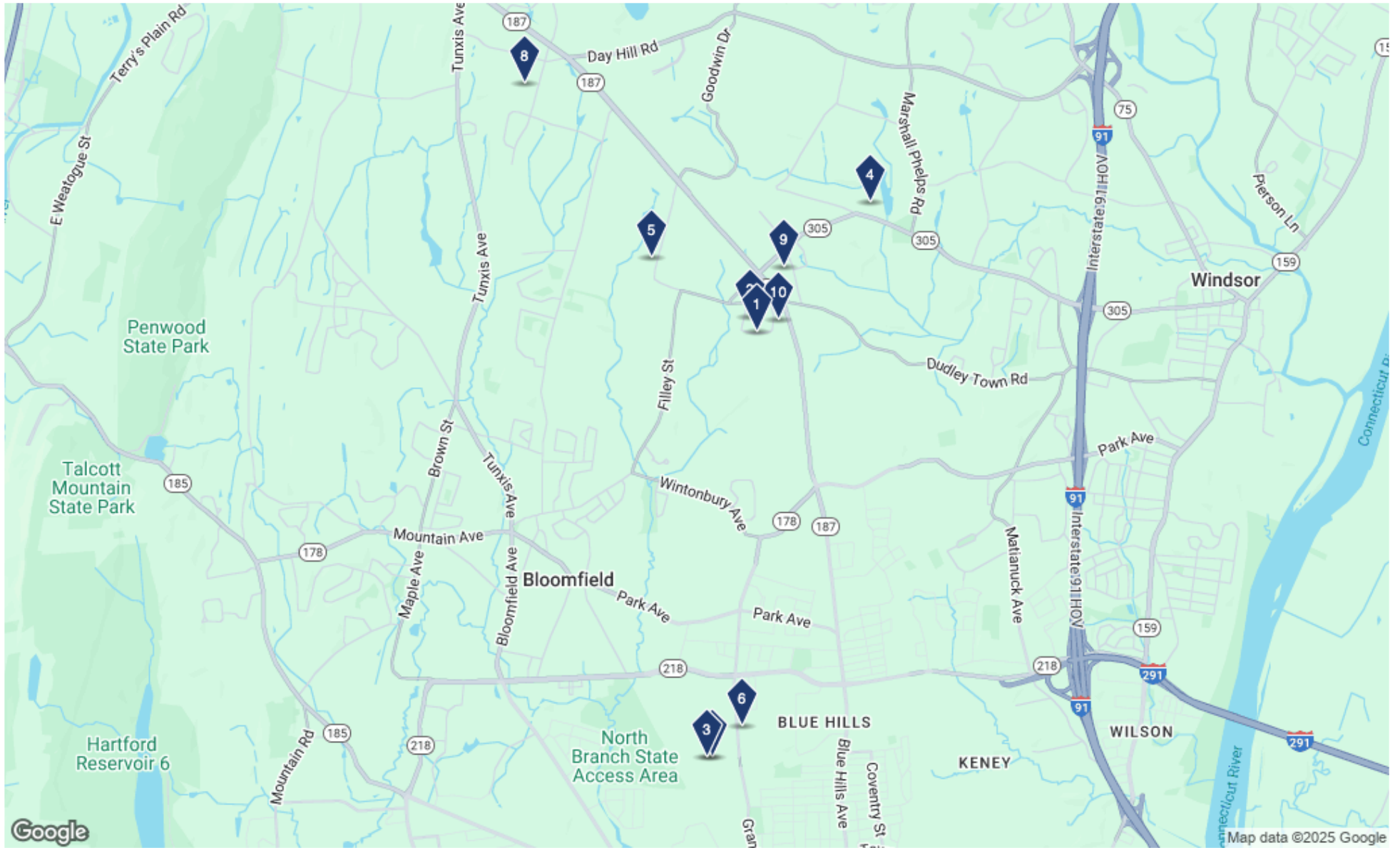


Sale Comps Map Overview





Sale Summary

Sold	11/25/2024
Sale Price	\$579,000 (\$72.19/SF)
RBA (% Leased)	8,020 SF (50.1%)
Built	1974
Land Area	1.00 AC/43,560 SF
Sale Comp Status	Public Record
Sale Comp ID	6978660
Parcel Numbers	BLOO-000021-000000-000057 +1



Contacts

Type	Name	Location	Phone
Recorded Buyer	Dog Star Rescue Inc	-	-
Recorded Seller	Hadden Realty Hldg Llc	-	-

