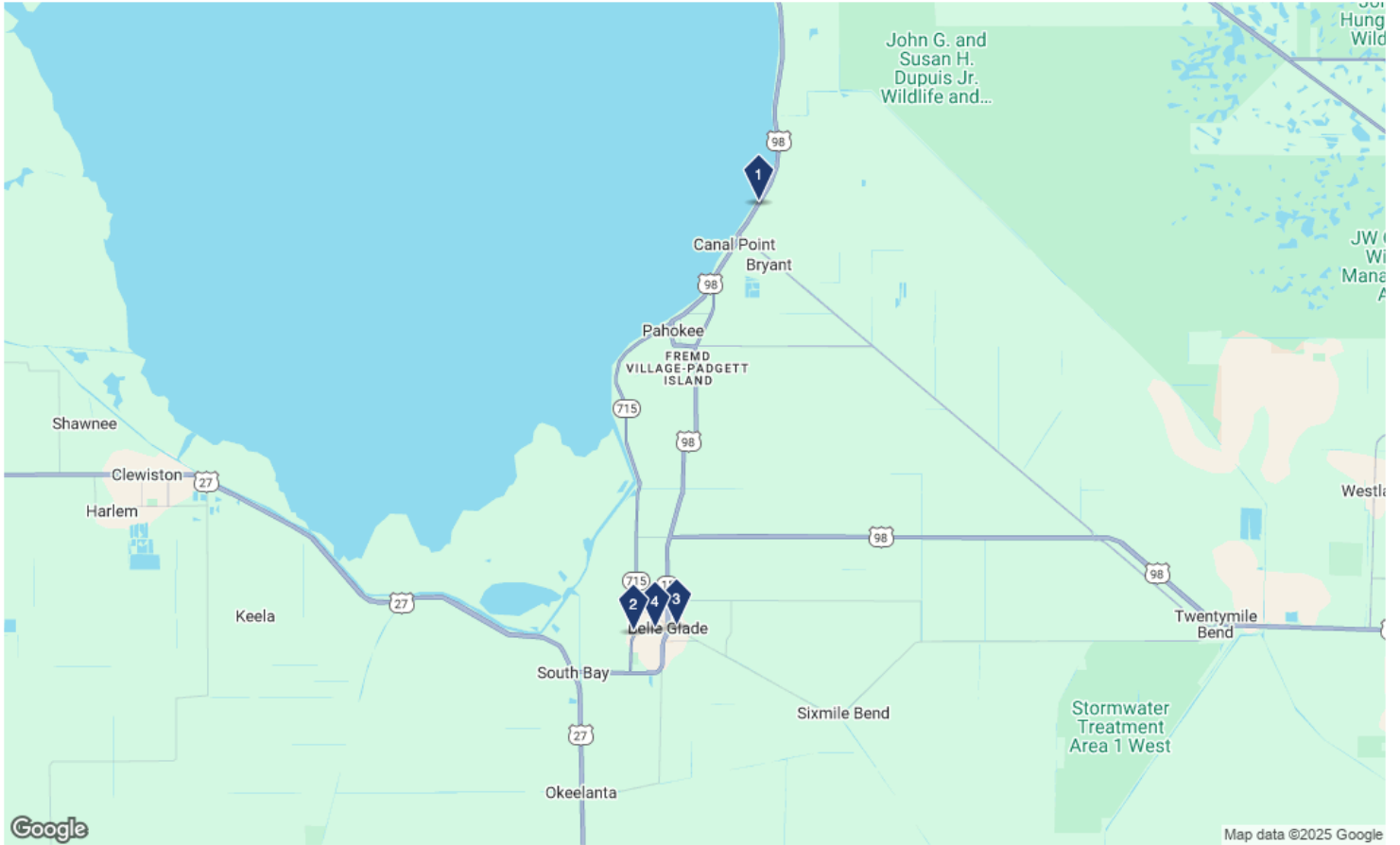


Comparable Market Analysis: 20 mile radius of 1300 Whitaker...



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	13320 US-441	Canal Point	Land ★★★★☆	4.94 AC	Sold: \$2,574,000 (\$521,053.60/AC)
2	616 SW 16th St	Belle Glade	Land ★★★★☆	1.19 AC	Sold: \$750,000 (\$630,256.96/AC)
3	341 Dr Martin Luther King Jr Blvd E	Belle Glade	Land	0.36 AC	Sold: \$275,000 (\$763,918.12/AC)
4	544 6th	Belle Glade	Land	0.20 AC	Sold: \$48,760 (\$243,800.00/AC)

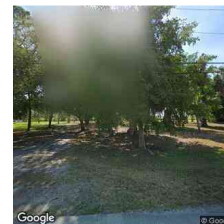
Peer/Comparable Property and Transaction Reports

