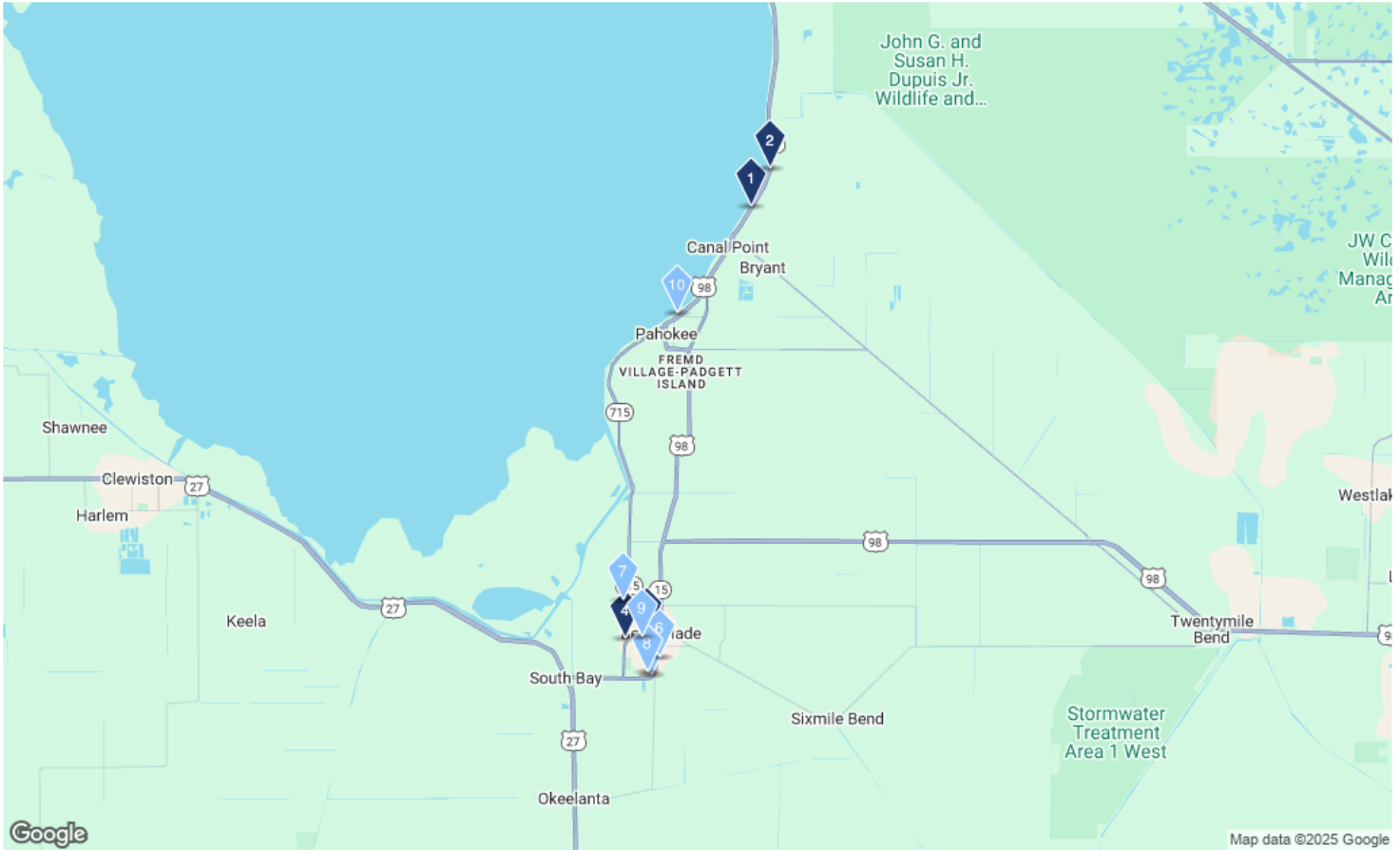




Comparable Market Analysis-20 mile radius of 1290 S. Main St....



