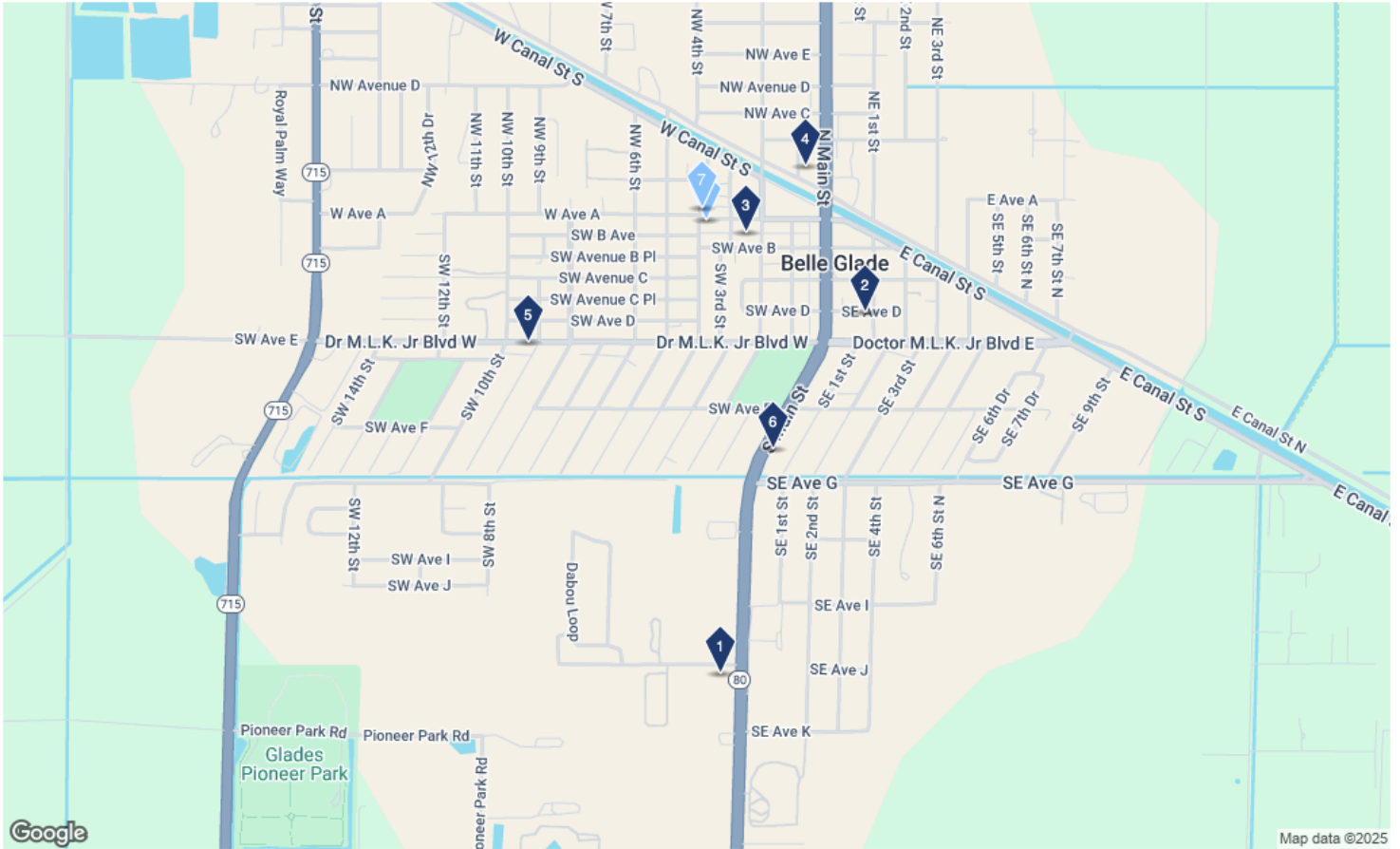




Comparable Market Analysis-20 mile radius of 201 SW Ave. B,...



