

2025 Commercial and Industrial land analysis
Land Table 500

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	SF	Dollars/Acre	Dollars/Sq Ft	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
0601-28-034-0	287 NORTH	1/13/2023	WD	03-ARM'S LENGTH	\$125,000	\$49,957	0.119	5,184	\$419,807	\$9.64	00565	4720/0858		500 COLLECTOR ST
1710-03-503-0	359 W TERRITORIAL	4/5/2022	WD	03-ARM'S LENGTH	\$150,000	\$49,155	0.145	6,316	\$339,000	\$7.78	00540	4651-0499		500 COLLECTOR ST
4360-00-011-0	W MICHIGAN	1/24/2024	WD	03-ARM'S LENGTH	\$15,000	\$15,000	0.223	9,714	\$67,265	\$1.54	00550	4802/323		500 COLLECTOR ST
8610-00-009-0	1404 W MICHIGAN	2/24/2023	WD	03-ARM'S LENGTH	\$25,000	\$4,899	0.254	11,064	\$19,287	\$0.44	00550	4729/801		500 COLLECTOR ST
4360-00-012-0	695 W MICHIGAN	9/20/2022	WD	03-ARM'S LENGTH	\$10,000	\$4,621	0.306	13,329	\$15,101	\$0.35	00550	4696/0322		500 COLLECTOR ST
9790-25-406-0	777 W GOGUAC	5/9/2023	WD	03-ARM'S LENGTH	\$184,000	\$6,233	0.343	14,941	\$18,172	\$0.42	00540	4747/944		500 COLLECTOR ST
6950-13-738-0	100 S WOODROW	7/8/2022	WD	03-ARM'S LENGTH	\$117,000	\$58,693	0.384	16,727	\$152,846	\$3.51	00511	4677/0375		500 COLLECTOR ST
3170-00-002-0	250 NORTH	7/21/2023	WD	19-MULTI PARCEL ARM	\$250,000	\$181,135	0.397	17,293	\$456,259	\$10.47	00550	4768/0702	3170-00-044-0	500 COLLECTOR ST
0612-32-841-0	328 SW CAPITAL	12/19/2022	MLC	03-ARM'S LENGTH	\$300,000	\$97,922	0.398	17,337	\$246,035	\$5.65	00563	4716/897		500 COLLECTOR ST
0706-32-085-0	50 NORTH	7/21/2022	WD	03-ARM'S LENGTH	\$275,000	\$38,003	0.474	20,647	\$80,175	\$1.84	00511	4684/0239		500 COLLECTOR ST
3460-00-006-0	410 SW CAPITAL	5/1/2023	WD	03-ARM'S LENGTH	\$95,000	\$4,456	0.483	21,039	\$9,226	\$0.21	00563	4743/0510		500 COLLECTOR ST
3060-00-020-0	433 SW CAPITAL	8/12/2022	WD	19-MULTI PARCEL ARM	\$75,000	\$54,253	0.62	27,007	\$87,505	\$2.01	00563	4689/0325	3060-00-024-0	500 COLLECTOR ST
0601-30-167-0	451 W MICHIGAN	8/26/2022	WD	03-ARM'S LENGTH	\$200,000	\$67,138	0.7	30,492	\$95,911	\$2.20	00525	4689/0373		500 COLLECTOR ST
3880-00-083-0	140 NE CAPITAL	5/26/2023	WD	19-MULTI PARCEL ARM	\$400,000	\$201,461	0.714	31,102	\$282,158	\$6.48	00565	4749/0219	3880-00-083-1	500 COLLECTOR ST
0470-00-029-0	295 E EMMETT	8/31/2023	WD	03-ARM'S LENGTH	\$315,000	\$41,433	1.19	51,836	\$34,818	\$0.80	00565	4772/0329		500 COLLECTOR ST
0086-00-780-0	7 HERITAGE OAK	6/13/2022	WD	03-ARM'S LENGTH	\$525,000	\$11,007	1.74	75,794	\$6,326	\$0.15	00535	4668/0476		500 COLLECTOR ST

