

## Industrial 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.
70-16-21-374-001	117 FIFTH	06/14/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$112,200	47.74	\$224,365	\$38,494	\$196,506	\$121,883	1.612
70-16-08-200-057	3601 JOHN F DONNELLY	01/03/23	\$33,250,000	WD	03-ARM'S LENGTH	\$33,250,000	\$17,035,000	51.23	\$34,069,970	\$2,351,218	\$30,898,782	\$20,799,182	1.486
70-16-04-100-038	4511 HOLLAND	11/30/23	\$10,000,000	CD	03-ARM'S LENGTH	\$10,000,000	\$5,129,900	51.30	\$10,259,864	\$693,301	\$9,306,699	\$6,273,156	1.484
70-16-21-375-005	376 ROOST	04/07/23	\$300,000	LC	04-BUYERS INTEREST IN A LC	\$300,000	\$161,100	53.70	\$322,169	\$43,777	\$256,223	\$182,552	1.404
70-16-15-499-004	2465 112TH	09/01/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$316,000	55.44	\$632,086	\$72,947	\$497,053	\$366,649	1.356
70-16-17-310-003	170 MANUFACTURERS	12/19/22	\$1,100,000	PTA	03-ARM'S LENGTH	\$1,100,000	\$616,100	56.01	\$1,232,217	\$114,185	\$985,815	\$733,136	1.345
70-16-05-100-025	4780 136TH	04/01/22	\$1,400,000	MLC	03-ARM'S LENGTH	\$1,400,000	\$788,800	56.34	\$1,577,550	\$191,914	\$1,208,086	\$908,614	1.330
70-16-05-400-039	4190 SUNNYSIDE	04/12/22	\$7,522,000	OTH	03-ARM'S LENGTH	\$7,522,000	\$4,403,800	58.55	\$8,807,682	\$762,257	\$6,759,743	\$5,275,689	1.281
70-16-28-201-007	507 CHICAGO	01/19/24	\$2,355,000	WD	03-ARM'S LENGTH	\$2,355,000	\$1,049,000	44.54	\$2,788,424	\$331,294	\$2,023,706	\$1,629,649	1.242
70-16-15-400-056	2530 KAMAR	09/29/23	\$5,970,000	WD	03-ARM'S LENGTH	\$5,970,000	\$3,592,300	60.17	\$7,184,613	\$757,321	\$5,212,679	\$4,214,618	1.237
<del>70-16-28-201-007</del>	<del>507 CHICAGO</del>	<del>07/06/22</del>	<del>\$1,950,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$1,950,000</del>	<del>\$980,400</del>	<del>50.28</del>	<del>\$2,789,488</del>	<del>\$304,273</del>	<del>\$1,645,727</del>	<del>\$1,629,649</del>	<del>1.010</del>
<b>Totals:</b>			<b>\$62,702,000</b>			<b>\$62,702,000</b>	<b>\$33,204,200</b>		<b>\$67,098,940</b>		<b>\$57,345,292</b>	<b>\$40,505,126</b>	
								<b>Sale. Ratio =&gt;</b>	<b>52.96</b>				
								<b>Std. Dev. =&gt;</b>	<b>4.85</b>				
										<b>E.C.F. =&gt;</b>	<b>1.416</b>		