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	Dollar General 1024 S Main St	Belle Glade	Retail ★★★★☆	15,003 SF	Sold: \$3,033,000 (\$202.16/SF)
2	408 SE 1st St	Belle Glade	Retail ★★★★☆	3,515 SF	Sold: \$140,000 (\$39.83/SF)
3	Badcock Home Furniture 225 SW Avenue B	Belle Glade	Retail ★★★★☆	11,164 SF	Sold: \$495,000 (\$44.34/SF)
4	17 W Canal St N	Belle Glade	Retail ★★★★☆	4,119 SF	Sold: \$350,000 (\$84.97/SF)
5	900 Dr Martin Luther King Jr Blvd W	Belle Glade	Retail ★★★★☆	3,535 SF	Sold: \$305,000 (\$86.28/SF)
6	655 S Main St	Belle Glade	Retail	1,308 SF	Sold: \$355,000 (\$271.41/SF)
7	389 W Avenue A	Belle Glade	Retail ★★★★☆	1,795 SF	For Sale: \$285,000 (\$158.77/SF)
8	364 W Avenue A	Belle Glade	Retail ★★★★☆	6,967 SF	For Sale: \$595,000 (\$85.40/SF)

Peer/Comparable Property and Transaction Reports

1 1024 S Main St - Dollar General

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

★★★★☆ Retail

Sold	3/7/2025	Sale Price	\$3,033,000 (\$202.16/SF)
GLA (% Leased)	15,003 SF (100%)	Price Status	Confirmed
Built	2014	Land Area	5.50 AC/239,580 SF
Actual Cap Rate	7.33%	Sale Comp Status	In Progress
Sale Comp ID	7126069	Parcel Numbers	04-37-44-06-00-000-1020



Type	Name	Location	Phone
Recorded Buyer	Isola Delba Investment Llc	-	-
True Buyer	Mazzino Valeri	Miami, FL 33131	(786) 426-8122
Recorded Seller	Prestige Place Investments Llc	-	-
True Seller	Tirupathi Paneendra	Largo, FL 33777	(727) 492-5699

2 408 SE 1st St

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

★★★★☆ Retail

Sold	2/25/2025	Sale Price	\$140,000 (\$39.83/SF)
GLA	3,515 SF	Built	1962
Land Area	0.08 AC/3,515 SF	Sale Comp Status	Public Record
Sale Comp ID	7101987	Parcel Numbers	04-37-43-32-00-000-7420



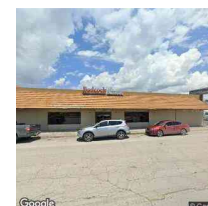
Type	Name	Location	Phone
Recorded Buyer	Bg FI Rental Llc	Belle Glade, FL 33430	-
Recorded Seller	Hector Majin Castellanos	-	-

3 225 SW Avenue B - Badcock Home Furniture

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

★★★★☆ Retail

Sold	11/27/2024	Sale Price	\$495,000 (\$44.34/SF)
GLA	11,164 SF	Built	1986
Land Area	0.31 AC/13,477 SF	Sale Comp Status	Public Record
Sale Comp ID	7011380	Parcel Numbers	04-37-43-31-01-033-0113 +1



Type	Name	Location	Phone
Recorded Buyer	First Haitian Baptist Church Of Belle Glade I	-	-
Recorded Seller	Connell Kent	-	-

Peer/Comparable Property and Transaction Reports



17 W Canal St N

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



Retail

Sold	7/9/2024	Sale Price	\$350,000 (\$84.97/SF)
GLA (% Leased)	4,119 SF (100%)	Built	1963
Land Area	0.26 AC/11,500 SF	Sale Comp Status	Public Record
Sale Comp ID	6829536	Parcel Numbers	04-37-43-31-01-018-0520



Type	Name	Location	Phone
Recorded Buyer	17 W Canal St N Llc	-	-
Recorded Seller	Resizemore Llc	-	-



900 Dr Martin Luther King Jr Blvd W

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



Retail

Sold	7/8/2024	Sale Price	\$305,000 (\$86.28/SF)
GLA	3,535 SF	Price Status	Confirmed
Built	1992	Land Area	0.88 AC/38,333 SF
Sale Comp Status	Public Record	Sale Comp ID	6777303
Parcel Numbers	04-37-43-42-02-001-0010 +1		



Type	Name	Location	Phone
Recorded Buyer	Maflo Llc	Miami, FL 33127	-
Recorded Seller	Jstinson Industries Llc	Pompano Beach, FL	-
Recorded Seller	Patricks Custom Painting Inc	-	-
True Seller	Jstinson Industries Llc	Pompano Beach, FL	-



655 S Main St

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



Retail

Sold	6/14/2023	Sale Price	\$355,000 (\$271.41/SF)
GLA	1,308 SF	Built	1970
Land Area	0.22 AC/9,684 SF	Sale Comp Status	Public Record
Sale Comp ID	6966428	Parcel Numbers	04-37-43-41-05-004-0100