totals

* Highlighted = Vacant land sale

Base site acreage

500

Minimum \$ per Acre=

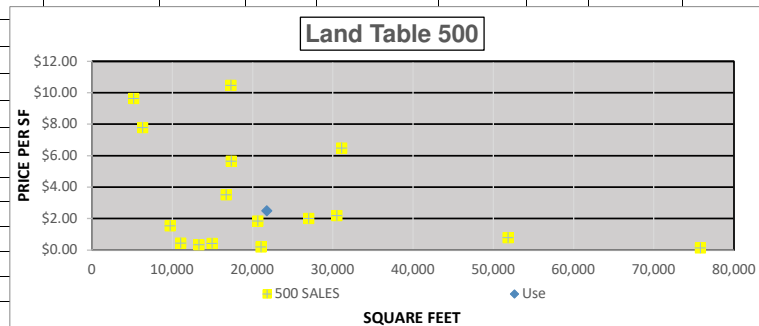
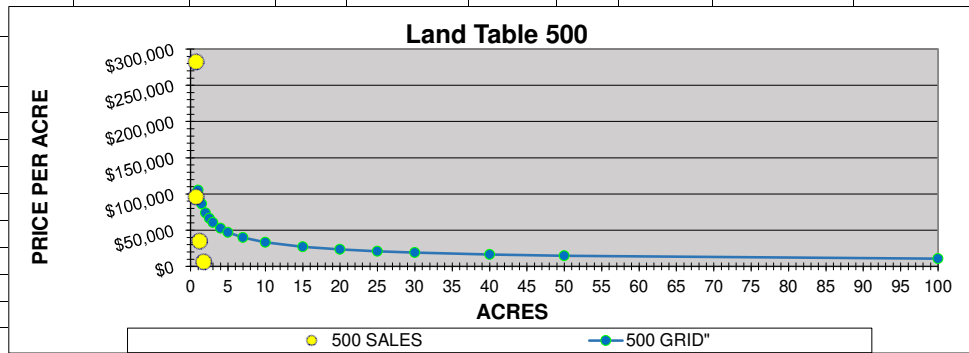
10,000

Land Table 500

Acres	factor	TCV	price per acre	TCV using the minimum \$ per acre
1.0	1.00000	105,000	105,000	105,000
1.5	1.22474	129,000	86,000	129,000
2.0	1.41421	148,000	74,000	148,000
2.5	1.58114	166,000	66,400	166,000
3.0	1.73205	182,000	60,667	182,000
4.0	2.00000	210,000	52,500	210,000
5.0	2.23607	235,000	47,000	235,000
7.0	2.64575	278,000	39,714	278,000
10.0	3.16228	332,000	33,200	332,000
15.0	3.87298	407,000	27,133	407,000
20.0	4.47214	470,000	23,500	470,000
25.0	5.00000	525,000	21,000	525,000
30.0	5.47723	575,000	19,167	575,000
40.0	6.32456	664,000	16,600	664,000
50.0	7.07107	742,000	14,840	742,000
100.0	10.00000	1,050,000	10,500	1,050,000

Square Feet
Use:

21,780
\$2.50



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9310-22-483-0	21 N 20TH	5/1/2023	LC	03-ARM'S LENGT	\$127,000	\$46,232	0.202	8,799	\$228,871	\$5.25	00540	4776/355		501 MINOR COMMERCIAL
6120-00-011-1	391 SOUTH SHORE	11/11/2022	WD	03-ARM'S LENGT	\$79,900	\$41,186	0.232	10,106	\$177,526	\$4.08	00510	4708/226		510 OFFICE CONDOS
0705-15-400-0	765 NE CAPITAL	9/14/2023	WD	19-MULTI PARCE	\$115,000	\$39,118	0.35	15,246	\$111,766	\$2.57	00550		8740-00-051-0	501 MINOR COMMERCIAL
6970-13-908-0	55 S 20TH	7/6/2023	WD	03-ARM'S LENGT	\$196,000	\$83,869	0.256	11,151	\$327,613	\$7.52	00525	4760/138		501 MINOR COMMERCIAL
3030-06-533-0	660 SW CAPITAL	6/10/2022	WD	03-ARM'S LENGT	\$170,000	\$170,000	0.352	15,333	\$482,955	\$11.09	00540	4670-0186		501 MINOR COMMERCIAL
5450-00-017-0	W MICHIGAN	9/30/2023	QC	03-ARM'S LENGT	\$50,000	\$50,000	0.401	17,468	\$124,688	\$2.86	00565	4808/313		501 MINOR COMMERCIAL
1060-00-012-0	1775 E COLUMBIA	2/7/2024	QC	03-ARM'S LENGT	\$145,000	\$38,222	0.482	20,996	\$79,299	\$1.82	00569	4807/686		501 MINOR COMMERCIAL
9310-22-452-0	105 N 20TH	8/16/2023	WD	03-ARM'S LENGT	\$145,000	\$40,024	0.482	20,996	\$83,037	\$1.91	00540	4766/149		501 MINOR COMMERCIAL
7320-14-501-0	637 SW CAPITAL	6/10/2022	PTA	03-ARM'S LENGT	\$250,000	\$78,054	0.647	28,183	\$120,640	\$2.77	00540	4667/0987		501 MINOR COMMERCIAL
7470-00-029-0	25 SW CAPITAL	11/20/2022	WD	03-ARM'S LENGT	\$425,000	\$238,132	0.819	35,676	\$290,759	\$6.67	00525	4708/0965		501 MINOR COMMERCIAL
7610-15-112-0	693 SW CAPITAL	9/30/2022	WD	19-MULTI PARCE	\$1,015,000	\$376,620	1.002	43,647	\$375,868	\$8.63	00511	4696/0771	7610-15-111-0	501 MINOR COMMERCIAL
8630-10-001-0	165 SW CAPITAL	11/10/2022	WD	03-ARM'S LENGT	\$275,000	\$275,000	1.068	46,522	\$257,491	\$5.91	00562	4708/977		501 MINOR COMMERCIAL
0635-23-856-0	2846 SW CAPITAL	1/31/2023	WD	03-ARM'S LENGT	\$300,000	\$300,000	2.757	120,095	\$108,814	\$2.50	00535	4722/0027		501 MINOR COMMERCIAL
	totals				\$3,292,900	\$1,776,457	9.05	394218	\$196,294	\$4.51				

* Highlighted = Vacant land sale

Base site acreage

1

501

200,000

Minimum \$ per Acre=

15,000

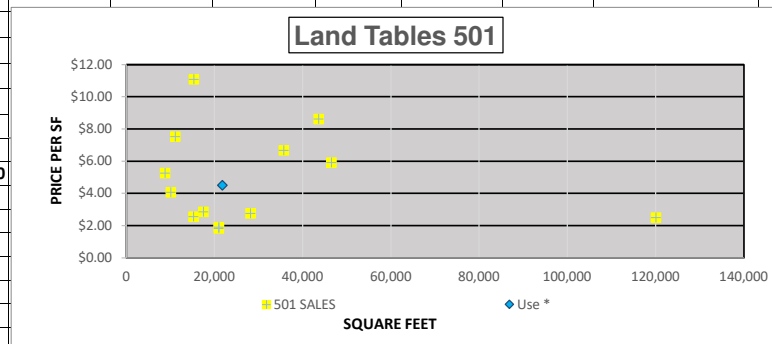
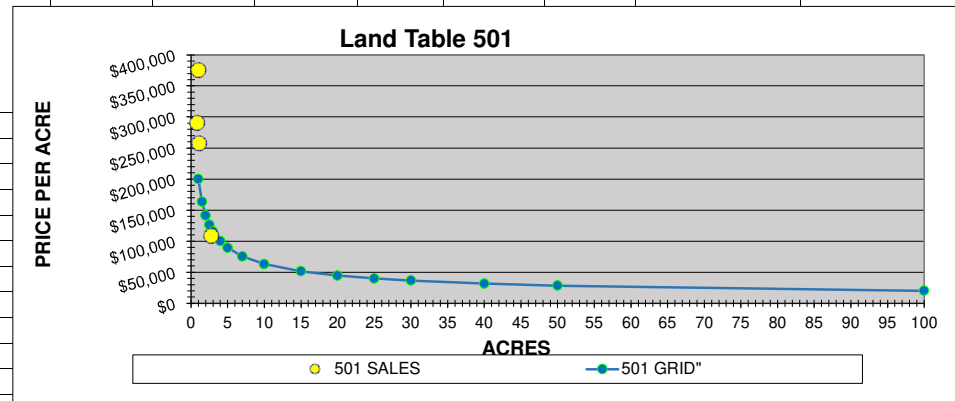
Land Table 501