Property Details

Tenancy	Multi	Drive Ins	1 total
Docks	2 exterior	Levelers	None
Cross Docks	None	Clear Height	14'
Power	200a/240v 3p	Building FAR	0.18
Parking Spaces	12 Surface Spaces; Ratio of 1.50/1,000 SF		

Transaction Details

Sale Date	11/25/2024	Sale Price	\$579,000 (\$72.19/SF)
Land Price	\$579,000/AC (\$13.29/SF)	Hold Period	74 Months
Recording Date	11/27/2024	Zoning	I-2
% Improved	67.97%	Document Number	2240-0219
Parcel Number	BLOO-000301-000000-002004-R003459, BLOO-000021-000000-000057		

Previous Sale

Sale Date	9/17/2018	Sale Price	\$299,900 (\$37.39/SF)
Sale Type	Owner User	Comp ID	4543501
Comp Status	Public Record		



Sale Summary

Sold	9/6/2024
Sale Price	\$470,000 (\$59.34/SF)
RBA (% Leased)	7,920 SF (100%)
Built	1970
Land Area	1.01 AC/43,996 SF
Sale Comp Status	Public Record
Sale Comp ID	6920900
Parcel Numbers	BLOO-000021-000000-000053 +1



Contacts

Type	Name	Location	Phone
Recorded Buyer	Rmrm Llc	-	-
Recorded Seller	8 Southwood Rd Llc	-	-

Property Details

Tenancy	Single	Drive Ins	3 total/ 12' w x 12' h
Docks	None	Levelers	None
Clear Height	14'	Crane	None
Building FAR	0.18		
Parking Spaces	8 Surface Spaces; Ratio of 1.01/1,000 SF		

Transaction Details

Sale Date	9/6/2024	Sale Price	\$470,000 (\$59.34/SF)
Land Price	\$465,342/AC (\$10.68/SF)	Hold Period	158 Months
Recording Date	10/4/2024	Zoning	Industrial
% Improved	62.18%	Document Number	2234-0317
Parcel Number	BLOO-000300-000000-000301-001043, BLOO-000021-000000-000053		

Previous Sale

Sale Date	7/14/2011	Sale Price	\$327,000 (\$41.29/SF)
Sale Type	Owner User	Comp ID	2162962
Comp Status	Research Complete		



26 Tobey Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Manufacturing

Sale Summary

Sold	5/8/2024
Sale Price	\$460,000 (\$41.73/SF)
RBA (% Leased)	11,023 SF (100%)
Price Status	Confirmed
Built/Renovated	1974/2017
Land Area	2.20 AC/95,832 SF
Sale Comp Status	Research Complete
Sale Comp ID	6735977
Parcel Numbers	BLOO-000881-000000-001002



Contacts

Type	Name	Location	Phone
Recorded Buyer	26 Tobey Rd Llc	-	-
Buyer Broker	None on the deal	-	-
Recorded Seller	Wright Dana	-	-
Listing Broker	None on the deal	-	-

Property Details

Tenancy	Single	Drive Ins	2 total/ 10' w x 10' h
Docks	1 exterior	Levelers	1 exterior
Cross Docks	None	Clear Height	16'
Column Spacing	26'w x 30'd	Crane	None
Power	2,000a/208 - 220v 3p 4w Heavy	Building FAR	0.12
Parking Spaces	77 Surface Spaces; Ratio of 6.99/1,000 SF		

Transaction Details

Sale Date	5/8/2024	Sale Price	\$460,000 (\$41.73/SF)
Land Price	\$209,091/AC (\$4.80/SF)	Sale Type	Investment
On Market	174 Days	Hold Period	143 Months
Recording Date	5/10/2024	Zoning	I-1
% Improved	79.57%	Document Number	2218-0103
Parcel Number	BLOO-000881-000000-001002		

Loan

1st Mortgage

Balance	\$400,000
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26 Tobey Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Manufacturing

Previous Sale

Sale Date	6/20/2012	Sale Price	\$325,000 (\$29.48/SF)
Sale Type	Owner User	Comp ID	2502740
Comp Status	Research Complete	Sale Conditions	REO Sale



35 Barber Pond Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Warehouse

Sale Summary

Sold	1/18/2024
Sale Price	\$560,000 (\$93.33/SF)
RBA (% Leased)	6,000 SF (0%)
Price Status	Confirmed
Built	1974
Land Area	0.75 AC/32,670 SF
Sale Comp Status	Research Complete
Sale Comp ID	6651688
Parcel Numbers	BLOO-000374-000000-000375-001034