Type	Name	Location	Phone
Recorded Buyer	Isaias Alcala	Belle Glade, FL	-
Recorded Buyer	Sarai C Alcala	-	-
Recorded Seller	Steven A Sprague	-	-
Recorded Seller	Janet W Sprague	-	-

Peer/Comparable Property and Transaction Reports

7

389 W Avenue A
Belle Glade, FL 33430 (Palm Beach County) - Palm Bch Cty Outlying Submarket

★ ★ ★ ☆ ☆

Retail

Active	453 Days on Market	Asking Price	\$285,000 (\$158.77/SF)
GLA	1,795 SF	Built/Renovated	1941/2023
Land Area	0.05 AC/2,384 SF	Parcel Numbers	04-37-43-31-22-004-0111



8

364 W Avenue A
Belle Glade, FL 33430 (Palm Beach County) - Palm Bch Cty Outlying Submarket

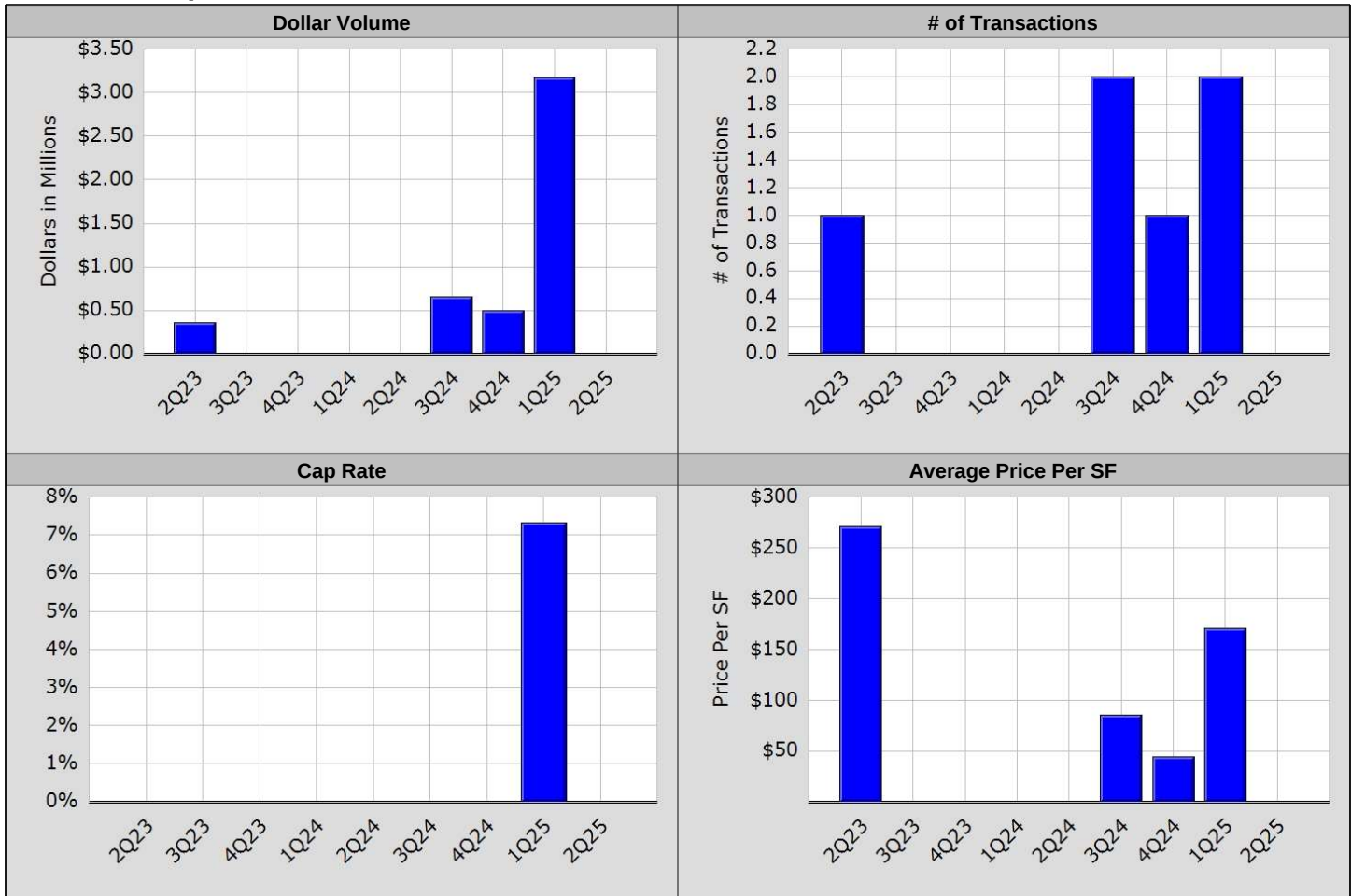
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Retail