Acres	factor	TCV	price per acre	TCV using the minimum \$ per acre
1.0	1.00000	200,000	200,000	200,000
1.5	1.22474	245,000	163,333	245,000
2.0	1.41421	283,000	141,500	283,000
2.5	1.58114	316,000	126,400	316,000
3.0	1.73205	346,000	115,333	346,000
4.0	2.00000	400,000	100,000	400,000
5.0	2.23607	447,000	89,400	447,000
7.0	2.64575	529,000	75,571	529,000
10.0	3.16228	632,000	63,200	632,000
15.0	3.87298	775,000	51,667	775,000
20.0	4.47214	894,000	44,700	894,000
25.0	5.00000	1,000,000	40,000	1,000,000
30.0	5.47723	1,095,000	36,500	1,095,000
40.0	6.32456	1,265,000	31,625	1,265,000
50.0	7.07107	1,414,000	28,280	1,414,000
100.0	10.00000	2,000,000	20,000	2,000,000

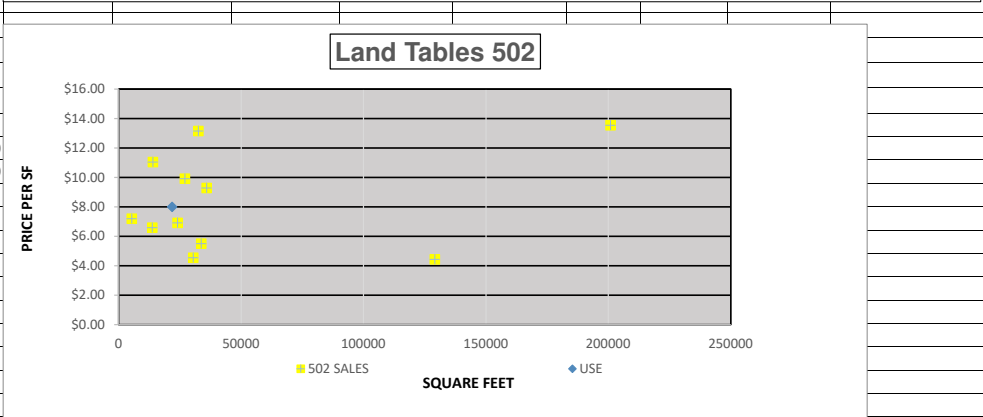
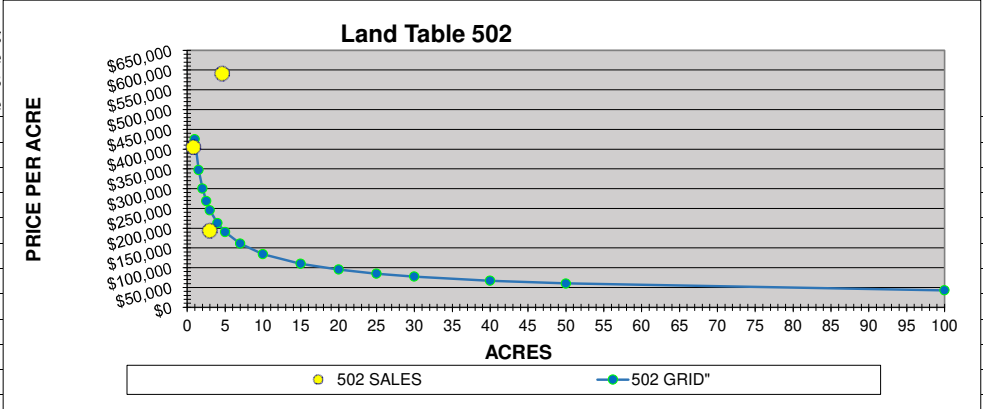
Square Feet

Use:

