,970           | 1.00               | 1.00                     | \$140,953            | \$3.24           | 1 & 2         |
| 62-7151-0036-00-1 | 22 Harbor Isle Drive  | 05/16/22  | \$800,000          | WD     | 03-ARM'S LENGTH | \$800,000          | \$703,984          | \$173,986          | \$77,970           | 1.00               | 1.00                     | \$173,986            | \$3.99           | 1 & 2         |
| 62-7161-0166-00-9 | 300 Oselka Drive      | 02/23/22  | \$549,000          | WD     | 03-ARM'S LENGTH | \$549,000          | \$419,568          | \$207,402          | \$77,970           | 1.00               | 1.00                     | \$207,402            | \$4.76           | 1 & 2         |
| 62-7161-0178-00-7 | 300 Oselka #364       | 05/12/21  | \$465,000          | WD     | 03-ARM'S LENGTH | \$465,000          | \$419,568          | \$123,402          | \$77,970           | 1.00               | 1.00                     | \$123,402            | \$2.83           | 1 & 2         |
| 62-7161-0181-00-8 | 300 Oselka Drive #265 | 05/17/21  | \$440,000          | WD     | 03-ARM'S LENGTH | \$440,000          | \$447,521          | \$70,449           | \$77,970           | 1.00               | 1.00                     | \$70,449             | \$1.62           | 1 & 2         |
| 62-7163-0190-00-3 | 44 Landings Boulevard | 05/25/21  | \$339,000          | WD     | 03-ARM'S LENGTH | \$339,000          | \$378,646          | \$38,324           | \$77,970           | 1.00               | 1.00                     | \$38,324             | \$0.88           | 1 & 2         |
| 62-7163-0191-00-0 | 43 Landings Boulevard | 10/15/20  | \$254,000          | WD     | 03-ARM'S LENGTH | \$254,000          | \$305,903          | \$26,067           | \$77,970           | 1.00               | 1.00                     | \$26,067             | \$0.60           | 1 & 2         |
| 62-7165-0201-00-1 | 42 Landings Boulevard | 06/12/20  | \$238,500          | WD     | 03-ARM'S LENGTH | \$238,500          | \$285,604          | \$30,866           | \$77,970           | 1.00               | 1.00                     | \$30,866             | \$0.71           | 1 & 2         |
| 62-7165-0201-00-1 | 42 Landings Boulevard | 11/18/21  | \$340,000          | WD     | 03-ARM'S LENGTH | \$340,000          | \$285,604          | \$132,366          | \$77,970           | 1.00               | 1.00                     | \$132,366            | \$3.04           | 1 & 2         |
| 62-7165-0204-00-1 | 39 Landings Boulevard | 08/20/20  | \$276,500          | WD     | 03-ARM'S LENGTH | \$276,500          | \$329,290          | \$25,180           | \$77,970           | 1.00               | 1.00                     | \$25,180             | \$0.58           | 1 & 2         |
| 62-7165-0207-00-0 | 36 Landings Boulevard | 11/30/20  | \$280,000          | WD     | 03-ARM'S LENGTH | \$280,000          | \$342,447          | \$15,523           | \$77,970           | 1.00               | 1.00                     | \$15,523             | \$0.36           | 1 & 2         |
| 62-7165-0208-00-6 | 35 Landings Boulevard | 03/15/22  | \$360,000          | WD     | 03-ARM'S LENGTH | \$360,000          | \$378,646          | \$59,324           | \$77,970           | 1.00               | 1.00                     | \$59,324             | \$1.36           | 1 & 2         |
| <b>Totals:</b>    |                       |           | <b>\$7,470,000</b> |        |                 | <b>\$7,420,000</b> | <b>\$7,266,968</b> | <b>\$1,634,462</b> | <b>\$1,481,430</b> | <b>19.00</b>       | <b>19.00</b>             |                      |                  |               |
|                   |                       |           |                    |        |                 |                    |                    |                    |                    | <b>Average</b>     | <b>Average</b>           | <b>Average</b>       |                  |               |
|                   |                       |           |                    |        |                 |                    |                    |                    |                    | <b>per FF=&gt;</b> | <b>per Net Acre=&gt;</b> | <b>per SqFt=&gt;</b> | <b>86,024.32</b> | <b>\$1.97</b> |

South Cove Condos Floors 3 & Up Land

|                   |                       |          |                    |    |                 |                    |                    |                  |                  |             |                  |          |        |        |
|-------------------|-----------------------|----------|--------------------|----|-----------------|--------------------|--------------------|------------------|------------------|-------------|------------------|----------|--------|--------|
| 62-7151-0006-00-4 | 420 Oselka Drive      | 04/28/22 | \$345,000          | WD | 03-ARM'S LENGTH | \$345,000          | \$352,147          | \$46,579         | \$53,726         | 1.00        | 1.00             | \$46,579 | \$1.07 | 3 & up |
| 62-7151-0012-00-4 | 410 Oselka Drive      | 04/08/22 | \$348,500          | WD | 03-ARM'S LENGTH | \$348,500          | \$344,533          | \$57,693         | \$53,726         | 1.00        | 1.00             | \$57,693 | \$1.32 | 3 & up |
| 62-7151-0017-00-6 | 400 Oselka Drive      | 09/30/22 | \$391,000          | WD | 03-ARM'S LENGTH | \$391,000          | \$352,147          | \$92,579         | \$53,726         | 1.00        | 1.00             | \$92,579 | \$2.13 | 3 & up |
| 62-7161-0167-00-5 | 300 Oselka #461       | 10/23/21 | \$590,000          | WD | 03-ARM'S LENGTH | \$568,000          | \$586,742          | \$34,984         | \$53,726         | 1.00        | 1.00             | \$34,984 | \$0.80 | 3 & up |
| 62-7161-0179-00-3 | 300 Oselka Drive #464 | 03/11/22 | \$570,000          | WD | 03-ARM'S LENGTH | \$570,000          | \$586,742          | \$29,984         | \$53,726         | 1.00        | 1.00             | \$29,984 | \$0.69 | 3 & up |
|                   |                       |          | <b>\$2,244,500</b> |    |                 | <b>\$2,215,500</b> | <b>\$2,222,311</b> | <b>\$261,819</b> | <b>\$268,630</b> | <b>5.00</b> | <b>5.00</b>      |          |        |        |
|                   |                       |          |                    |    |                 |                    |                    |                  |                  |             | <b>52,363.80</b> |          |        |        |

Final Conclusion

Floors 1 & 2 \$86024/Site  
 Floors 3 & up \$52363/Site