1 13320 US-441

Canal Point, FL 33438 (Palm Beach County) - Palm Bch Cty Outlying Submarket

★★★★☆ Land

Sold	3/13/2024	Price/SF Land	\$11.96
Sale Price	\$2,574,000	Sale Comp Status	Public Record
Land Area AC	4.94	Sale Comp ID	6710834
Land Area SF	215,186	Parcel Numbers	00-37-41-27-01-027-0020
Price/AC Land	\$521,054		



Type	Name	Location	Phone
Recorded Buyer	H & A Farming & Leasing Llc	-	-
Recorded Seller	Stone Jeffrey Jason	-	-

2 616 SW 16th St

Belle Glade, FL 33430 (Palm Beach County) - Palm Bch Cty Outlying Submarket

★★★★☆ Land

Sold	3/13/2025	Price/SF Land	\$14.47
Sale Price	\$750,000	Price Status	Confirmed
Land Area AC	1.19	Sale Comp Status	Research Complete
Land Area SF	51,836	Sale Comp ID	7108910
Price/AC Land	\$630,257	Parcel Numbers	04-37-44-37-00-000-0019



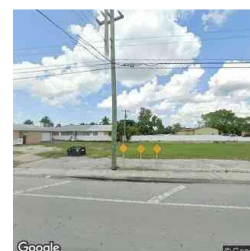
Type	Name	Location	Phone
Recorded Seller	Crk Properties Belle Glade Llc	Wellington, FL 33414	-
True Seller	Steve Kolesar Sales	Belle Glade, FL 33430	(404) 384-3330

3 341 Dr Martin Luther King Jr Blvd E

Belle Glade, FL 33430 (Palm Beach County) - Palm Bch Cty Outlying Submarket

☆☆☆☆☆ Land

Sold	1/9/2023	Price/SF Land	\$17.54
Sale Price	\$275,000	Price Status	Confirmed
Land Area AC	0.36	Sale Comp Status	Research Complete
Land Area SF	15,681	Sale Comp ID	6436264
Price/AC Land	\$763,918	Parcel Numbers	04-37-43-32-01-000-0010 +2



Type	Name	Location	Phone
Recorded Buyer	Stock It & Lock It Storage Inc	Belle Glade, FL 33430	-
True Buyer	Jay M Congleton	Lake Placid, FL 33852	(561) 261-6481
Recorded Seller	Brooker Gilbert N	Belle Glade, FL 33430	-
True Seller	Brooker Gilbert N	Belle Glade, FL 33430	-



