

Multifamily Apts																
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.	Floor Area	\$/Sq.Ft.	
70-16-09-200-043	12340 QUINCY	12/21/22	\$54,500,000	PTA	03-ARM'S LENGTH	\$54,500,000	\$16,625,800	30.51	\$20,392,888	\$376,949	\$54,123,051	\$17,210,610	3.145	3,150	\$17181.92	
70-16-19-300-050	615 DOUGLAS	10/31/24	\$4,530,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$4,530,000	\$1,205,600	26.61	\$2,852,452	\$326,772	\$4,203,228	\$2,171,694	1.935	35,340	\$118.94	
70-16-19-300-050	615 DOUGLAS	01/17/25	\$4,450,000	PTA	03-ARM'S LENGTH	\$4,450,000	\$2,017,200	45.33	\$2,852,452	\$326,772	\$4,123,228	\$2,171,694	1.899	35,340	\$116.67	
70-16-07-200-023	13828 N TRADITION	10/24/23	\$14,800,000	WD	03-ARM'S LENGTH	\$14,800,000	\$5,874,200	39.69	\$11,782,043	\$572,011	\$14,227,989	\$9,638,893	1.476	118,884	\$119.68	
Totals:			\$23,780,000			\$23,780,000	\$9,097,000		\$17,486,947		\$22,554,445	\$13,982,280			\$118.43	
								Sale. Ratio =>	38.25					E.C.F. =>	1.613	
								Std. Dev. =>	9.60					Ave. E.C.F. =>	1.770	COD: 10.32%