

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.
41-19-07-352-013	4935 STARR ST SE	8/24/2023	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,531,400	54.69	\$3,627,945	\$911,022	\$1,888,978	\$2,089,941	0.904
41-19-30-300-014	4881 KENDRICK ST SE	9/21/2023	\$1,487,500	CD	03-ARM'S LENGTH	\$1,487,500	\$770,200	51.78	\$1,782,320	\$634,166	\$853,334	\$1,043,776	0.818
41-19-31-200-030	5250 52ND ST SE	12/13/2023	\$6,000,008	CD	03-ARM'S LENGTH	\$6,000,008	\$3,280,200	54.67	\$7,316,336	\$2,175,457	\$3,824,551	\$3,954,522	0.967
41-19-20-100-015	3730 KRAFT AVE SE	6/11/2024	\$7,050,000	WD	03-ARM'S LENGTH	\$7,050,000	\$2,795,200	39.65	\$6,090,837	\$3,981,807	\$3,068,193	\$1,917,300	1.600
41-19-30-300-040	5015 52ND ST SE	7/18/2024	\$3,775,000	WD	03-ARM'S LENGTH	\$3,775,000	\$1,876,400	49.71	\$3,354,828	\$1,045,837	\$2,729,163	\$2,099,083	1.300
41-19-17-365-003	5730 EAGLE DR SE	12/20/2024	\$2,075,000	WD	03-ARM'S LENGTH	\$2,075,000	\$1,105,300	53.27	\$1,981,549	\$855,946	\$1,219,054	\$1,023,275	1.191
41-19-31-200-055	5500 EXECUTIVE PKY SE	12/30/2024	\$6,400,000	CD	03-ARM'S LENGTH	\$6,400,000	\$2,074,600	32.42	\$4,666,755	\$546,234	\$5,853,766	\$3,169,631	1.847
41-19-31-100-023	5560 CORPORATE EXCHG CT SE	3/21/2025	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$1,013,400	57.91	\$2,356,530	\$307,433	\$1,442,567	\$1,862,815	0.774
Totals:			\$31,337,508			\$31,337,508	\$14,446,700		\$31,177,100		\$20,879,606	\$17,160,343	
								Sale. Ratio =>	46.10			E.C.F. =>	1.217
								Std. Dev. =>	8.72			Ave. E.C.F. =>	1.175
											Use==>	1.175	