

Sunset Shores Lake Front 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. | |
|-------------------|----------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|
| 62-7210-0004-00-1 | 910 Lake Drive | 10/30/20 | \$1,040,000 | WD | 03-ARM'S LENGTH | \$1,035,000 | \$1,750,618 | \$301,520 | \$733,480 | \$557,131 | 1.317 | |
| 62-7210-0004-00-1 | 910 Lake Drive | 11/17/21 | \$1,750,000 | WD | 03-ARM'S LENGTH | \$1,700,000 | \$1,750,618 | \$301,520 | \$1,398,480 | \$557,131 | 2.510 | |
| 62-7210-0027-00-1 | 600 Lake Drive | 01/20/21 | \$1,275,000 | WD | 03-ARM'S LENGTH | \$1,275,000 | \$1,048,189 | \$216,566 | \$1,058,434 | \$319,732 | 3.310 | |
| Totals: | | | \$4,065,000 | | | \$4,010,000 | \$4,549,425 | | \$3,190,394 | \$1,433,994 | | |
| | | | | | | | | | | | E.C.F. => | 2.225 |
| | | | | | | | | | | | Ave. E.C.F. => | 2.379 |

Final Conclusion 2.225