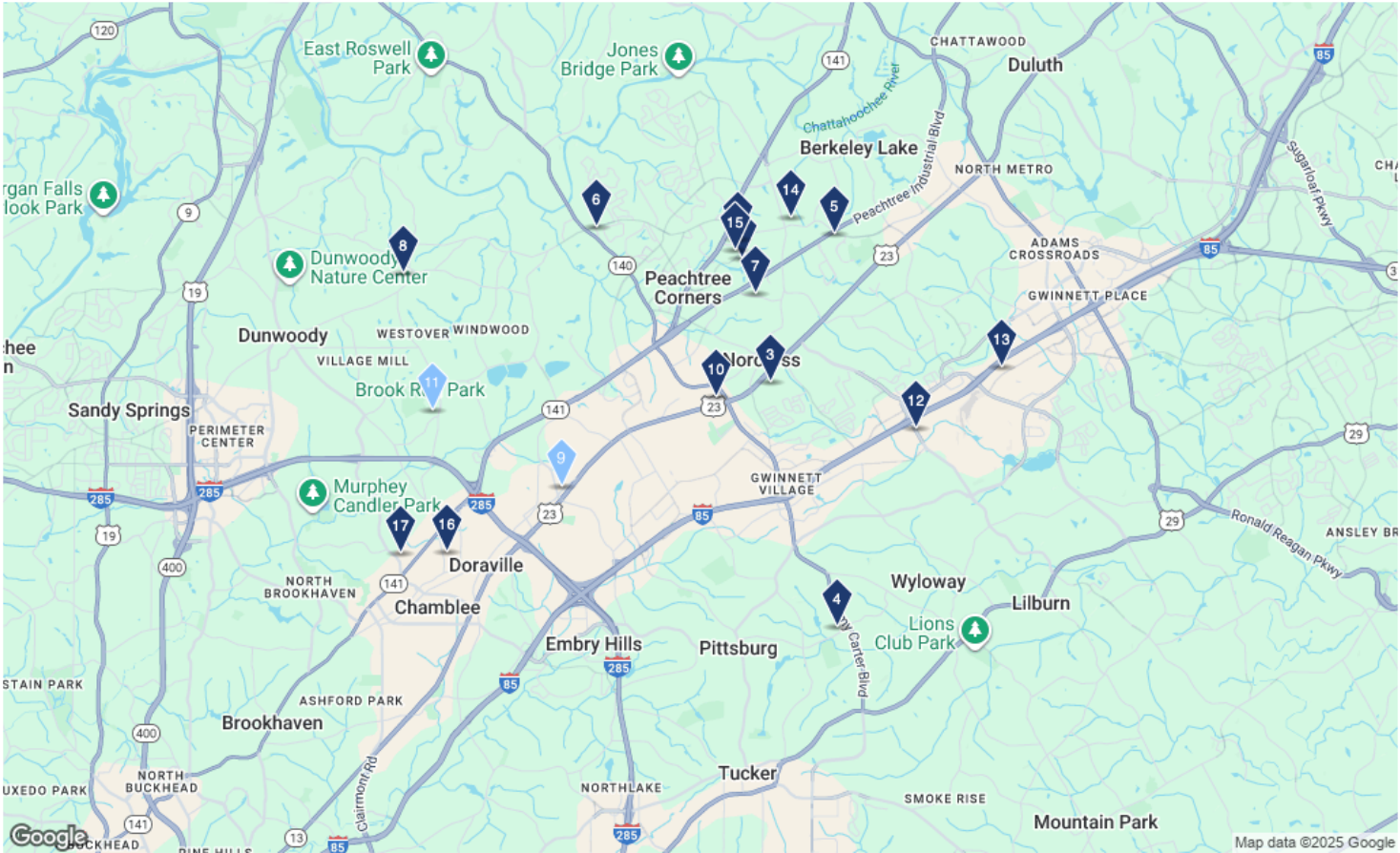


Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	\$980,000	\$1,065,000	\$1,065,000	\$1,150,000	2
Sold Transactions	\$825,000	\$2,325,415	\$1,700,000	\$5,145,000	15
RBA					
For Sale & UC/Pending	5,713 SF	6,156 SF	6,156 SF	6,600 SF	2
Sold Transactions	5,468 SF	14,134 SF	11,000 SF	39,827 SF	15
Price per SF					
For Sale & UC/Pending	\$171.54	\$172.99	\$172.89	\$174.24	2
Sold Transactions	\$126.91	\$164.52	\$150.88	\$348.72	15
Actual Cap Rate					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.23%	6.42%	6.42%	7.60%	2
Days on Market					
For Sale & UC/Pending	179	254	254	328	2
Sold Transactions	71	187	164	502	12
Sale Price to Asking Price Ratio					
Sold Transactions	95.88%	99.01%	97.04%	106.23%	9
Totals					
For Sale & UC/Pending	Asking Price Total:	\$2,130,000	Total For Sale Transactions:		2
Sold Transactions	Total Sales Volume:	\$34,881,220	Total Sales Transactions:		15
	Total Included in Analysis:	\$37,011,220	Total Included in Analysis:		17
Survey Criteria					
<p>basic criteria: Type of Property - Office; Property Size - 5,000 - 75,000 SF; Sale Date - from 10/13/2023; Sale Status - Sold, Under Contract/Pending; - Exclude All Condo Sales; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Radius - 5.00 mile(s) radius from Lat : -84.237444, Long : 33.941459</p> <p>additional criteria: - * This result set has been amended with criteria to add and/or remove records.</p>					