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	35971 Hole in the Wall Rd	Canal Point	Land ★★★★☆	0.43 AC	Sold: \$510,005 (\$1,183,328.95/AC)
3	544 6th	Belle Glade	Land	0.20 AC	Sold: \$48,760 (\$243,800.00/AC)
4	616 SW 16th St	Belle Glade	Land ★★★★☆	1.19 AC	Sold: \$750,000 (\$630,256.96/AC)
5	1005 CR 827A	Belle Glade	Land	85.00 AC	For Sale: \$16,000,000 (\$188,235.29/AC)
6	SE Avenue K SE Avenue K Ave	Belle Glade	Land	18.83 AC	For Sale: \$10,831,200 (\$575,209.77/AC)
7	1841 NW Avenue L, Belle Glade,... 1841 NW Avenue L	Belle Glade	Land	7.80 AC	For Sale: \$2,300,000 (\$294,871.79/AC)
8	Viera Property 1360 S Main St	Belle Glade	Land ★★★★☆	1.86 AC	For Sale: \$1,100,000 (\$591,397.85/AC)
9	569 SW 8th St	Belle Glade	Land	0.01 AC	For Sale: \$23,500 (\$1,604,533.66/AC)
10	700 Larrimore Rd	Pahokee	Land ★★★★☆	0.45 AC	For Sale: \$375,000 (\$824,917.34/AC)

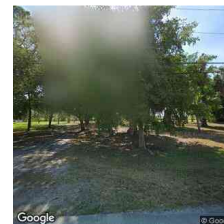
Peer/Comparable Property and Transaction Reports

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		



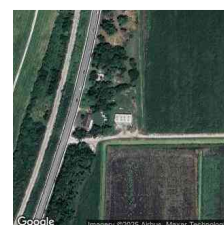
Type	Name	Location	Phone
Recorded Buyer	H & A Farming & Leasing Llc	-	-
Recorded Seller	Stone Jeffrey Jason	-	-

2 35971 Hole in the Wall Rd

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

★★★★☆ Land

Sold	7/25/2024	Price/SF Land	\$27.17
Sale Price	\$510,005	Sale Comp Status	Public Record
Land Area AC	0.43	Sale Comp ID	6850320
Land Area SF	18,774	Parcel Numbers	00-37-41-23-01-000-1080
Price/AC Land	\$1,183,329		



Type	Name	Location	Phone
Recorded Buyer	Darrian Dion Dority	-	-
Recorded Seller	Lennar Homes Llc	-	-

3 544 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		



4 616 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
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Peer/Comparable Property and Transaction Reports

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

5 1005 CR 827A ☆☆☆☆☆

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

Active	1,268 Days on Market	Price/SF Land	\$4.32
Asking Price	\$16,000,000	Land Area AC	85.00
Number of Lots	1	Land Area SF	3,702,600
Lot Size	85.00 AC	Parcel Numbers	00-37-44-07-00-000-1010 +5
Price/AC Land	\$188,235		



6 SE Avenue K SE Avenue K Ave ☆☆☆☆☆

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

Active	6 Days on Market	Price/SF Land	\$123.71
Asking Price	\$10,831,200	Land Area AC	18.83
Number of Lots	2	Land Area SF	820,235
Lot Sizes	2.01 - 16.82 AC	Parcel Numbers	04-37-44-05-01-023-0010 +1
Price/AC Land	\$5,388,657	Sale Conditions	Redevelopment Project



7 1841 NW Avenue L - 1841 NW Avenue L, Belle Glade, FL 33430 ☆☆☆☆☆

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

Active	435 Days on Market	Price/SF Land	\$6.77
Asking Price	\$2,300,000	Land Area AC	7.80
Number of Lots	1	Land Area SF	339,768
Lot Size	7.80 AC	Parcel Numbers	00-36-43-25-00-000-5042
Price/AC Land	\$294,872	Sale Conditions	Redevelopment Project



8 1360 S Main St - Viera Property ★★★★☆

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

Active	199 Days on Market	Price/SF Land	\$13.58
Asking Price	\$1,100,000	Land Area AC	1.86
Number of Lots	1	Land Area SF	81,022
Lot Size	1.86 AC	Parcel Numbers	00-37-44-06-00-000-5060 +2
Price/AC Land	\$591,398	Sale Conditions	Redevelopment Project



Peer/Comparable Property and Transaction Reports

9

569 SW 8th St
Belle Glade, FL 33430 (Palm Beach County) - Palm Bch Cty Outlying Submarket

☆☆☆☆☆

Land

Active	222 Days on Market	Price/SF Land	\$36.84
Asking Price	\$23,500	Land Area AC	0.01
Number of Lots	1	Land Area SF	638
Lot Size	0.01 AC	Parcel Numbers	04-37-43-42-08-001-0320
Price/AC Land	\$1,604,534		



