

Apts ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-16-09-200-043	12340 QUINCY	12/21/22	\$54,500,000	PTA	03-ARM'S LENGTH	\$54,500,000	\$16,026,000	29.41	\$17,776,567	\$596,803	\$53,903,197	\$17,179,764	3.138
70-16-18-450-002	672 136TH	01/07/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,800	35.19	\$172,983	\$34,601	\$385,399	\$138,382	2.785
70-16-18-450-001	680 136TH	11/30/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$147,800	32.84	\$191,865	\$34,750	\$415,250	\$157,115	2.643
70-16-18-275-046	333 FELCH	01/04/22	\$430,000	MLC	03-ARM'S LENGTH	\$430,000	\$264,400	61.49	\$292,926	\$70,194	\$359,806	\$222,732	1.615
70-16-07-200-023	13828 N TRADITION	10/24/23	\$14,800,000	WD	03-ARM'S LENGTH	\$14,800,000	\$5,662,300	38.26	\$9,797,295	\$573,536	\$14,226,464	\$9,223,759	1.542
70-16-07-200-023	13828 N TRADITION	02/22/22	\$13,300,000	WD	03-ARM'S LENGTH	\$13,300,000	\$5,662,300	42.57	\$9,797,295	\$573,536	\$12,726,464	\$9,223,759	1.380
70-16-19-202-036	315 NESTLEWOOD	09/09/22	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$0	0.00	\$933,307	\$104,273	\$85,227	\$829,034	0.103
70-16-07-200-044	3750 CAMPUS	06/12/23	\$1	WD	03-ARM'S LENGTH	\$1	\$671,900	67190000.00	\$1,343,756	\$429,156	(\$429,155)	\$914,600	(0.469)
Totals:			\$28,530,000			\$28,530,000	\$11,589,000		\$19,887,516		\$27,312,734	\$18,670,250	
								Sale. Ratio =>	40.62			E.C.F. =>	1.463
								Std. Dev. =>	12.36				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Grantor	Grantee	Land Table
70-16-07-200-023	13828 N TRADITION	10/24/23	\$14,800,000	WD	03-ARM'S LENGTH	\$14,800,000	\$5,662,300	38.26	\$9,797,295	\$5,662,300	\$5,662,300	\$480,000	10.03	TRADITIONS OF HOLLAND APARTMENTS	TRADITIONS OF HOLLAND APT LTD DIV	APT - WESTWOOD CAMPUS
70-16-07-200-044	3750 CAMPUS	07/19/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$671,900	167.98	\$429,156	\$671,900	\$29,100	\$429,156	4.02	TT&B GROUP	CLINTON CORP	APT - WESTWOOD CAMPUS
70-16-09-200-043	12340 QUINCY	12/21/22	\$54,500,000	PTA	03-ARM'S LENGTH	\$54,500,000	\$16,026,000	29.41	\$17,776,567	\$16,026,000	\$16,026,000	\$596,803	25.40	CONTINENTAL 512 FUND LLC	CONTINENTAL 512 FUND LLC	APT - WESTWOOD CAMPUS
70-16-18-450-001	680 136TH	11/30/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$147,800	32.84	\$191,865	\$147,800	\$147,800	\$27,000	0.30	ACTIVA LLC	MARQUEZ ALECXI	APT-SW SOFRILEY TO 120
70-16-19-202-036	315 NESTLEWOOD	05/18/22	\$1,850,000	PTA	03-ARM'S LENGTH	\$1,850,000	\$0	0.00	\$933,307	\$0	\$517,200	\$87,500	0.00	RUS DONALD L & DONNA L TRUST	NESTLEWOOD HOLDINGS, LLC	APT-SW SOFRILEY TO 120
70-16-19-202-036	315 NESTLEWOOD	09/09/22	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$0	0.00	\$933,307	\$0	\$517,200	\$87,500	0.00	NESTLEWOOD HOLDINGS, LLC	BECK LISA M	APT-SW SOFRILEY TO 120
Totals:			\$72,189,500			\$72,189,500	\$22,508,000		\$30,061,497	\$22,508,000	\$22,899,600	\$1,707,959	39.75			
							Sale. Ratio =>	31.18		\$3,751,333	\$3,816,600	\$284,660	6.63			
							Std. Dev. =>	62.62								