

Eagle Pointe Harbor Club Land

| Parcel Number     | Street Address        | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Cur. Appraisal   |
|-------------------|-----------------------|-----------|------------------|--------|-----------------|------------------|------------------|
| 18-1750-0008-00-3 | 2347 SOUTH POINTE WAY | 07/16/21  | \$225,000        | WD     | 03-ARM'S LENGTH | \$225,000        | \$238,839        |
| 18-1750-0010-00-8 | 2335 SOUTH POINTE WAY | 11/04/22  | \$399,900        | WD     | 03-ARM'S LENGTH | \$399,900        | \$409,011        |
| <b>Totals:</b>    |                       |           | <b>\$624,900</b> |        |                 | <b>\$624,900</b> | <b>\$647,850</b> |

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Final Conclusion \$18057/Site

| Land Residual       | Est. Land Value | Net Acres                 | Total Acres      | Dollars/Acre          |
|---------------------|-----------------|---------------------------|------------------|-----------------------|
| \$15,693            | \$29,532        | 1.00                      | 1.00             | \$15,693              |
| \$20,421            | \$29,532        | 1.00                      | 1.00             | \$20,421              |
| <b>\$36,114</b>     | <b>\$59,064</b> | <b>2.00</b>               | <b>2.00</b>      |                       |
| Average<br>per FF=> |                 | Average<br>per Net Acre=> | <b>18,057.00</b> | Average<br>per SqFt=> |