Sales Comparatives 6855 Jimmy Carter Blvd



Sale Comparables Summary Statistics

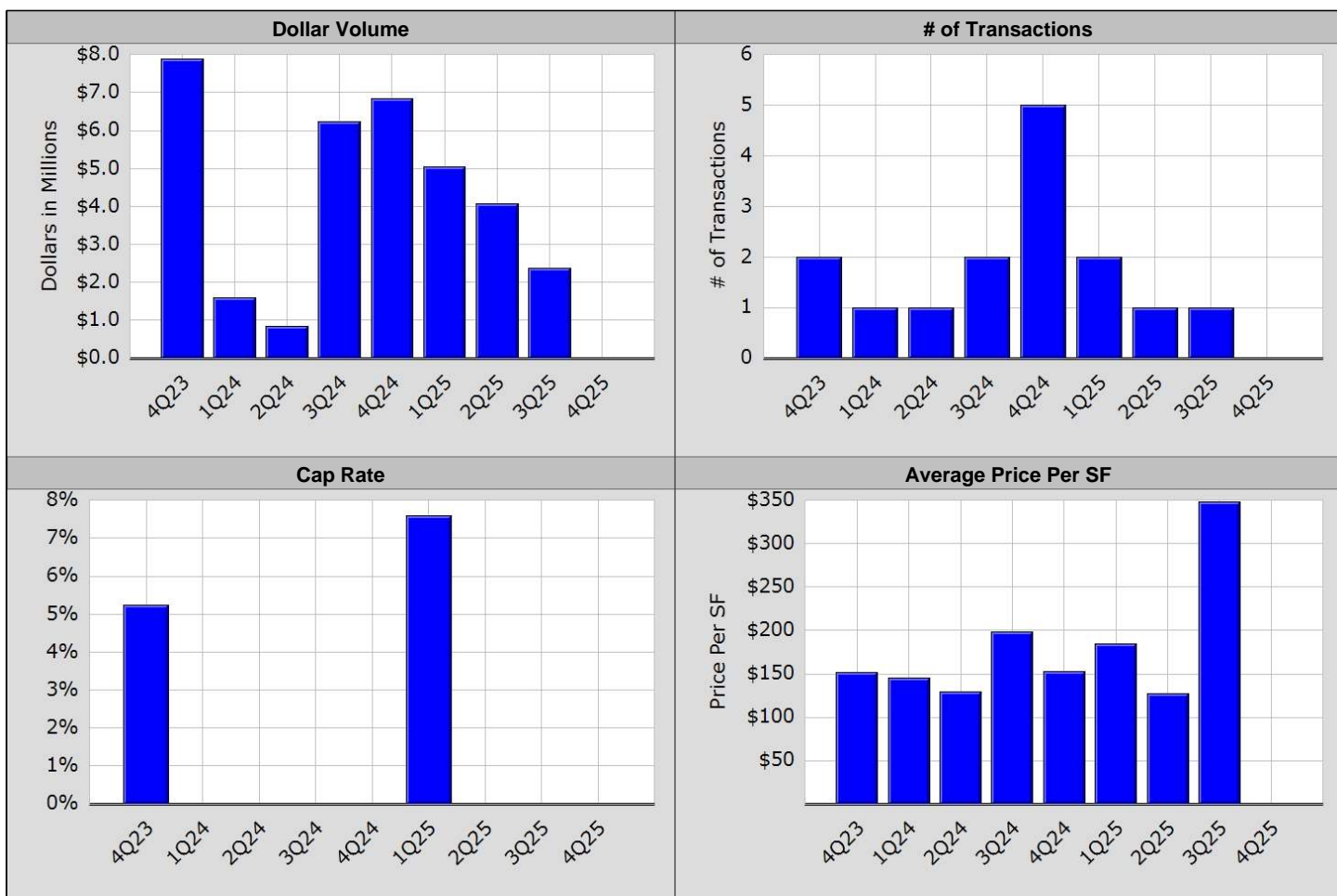
Sale Attributes	Low	Average	Median	High
Sale Price	\$825,000	\$2,325,415	\$1,700,000	\$5,145,000
Sale Price Per SF	\$127	\$165	\$151	\$349
Cap Rate	5.2%	6.4%	6.4%	76%
Sale Price Per AC	\$1,000,000	\$1,638,608	\$1,770,270	\$11,785,714
Property Attributes	Low	Average	Median	High
Building SF	5,468 SF	14,134 SF	11,000 SF	39,827 SF
Year Built	1970	1983	1985	2004
Stories	1	2	2	3
Typical Floor SF	2,133 SF	9,567 SF	6,402 SF	39,951 SF
% Leased At Sale	0.0%	71.4%	100%	100%
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ☆ ☆ ☆ 2.3	★ ★ ☆ ☆ ☆ 2	★ ★ ★ ☆ ☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Technology Park/Atlanta - Bldg 45 45 Technology Pky S Peachtree Corners, GA 30092	Office ★★★★☆	1971	32,109 SF (100%)	5/27/2025	\$4,075,000 (\$126.91/SF)	-
2	Technology Park/Atlanta 270 Scientific Dr Peachtree Corners, GA 30092	Office ★★★★☆	1978	39,827 SF (100%)	11/17/2023	\$5,145,000 (\$129.18/SF)	-
3	400 Lively Ave Norcross, GA 30071	Office ★★★★☆	1970	6,473 SF	4/12/2024	\$840,000 (\$129.77/SF)	-
4	Merchants Square - Bldg 100 100 Merchants Dr Norcross, GA 30093	Office ★★★★☆	1986	7,017 SF (0%)	11/27/2024	\$950,000 (\$135.39/SF)	-
5	4898 S Old Peachtree Rd Peachtree Corners, GA 30071	Office ★★★★☆	1992	12,184 SF (0%)	12/4/2024	\$1,700,000 (\$139.53/SF)	-
6	Pineapple House 4036 Wetherburn Way Peachtree Corners, GA 30092	Office ★★★★☆	1987	11,000 SF	1/5/2024	\$1,600,000 (\$145.45/SF)	-
7	Technology Center Atlanta 8000 E Miller Ct NW Norcross, GA 30071	Office ★★★★☆	1986/2007	8,710 SF	11/19/2024	\$1,310,000 (\$150.40/SF)	-
8	Mount Vernon Commons 2392 Mount Vernon Rd Dunwoody, GA 30338	Office ★★★★☆	1985	5,468 SF	12/9/2024	\$825,000 (\$150.88/SF)	-