Peer/Comparable Property and Transaction Reports



544 6th

Belle Glade, FL 33430 (Palm Beach County) - Palm Bch Cty Outlying Submarket

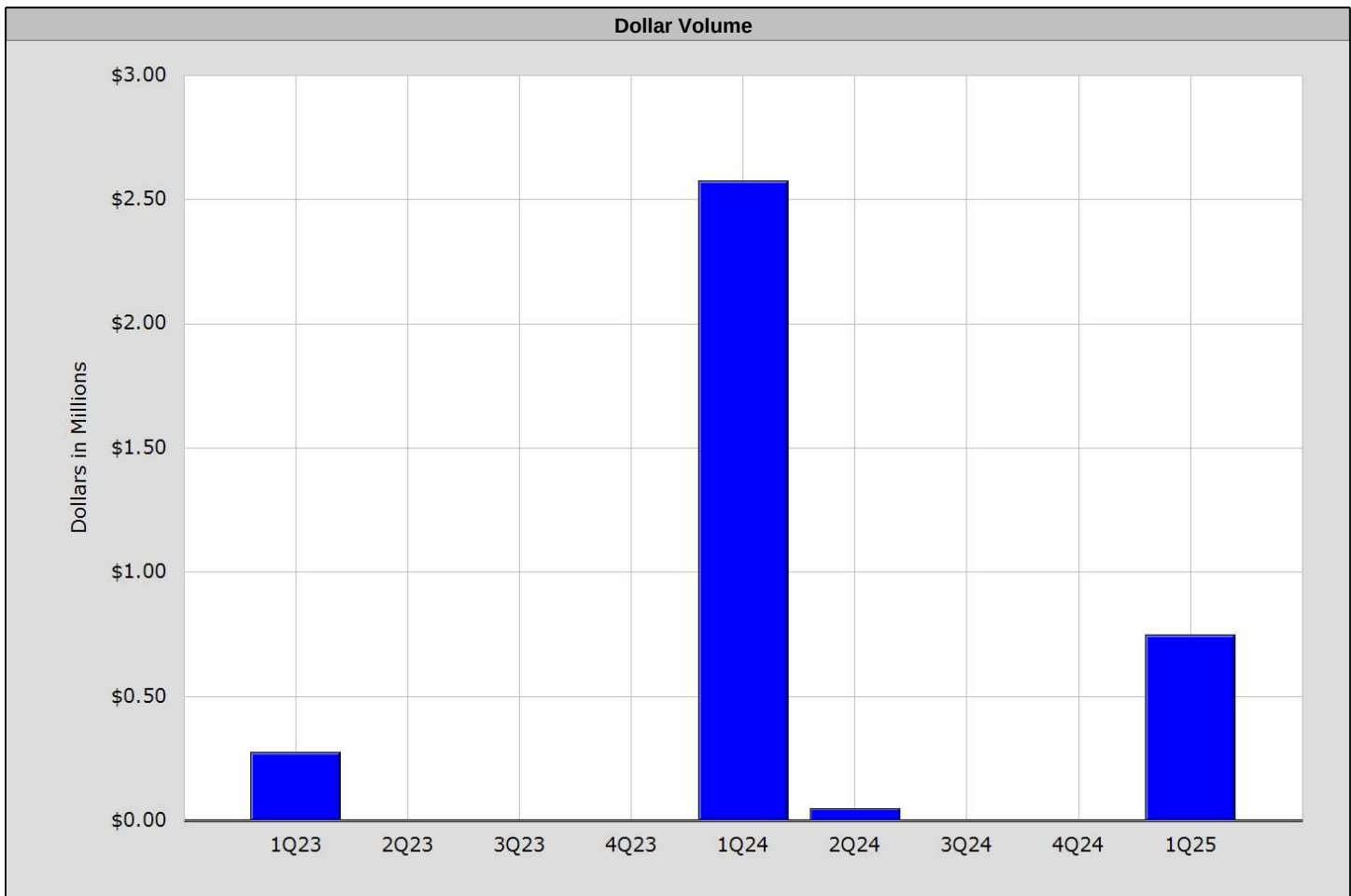


Land

Sold	5/30/2024	Price/SF Land	\$5.60
Sale Price	\$48,760	Price Status	Confirmed
Land Area AC	0.20	Sale Comp Status	Public Record
Land Area SF	8,712	Sale Comp ID	6774714
Price/AC Land	\$243,800		



Comparable Market Analysis: Trend and Statistics Report



Legend:

Current Survey

Sold Transactions



Time Interval - Quarterly

Report Time Frame: 1/1/2023 - 7/13/2025

Sale Date: 7/13/2022 - 7/13/2025

Sold Transactions

Number of Transactions	4
Total Dollar Volume	\$3,647,760
Total Bldg Square Feet	0
Total Land in Acres	6.69
Total Land in SF	291,416
Average Price	\$911,940
Average Number of SF	0
Average Price Per Bldg SF	-
Median Price Per SF	-
Average Number of Acres	1.67
Average Number of SF(Land)	72,854
Average Price Per Unit	-
Median Price Per Unit	-
Average Number of Units	-
Average Price Per Acre	\$545,256
Average Price Per SF(Land)	\$12.52
Median Price Per Acre	\$575,652
Median Price Per SF(Land)	\$13.22

Survey Criteria

basic criteria: Type of Property - **Land**; Sale Date - **7/13/2022 - 7/13/2025**; Sale Status - **Sold, Under Contract/Pending**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; Exclude Non-Arms Length Comps - **Yes**

geography criteria: Radius - **20.00 mile(s)** radius from Lat : **-80.64391**, Long : **26.66439**

Comparable Market Analysis: Trend and Statistics Report

	1Q23 01/1-3/31/23	1Q24 01/1-3/31/24	2Q24 04/1-6/30/24	1Q25 01/1-3/31/25
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	1	1	1	1
Total Dollar Volume	\$275,000	\$2,574,000	\$48,760	\$750,000
Total Bldg Square Feet	0	0	0	0
Total Land in Acres	0.36	4.94	0.20	1.19
Total Land in SF	15,682	215,186	8,712	51,836
Average Price	\$275,000	\$2,574,000	\$48,760	\$750,000
Average Number of SF	0	0	0	0
Average Price Per Bldg SF	-	-	-	-
Median Price Per SF	-	-	-	-
Average Number of Acres	0.36	4.94	0.20	1.19
Average Number of SF(Land)	15,682	215,186	8,712	51,836
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Average Price Per Acre	\$763,889	\$521,053	\$243,800	\$630,252
Average Price Per SF(Land)	\$17.54	\$11.96	\$5.60	\$14.47
Median Price Per Acre	\$763,889	\$521,053	\$243,800	\$630,252
Median Price Per SF(Land)	\$17.54	\$11.96	\$5.60	\$14.47