## Industrial Vacant Sales

<b>Street Address</b>	<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Net Acreage</b>	<b>\$/Acre</b>	<b>Location</b>
664 Construction	70-17-31-120-006	8/15/2023	\$150,000	1.25	\$120,000	Zeeland Twp
Airpark Dr	70-03-34-176-002	2/3/2023	\$150,000	1.76	\$85,227	Grand Haven
5366 Rich St	70-09-24-300-072	6/15/2023	\$125,000	2.59	\$48,263	Allendale Twp
Woodlane	70-04-16-300-034	1/6/2023	\$175,000	3.59	\$48,747	Crockery Twp
O'Malley Dr	70-05-26-100-041	6/23/2022	\$350,610	3.94	\$88,987	Polkton Twp
Greenly & Windquist	70-16-08-300-064	10/11/2022	\$425,000	4.95	\$85,859	Holland Twp
4569 Pngree St	70-10-19-100-024	1/16/2024	\$200,000	5.08	\$39,370	Tallmadge Twp
Black River Ct	70-16-36-200-028	5/31/2022	\$187,500	5.32	\$35,244	Holland Twp
525 O'Malley Dr	70-05-26-100-053	8/3/2023	\$520,000	6.00	\$86,667	Polkton Twp
Pentatech Dr	70-17-07-398-006	2/13/2023	\$400,000	6.60	\$60,606	Zeeland Twp
Quincy St	70-16-05-400-014	11/17/2022	\$381,500	6.61	\$57,716	Holland Twp
Eaton Dr	70-03-27-355-003	8/15/2022	\$425,000	7.76	\$54,768	Grand Haven
Beechtree	70-03-27-315-011	2/7/2023	\$280,000	8.64	\$32,407	Grand Haven
700 E Riley	70-17-17-101-026	10/21/2022	\$635,000	9.07	\$70,011	Zeeland Twp
800 E Riley	70-17-17-101-029	1/6/2023	\$575,000	11.13	\$51,662	Zeeland Twp
525 O'Malley Dr	70-05-26-100-050	10/19/2022	\$764,377	11.80	\$64,778	Polkton Twp
US-31 & New Holland	70-16-05-200-001	3/31/2023	\$937,500	27.53	\$34,054	Holland Twp
N 68th Ave	70-05-22-300-044	7/21/2022	\$1,715,700	28.00	\$61,275	Polkton Twp
800 E Riley	70-17-17-101-028	8/30/2022	\$1,575,000	29.33	\$53,699	Zeeland Twp
124th Ave	70-16-04-200-018	5/12/2023	\$2,936,000	70.65	\$41,557	Holland Twp
			<b>\$12,908,187</b>	<b>251.60</b>	<b>\$51,304</b>	

Holland Charter Township

Industrial Acreage					
Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$3.15	0.06	\$137,381	\$7,885	
5,000	\$2.78	0.11	\$121,267	\$13,920	
7,500	\$2.59	0.17	\$112,732	\$19,410	
10,000	\$2.46	0.23	\$107,043	\$24,574	
12,500	\$2.36	0.29	\$102,828	\$29,508	
15,000	\$2.28	0.34	\$99,508	\$34,266	
20,000	\$2.17	0.46	\$94,487	\$43,382	
25,000	\$2.08	0.57	\$90,767	\$52,093	
30,000	\$2.02	0.69	\$87,837	\$60,494	
40,000	\$1.91	0.92	\$83,404	\$76,588	
43,560	\$1.89	1.00	\$82,134	\$82,134	
50,000	\$1.84	1.15	\$80,121	\$91,966	
60,000	\$1.78	1.38	\$77,534	\$106,796	
65,340	\$1.75	1.50	\$76,353	\$114,530	
87,120	\$1.66	2.00	\$72,500	\$145,000	
108,900	\$1.60	2.50	\$69,646	\$174,114	
130,680	\$1.55	3.00	\$67,397	\$202,191	
174,240	\$1.47	4.00	\$63,996	\$255,984	
217,800	\$1.41	5.00	\$61,476	\$307,382	
304,920	\$1.33	7.00	\$57,864	\$405,045	
435,600	\$1.25	10.00	\$54,265	\$542,654	
653,400	\$1.16	15.00	\$50,446	\$756,690	
871,200	\$1.10	20.00	\$47,900	\$958,005	
1,089,000	\$1.06	25.00	\$46,014	\$1,150,360	
1,306,800	\$1.02	30.00	\$44,529	\$1,335,865	
1,742,400	\$0.97	40.00	\$42,282	\$1,691,267	
2,178,000	\$0.93	50.00	\$40,617	\$2,030,853	
4,356,000	\$0.82	100.00	\$35,853	\$3,585,279	