9	6527 New Peachtree Rd Atlanta, GA 30340	Office ★★★★☆	1965	5,713 SF (100%)	Under Con- tract	\$980,000 (\$171.54/SF)	-
10	Bldg D 6185 Buford Hwy Peachtree Corners, GA 30071	Office ★★★★☆	1973	6,402 SF (100%)	3/28/2025	\$1,100,000 (\$171.82/SF)	-
11	2310 Peachford Rd Atlanta, GA 30338	Office ★★★★☆	1989	6,600 SF	Under Con- tract	\$1,150,000 (\$174.24/SF)	-
12	First Citizens Bank 1725 Indian Trail Rd Norcross, GA 30093	Office ★★★★☆	1987	11,384 SF	11/20/2024	\$2,050,000 (\$180.08/SF)	-
13	4365 Shackleford Rd Norcross, GA 30093	Office ★★★★☆	2004	21,034 SF	2/11/2025	\$3,950,000 (\$187.79/SF)	760% Actual
14	5155 S Old Peachtree Rd Peachtree Corners, GA 30092	Office ★★★★☆	1994	6,060 SF	8/16/2024	\$1,200,000 (\$198.02/SF)	-
15	Technology Park/Atlanta 145 Technology Pky Peachtree Corners, GA 30092	Office ★★★★☆	1971	25,327 SF (100%)	7/10/2024	\$5,026,220 (\$198.45/SF)	-
16	Building A & B 3669 N Peachtree Rd Atlanta, GA 30341	Office ★★★★☆	1980	12,192 SF (100%)	11/2/2023	\$2,730,000 (\$223.92/SF)	5.23% Actual
17	3699 Chamblee Dunwoody Rd Atlanta, GA 30341	Office ★★★★☆	1984	6,825 SF	8/29/2025	\$2,380,000 (\$348.72/SF)	-

Trend Report



Legend:

Current Survey

Sold Transactions



Time Interval - Quarterly

Report Time Frame: 10/1/2023 - 10/13/2025

Sale Date: from 10/13/2023

Sold Transactions

For Sale & UC/Pending

Number of Transactions	15	2
Total Dollar Volume	\$34,881,220	\$2,130,000
Total Bldg Square Feet	212,012	12,313
Total Land in Acres	21.29	0.60
Total Land in SF	927,392	26,136
Average Price	\$2,325,415	\$1,065,000
Average Number of SF	14,134	6,157
Average Price Per Bldg SF	\$164.52	\$172.99
Median Price Per SF	\$150.88	\$172.89
Average Number of Acres	1.42	0.30
Average Number of SF(Land)	61,826	13,068
Average Price Per Unit	-	-
Median Price Per Unit	-	-
Average Number of Units	-	-
Actual Cap Rate	6.42%	-

