

Riverside Pointe ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal | Land + Yard |
|-------------------|----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|-------------|
| 18-6890-0003-01-2 | 2159 RIVERSIDE PT DR | 07/22/21 | \$710,000 | WD | 03-ARM'S LENGTH | \$710,000 | \$787,573 | \$191,772 |
| 18-6890-0006-01-1 | 2195 RIVERSIDE PT DR | 07/28/23 | \$835,000 | WD | 03-ARM'S LENGTH | \$835,000 | \$801,052 | \$203,593 |
| 18-6890-0012-00-3 | 2239 RIVERSIDE PT DR | 09/15/22 | \$485,000 | WD | 03-ARM'S LENGTH | \$485,000 | \$441,343 | \$86,038 |
| 18-6890-0021-00-2 | 2309 RIVERSIDE PT DR | 07/23/21 | \$530,000 | WD | 03-ARM'S LENGTH | \$530,000 | \$501,154 | \$94,360 |
| 18-6890-0024-00-1 | 2339 RIVERSIDE PT DR | 09/30/21 | \$450,000 | WD | 03-ARM'S LENGTH | \$450,000 | \$423,318 | \$88,004 |
| 18-6890-0054-01-6 | 2421 BAY POINTE DR | 10/01/21 | \$600,000 | WD | 03-ARM'S LENGTH | \$600,000 | \$733,090 | \$227,252 |
| Totals: | | | \$3,610,000 | | | \$3,610,000 | \$3,687,530 | |

Final Conclusion .724

| Bldg. Residual | Cost Man. \$ | E.C.F. |
|-----------------------|--------------------------|---------------|
| \$518,228 | \$799,733 | 0.648 |
| \$631,407 | \$801,958 | 0.787 |
| \$398,962 | \$476,919 | 0.837 |
| \$435,640 | \$546,032 | 0.798 |
| \$361,996 | \$450,086 | 0.804 |
| \$372,748 | \$678,977 | 0.549 |
| \$2,718,981 | \$3,753,706 | |
| | E.C.F. => | 0.724 |
| | Ave. E.C.F. => | 0.737 |