



## COMPRABLE SALES ANALYSIS

### SQUARE FOOTAGE ADJUSTMENTS

EXCESS SQFT	MEDIAN \$ PER SQFT	SQFT ADJUSTMENT	MEAN \$ PER SQFT	SQFT ADJUSTMENT
	\$726	\$8,616,207	\$726	
	\$726	\$14,374,873	\$726	
	\$726	\$14,378,505	\$726	
	\$726	\$14,682,854	\$726	
	\$726	\$14,876,069	\$726	
	\$726	\$15,417,941	\$726	
	\$726	\$15,908,968	\$726	
	\$726	\$16,949,130	\$726	
				\$8,606,633
				\$14,358,900
				\$14,362,528
				\$14,666,539
				\$14,859,539
				\$15,400,809
				\$15,891,290
				\$16,930,297

### ADJUSTED VALUE (SQUARE FOOTAGE ADJUSTMENTS)

COMP SALES/LISTINGS	AMOUNT	TIME ADJUSTED SALE \$ WITHOUT LAND	SQFT ADJUSTMENT IMPROVEMENT ONLY	ADJUSTED VALUE IMPROVEMENT	FINAL VALUE W/SUBJECT LAND
	\$43,000,000	\$25,330,000	\$8,616,207	\$33,946,207	\$4,150,000
	\$9,499,500	\$4,944,595	\$14,374,873	\$19,319,468	\$38,096,207
	\$12,000,000	\$5,220,000	\$14,378,505	\$19,598,505	\$23,469,468
	\$15,000,000	\$6,150,000	\$14,682,854	\$20,832,854	\$23,748,505
	\$36,375,000	\$17,463,750	\$14,876,069	\$32,339,819	\$24,982,854
	\$12,380,000	\$6,727,800	\$15,417,941	\$22,145,741	\$36,489,819
	\$20,750,000	\$8,307,500	\$15,908,968	\$24,216,468	\$26,295,741
	\$10,000,000	\$7,483,200	\$16,949,130	\$24,432,330	\$28,366,468
					\$28,582,330



\$23,181,105

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