\$4.50



2025 Commercial and Industrial land analysis
Land Table 502

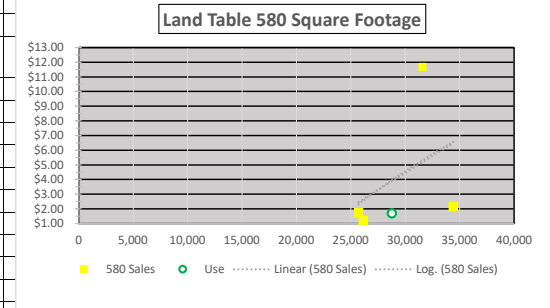
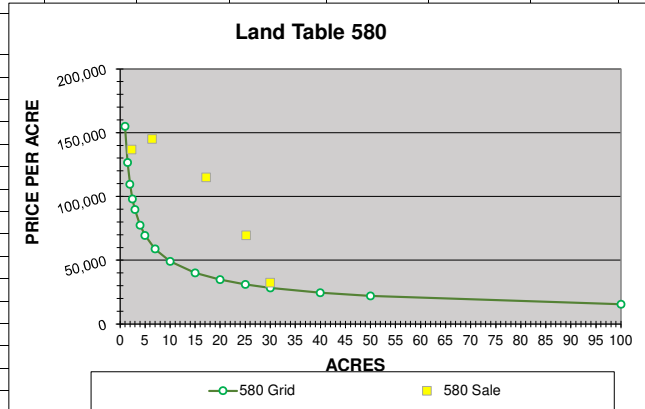
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2025 Commercial and Industrial land analysis
Land Table 530

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2025 Commercial and Industrial land analysis
Land Table 580

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Sq Ft	# of Units	Dollars/Acre	Dollars/SqFt	Dollars/unit	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
2140-00-002-0	685 E MICHIGAN	5/6/2022	WD	03-ARM'S LEN	\$1,100,000	\$368,966	0.725	31,581	19	\$508,919	\$11.68	\$19,419	00580	4662/0181		580 APARTMENTS
8140-00-075-0	5 LASALLE ST	2/24/2022	WD	03-ARM'S LEN	\$240,000	\$44,716	0.59	25,700	6	\$75,790	\$1.74	\$7,453	00580	4639/677		580 APARTMENTS
4990-00-035-0	614 NE CAPITAL AVE	6/11/2021	MLC	03-ARM'S LEN	\$115,000	\$31,199	0.6	26,136	6	\$51,998	\$1.19	\$5,200	00550	4549/0320		580 APARTMENTS
5700-00-082-0	750 E MICHIGAN AVE	2/9/2022	WD	03-ARM'S LEN	\$985,000	\$74,529	0.79	34,412	24	\$94,341	\$2.17	\$3,105	00580	4631/0703		580 APARTMENTS
0860-00-011-0	595 WAGNER DR	6/13/2022	WD	03-ARM'S LEN	\$1,500,000	\$313,058	2.286	99,578	24	\$136,946	\$3.14	\$13,044	00580	4671/0764		580 APARTMENTS
4290-00-026-0	45 STRINGHAM RD	3/9/2022	WD	03-ARM'S LEN	\$6,980,000	\$922,313	6.35	276,606	120	\$145,246	\$3.33	\$7,686	00580	4641/440		580 APARTMENTS
0168-00-001-0	226 TAFT ST	3/9/2022	WD	03-ARM'S LEN	\$9,582,000	\$1,974,673	17.15	747,054	168	\$115,141	\$2.64	\$11,754	00580	4641/437		580 APARTMENTS
3021-01-099-1	801 TECUMSEH RD	12/15/2021	CD	03-ARM'S LEN	\$10,000,000	\$1,747,857	25.142	1,095,186	108	\$69,519	\$1.60	\$16,184	00580	4615-0634		580 APARTMENTS
0636-37-867-0	Glenn Cross Road	2/19/2021	WD	03-ARM'S LEN	\$972,000	\$972,000	29.937	1,304,056	162	\$32,468	\$0.75	\$6,000	00580	4512/0507		580 APARTMENTS
* Highlighted = Vacant land sale						\$5,616,843	82.85	3,608,728	618	\$67,799	\$1.56	\$9,089				
Base site acreage		30														
580		850,000														
Minimum \$ per Acre=		15,000														
Target >																
Acres	factor	TCV	price per acre													
1.0	0.18257	155,000	155,000													
1.5	0.22361	190,000	126,667													
2.0	0.25820	219,000	109,500													
2.5	0.28868	245,000	98,000													
3.0	0.31623	269,000	89,667													
4.0	0.36515	310,000	77,500													
5.0	0.40825	347,000	69,400													
7.0	0.48305	411,000	58,714													
10.0	0.57735	491,000	49,100													
15.0	0.70711	601,000	40,067													
20.0	0.81650	694,000	34,700													
25.0	0.91287	776,000	31,040													
30.0	1.00000	850,000	28,333													
40.0	1.15470	981,000	24,525													
50.0	1.29099	1,097,000	21,940													
100.0	1.82574	1,552,000	15,520													



Square Feet	28750			
Use:	\$1.70			

Land Table 600

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