10

700 Larrimore Rd
Pahokee, FL 33476 (Palm Beach County) - Palm Bch Cty Outlying Submarket

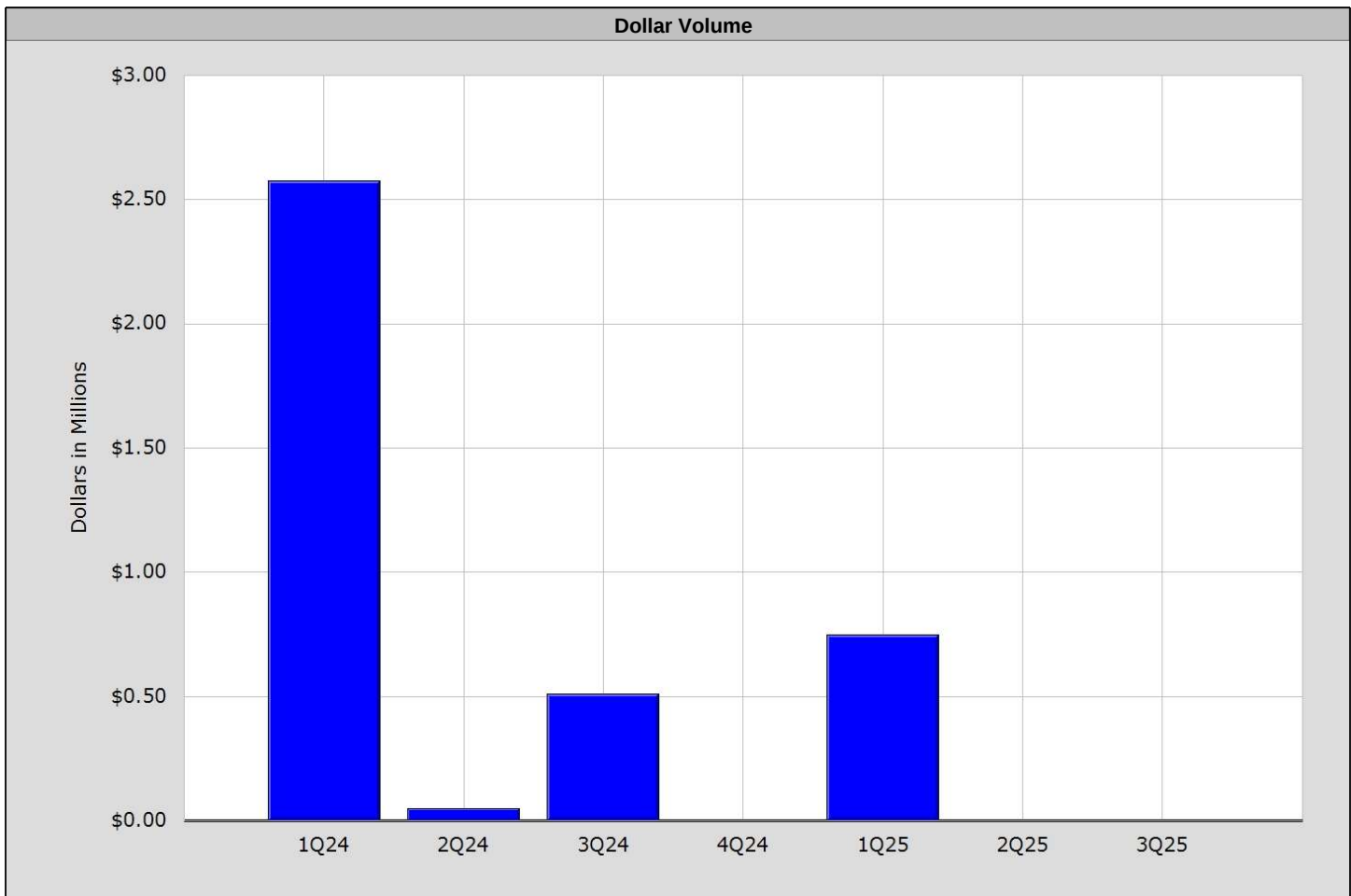
☆☆☆☆☆

Land

Active	293 Days on Market	Price/SF Land	\$18.94
Asking Price	\$375,000	Land Area AC	0.45
Number of Lots	1	Land Area SF	19,802
Lot Size	0.45 AC	Parcel Numbers	48-37-42-17-02-002-0090
Price/AC Land	\$824,917		



Comparable Market Analysis: 1290 S. Main ST.: Trend and Statistics Report



Legend:

Current Survey

Sold Transactions



Time Interval - Quarterly

Report Time Frame: 1/1/2024 - 8/21/2025

Sale Date: 8/21/2023 - 8/21/2025

Sold Transactions

For Sale & UC/Pending

Number of Transactions	4	6
Total Dollar Volume	\$3,882,765	\$30,629,700
Total Bldg Square Feet	0	0
Total Land in Acres	6.76	113.96
Total Land in SF	294,466	4,964,063
Average Price	\$970,691	\$5,104,950
Average Number of SF	0	0
Average Price Per Bldg SF	-	-
Median Price Per SF	-	-
Average Number of Acres	1.69	18.99
Average Number of SF(Land)	73,616	827,344
Average Price Per Unit	-	-
Median Price Per Unit	-	-
Average Number of Units	-	-
Average Price Per Acre	\$574,374	\$268,778
Average Price Per SF(Land)	\$13.19	\$6.17
Median Price Per Acre	\$575,652	\$583,304
Median Price Per SF(Land)	\$13.22	\$13.39

Survey Criteria

basic criteria: Type of Property - **Land**; Sale Date - **8/21/2023 - 8/21/2025**; Sale Status - **Sold, Under Contract/Pending, For Sale**; 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 : **-80.67328**, Long : **26.66562**

Comparable Market Analysis: 1290 S. Main ST.: Trend and Statistics Report

	1Q24 01/1-3/31/24		2Q24 04/1-6/30/24	
	Sold Transaction	For Sale & UC/Pending	Sold Transaction	For Sale & UC/Pending
Number of Transactions	1	0	1	0
Total Dollar Volume	\$2,574,000	\$0	\$48,760	\$0
Total Bldg Square Feet	0	0	0	0
Total Land in Acres	4.94	-	0.20	-
Total Land in SF	215,186	-	8,712	-
Average Price	\$2,574,000	-	\$48,760	-
Average Number of SF	0	0	0	0
Average Price Per Bldg SF	-	-	-	-
Median Price Per SF	-	-	-	-
Average Number of Acres	4.94	-	0.20	-
Average Number of SF(Land)	215,186	-	8,712	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Average Price Per Acre	\$521,053	-	\$243,800	-
Average Price Per SF(Land)	\$11.96	-	\$5.60	-
Median Price Per Acre	\$521,053	-	\$243,800	-
Median Price Per SF(Land)	\$11.96	-	\$5.60	-

	3Q24 07/1-9/30/24		1Q25 01/1-3/31/25	
	Sold Transaction	For Sale & UC/Pending	Sold Transaction	For Sale & UC/Pending
Number of Transactions	1	0	1	0
Total Dollar Volume	\$510,005	\$0	\$750,000	\$0
Total Bldg Square Feet	0	0	0	0
Total Land in Acres	0.43	-	1.19	-
Total Land in SF	18,731	-	51,836	-
Average Price	\$510,005	-	\$750,000	-
Average Number of SF	0	0	0	0
Average Price Per Bldg SF	-	-	-	-
Median Price Per SF	-	-	-	-
Average Number of Acres	0.43	-	1.19	-
Average Number of SF(Land)	18,731	-	51,836	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Average Price Per Acre	\$1,186,058	-	\$630,252	-
Average Price Per SF(Land)	\$27.23	-	\$14.47	-
Median Price Per Acre	\$1,186,058	-	\$630,252	-
Median Price Per SF(Land)	\$27.23	-	\$14.47	-

8/21/2025



Comparable Market Analysis: 1290 S. Main ST.: Trend and Statistics Report

	3Q25 07/1-9/30/25			
	Sold Transaction	For Sale & UC/Pending		
Number of Transactions	0	6		
Total Dollar Volume	\$0	\$30,629,700		
Total Bldg Square Feet	0	0		
Total Land in Acres	-	113.96		
Total Land in SF	-	4,964,063		
Average Price	-	\$5,104,950		
Average Number of SF	0	0		
Average Price Per Bldg SF	-	-		
Median Price Per SF	-	-		
Average Number of Acres	-	18.99		
Average Number of SF(Land)	-	827,344		
Average Price Per Unit	-	-		
Median Price Per Unit	-	-		
Average Number of Units	-	-		
Average Price Per Acre	-	\$268,778		
Average Price Per SF(Land)	-	\$6.17		
Median Price Per Acre	-	\$583,304		
Median Price Per SF(Land)	-	\$13.39		