Active	588 Days on Market	Asking Price	\$595,000 (\$85.40/SF)
GLA (% Leased)	6,967 SF (0%)	Built	1958
Land Area	0.17 AC/7,405 SF	Parcel Numbers	04-37-43-31-22-003-0012
Sale Conditions	Deferred Maintenance		



Comparable Market Analysis:Belle Glade Region Palm Beach County Florida:Trend and Statistics Reports



Legend:

Current Survey

Sold Transactions



Time Interval - Quarterly

Report Time Frame: 4/1/2023 - 4/27/2025

Sale Date: 4/25/2023 - 4/25/2025

Sold Transactions

For Sale & UC/Pending

Number of Transactions	6	2
Total Dollar Volume	\$4,678,000	\$880,000
Total Bldg Square Feet	38,644	8,762
Total Land in Acres	7.25	0.22
Total Land in SF	315,810	9,788
Average Price	\$779,667	\$440,000
Average Number of SF	6,441	4,381
Average Price Per Bldg SF	\$121.05	\$100.43
Median Price Per SF	\$85.63	\$122.09
Average Number of Acres	1.21	0.11
Average Number of SF(Land)	52,635	4,894
Average Price Per Unit	-	-
Median Price Per Unit	-	-
Average Number of Units	-	-
Actual Cap Rate	7.33%	-

Survey Criteria

basic criteria: Sale Date - **4/25/2023 - 4/25/2025**; Sale Status - **Sold, Under Contract/Pending, For Sale**;
Return and Search on Portfolio Sales as Individual Properties - **Yes**; Exclude Non-Arms Length Comps - **Yes**

property criteria: Building Status - **Existing**

geography criteria: Geography - **User Defined Search**

Comparable Market Analysis:Belle Glade Region Palm Beach County Florida:Trend and Statistics Reports

	2Q23 04/1-6/30/23		3Q24 07/1-9/30/24	
	Sold Transaction	For Sale & UC/Pending	Sold Transaction	For Sale & UC/Pending
Number of Transactions	1	0	2	0
Total Dollar Volume	\$355,000	\$0	\$655,000	\$0
Total Bldg Square Feet	1,308	0	7,654	0
Total Land in Acres	0.22	-	1.14	-
Total Land in SF	9,583	-	49,658	-
Average Price	\$355,000	-	\$327,500	-
Average Number of SF	1,308	0	3,827	0
Average Price Per Bldg SF	\$271.41	-	\$85.58	-
Median Price Per SF	\$271.41	-	\$85.63	-
Average Number of Acres	0.22	-	0.57	-
Average Number of SF(Land)	9,583	-	24,829	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	-	-	-	-

	4Q24 10/1-12/31/24		1Q25 01/1-3/31/25	
	Sold Transaction	For Sale & UC/Pending	Sold Transaction	For Sale & UC/Pending
Number of Transactions	1	0	2	0
Total Dollar Volume	\$495,000	\$0	\$3,173,000	\$0
Total Bldg Square Feet	11,164	0	18,518	0
Total Land in Acres	0.31	-	5.58	-
Total Land in SF	13,504	-	243,065	-
Average Price	\$495,000	-	\$1,586,500	-
Average Number of SF	11,164	0	9,259	0
Average Price Per Bldg SF	\$44.34	-	\$171.35	-
Median Price Per SF	\$44.34	-	\$121.00	-
Average Number of Acres	0.31	-	2.79	-
Average Number of SF(Land)	13,504	-	121,532	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	-	-	7.33%	-

	2Q25 04/1-6/30/25			
	Sold Transaction	For Sale & UC/Pending		
Number of Transactions	0	2		
Total Dollar Volume	\$0	\$880,000		
Total Bldg Square Feet	0	8,762		
Total Land in Acres	-	0.22		
Total Land in SF	-	9,788		
Average Price	-	\$440,000		
Average Number of SF	0	4,381		
Average Price Per Bldg SF	-	\$100.43		
Median Price Per SF	-	\$122.09		
Average Number of Acres	-	0.11		
Average Number of SF(Land)	-	4,894		
Average Price Per Unit	-	-		
Median Price Per Unit	-	-		
Average Number of Units	-	-		
Actual Cap Rate	-	-		