Survey Criteria

basic criteria: Type of Property - **Office**; Property Size - **5,000 - 75,000 SF**; Sale Date - **from 10/13/2023**; Sale Status - **Sold, Under Contract/Pending**; - **Exclude All Condo Sales**; - **Exclude All Bulk Portfolio Sales**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; - **Exclude All Multiple Property Sales**; **Exclude Non-Arms Length Comps - Yes**

geography criteria: Radius - **5.00 mile(s) radius from Lat : -84.237444, Long : 33.941459**

additional criteria: - *** This result set has been amended with criteria to add and/or remove records.**

Trend Report

	4Q23 10/1-12/31/23		1Q24 01/1-3/31/24	
	Sold Transaction	For Sale & UC/Pending	Sold Transaction	For Sale & UC/Pending
Number of Transactions	2	0	1	0
Total Dollar Volume	\$7,875,000	\$0	\$1,600,000	\$0
Total Bldg Square Feet	52,019	0	11,000	0
Total Land in Acres	4.81	-	0.46	-
Total Land in SF	209,524	-	20,038	-
Average Price	\$3,937,500	-	\$1,600,000	-
Average Number of SF	26,010	0	11,000	0
Average Price Per Bldg SF	\$151.39	-	\$145.45	-
Median Price Per SF	\$176.55	-	\$145.45	-
Average Number of Acres	2.41	-	0.46	-
Average Number of SF(Land)	104,762	-	20,038	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	5.23%	-	-	-

	2Q24 04/1-6/30/24		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	\$840,000	\$0	\$6,226,220	\$0
Total Bldg Square Feet	6,473	0	31,387	0
Total Land in Acres	0.74	-	5.20	-
Total Land in SF	32,234	-	226,512	-
Average Price	\$840,000	-	\$3,113,110	-
Average Number of SF	6,473	0	15,694	0
Average Price Per Bldg SF	\$129.77	-	\$198.37	-
Median Price Per SF	\$129.77	-	\$198.24	-
Average Number of Acres	0.74	-	2.60	-
Average Number of SF(Land)	32,234	-	113,256	-
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	5	0	2	0
Total Dollar Volume	\$6,835,000	\$0	\$5,050,000	\$0
Total Bldg Square Feet	44,763	0	27,436	0
Total Land in Acres	4.01	-	3.07	-
Total Land in SF	174,676	-	133,729	-
Average Price	\$1,367,000	-	\$2,525,000	-
Average Number of SF	8,953	0	13,718	0
Average Price Per Bldg SF	\$152.69	-	\$184.06	-
Median Price Per SF	\$150.40	-	\$179.81	-
Average Number of Acres	0.80	-	1.54	-
Average Number of SF(Land)	34,935	-	66,865	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	-	-	7.60%	-

10/13/2025

Trend Report

	2Q25 04/1-6/30/25		3Q25 07/1-9/30/25	
	Sold Transaction	For Sale & UC/Pending	Sold Transaction	For Sale & UC/Pending
Number of Transactions	1	0	1	0
Total Dollar Volume	\$4,075,000	\$0	\$2,380,000	\$0
Total Bldg Square Feet	32,109	0	6,825	0
Total Land in Acres	2.49	-	0.51	-
Total Land in SF	108,464	-	22,216	-
Average Price	\$4,075,000	-	\$2,380,000	-
Average Number of SF	32,109	0	6,825	0
Average Price Per Bldg SF	\$126.91	-	\$348.72	-
Median Price Per SF	\$126.91	-	\$348.72	-
Average Number of Acres	2.49	-	0.51	-
Average Number of SF(Land)	108,464	-	22,216	-
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	-	-	-	-

	4Q25 10/1-12/31/25			
	Sold Transaction	For Sale & UC/Pending		
Number of Transactions	0	2		
Total Dollar Volume	\$0	\$2,130,000		
Total Bldg Square Feet	0	12,313		
Total Land in Acres	-	0.60		
Total Land in SF	-	26,136		
Average Price	-	\$1,065,000		
Average Number of SF	0	6,157		
Average Price Per Bldg SF	-	\$172.99		
Median Price Per SF	-	\$172.89		
Average Number of Acres	-	0.30		
Average Number of SF(Land)	-	13,068		
Average Price Per Unit	-	-		
Median Price Per Unit	-	-		
Average Number of Units	-	-		
Actual Cap Rate	-	-		