Contacts

Type	Name	Location	Phone
Recorded Buyer	Cz Real Estate Llc	-	-
True Buyer	Zivorad Tomic	Bloomfield, CT 06002	(860) 255-7056
Contacts	Zivorad Tomic (860) 255-7056		
Buyer Broker	None on the deal	-	-
Recorded Seller	Tamemi Llc	-	-
True Seller	Tamemi LLC	Bloomfield, CT 06002	(203) 291-9083
Contacts	Bruce Robbin		
Listing Broker	The Wilson Company of CT, Realtors	Manchester, CT 06040	(860) 643-1108
Contacts	Daniel Wilson (860) 643-1108		

Property Details

Tenancy	Single	Drive Ins	3 total/ 10' w x 10' h
Docks	None	Levelers	None
Building FAR	0.18		
Parking Spaces	12 Surface Spaces; Ratio of 2.00/1,000 SF		

Transaction Details

Sale Date	1/18/2024	Sale Price	\$560,000 (\$93.33/SF)
Land Price	\$746,667/AC (\$17.14/SF)	Sale Type	Owner User
Hold Period	114 Months	Zoning	I-2
% Improved	78.23%		
Parcel Number	BLOO-000374-000000-000375-001034		

Previous Sale

Sale Date	7/30/2014	Sale Price	\$300,000 (\$50/SF)
Comp ID	3109444	Comp Status	Public Record



97 W Dudley Town Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Flex

Sale Summary

Sold	11/2/2023
Sale Price	\$745,000 (\$66.82/SF)
RBA (% Leased)	11,149 SF (100%)
Price Status	Confirmed
Built	1986
Land Area	2.29 AC/99,752 SF
Sale Comp Status	Research Complete
Sale Comp ID	6557640
Parcel Numbers	BLOO-000300-000000-003005



Contacts

Type	Name	Location	Phone
Recorded Buyer	97 West Dudley Town Rd LI	-	-
True Buyer	Jean Burns	Ellington, CT 06029	(860) 716-6497
Contacts	Jean Burns (860) 716-6497		
Buyer Broker	Colliers	Hartford, CT 06114	(860) 249-6521
Contacts	Christian Dietz (860) 877-5880		
Recorded Seller	Suburban Services, Inc.	Bloomfield, CT 06002	(860) 243-2966
Recorded Seller	Worlund Trudi	-	-
True Seller	Suburban Services, Inc.	Bloomfield, CT 06002	(860) 243-2966
Listing Broker	Sentry Commercial	Hartford, CT 06103	(860) 528-0884
Contacts	Kathryn Colombie (802) 430-4307, Mark Duclos (860) 983-5630		

Property Details

Tenancy	Multi	Drive Ins	9 total/ 10' w x 14' h
Docks	None	Levelers	None
Crane	None	Building FAR	0.11
Parking Spaces	35 Surface Spaces; Ratio of 3.14/1,000 SF		

Transaction Details

Sale Date	11/2/2023	Sale Price	\$745,000 (\$66.82/SF)
Land Price	\$325,329/AC (\$7.47/SF)	Sale Type	Investment
On Market	213 Days	Hold Period	20+ Years
Recording Date	10/26/2023	Zoning	I-2
% Improved	70.42%	Document Number	2199-0017
Parcel Number	BLOO-000300-000000-003005		



Sale Summary

Sold	6/8/2023
Sale Price	\$660,000 (\$67.94/SF)
RBA (% Leased)	9,715 SF (1.1%)
Price Status	Confirmed
Built/Renovated	1969/2008
Land Area	0.83 AC/36,155 SF
Sale Comp Status	Research Complete
Sale Comp ID	6437437
Parcel Numbers	BLOO-000881-000000-000089-000003-10



Contacts

Type	Name	Location	Phone
Recorded Buyer	Abn Property Mgmt Llc	-	(718) 628-3789
True Buyer	Radu Negoescu	Glendale, NY 11385	(718) 275-5171
Contacts	Radu Negoescu (718) 628-3789		
Buyer Broker	None on the deal	-	-
Recorded Seller	Rks Realty Llc	-	(860) 757-3290
True Seller	RKS Realty LLC	Storrs Mansfield, CT 06268	(860) 757-3290
Contacts	Richard Susca (860) 757-3290		
Listing Broker	Sentry Commercial	Hartford, CT 06103	(860) 528-0884
Contacts	Chris Duclos (860) 922-6481		

Property Details

Tenancy	Single	Drive Ins	3 total/ 10' w x 10' h
Docks	1 exterior	Levelers	None
Clear Height	15'	Power	400a/120 - 208v 3p
Building FAR	0.27		
Parking Spaces	12 Surface Spaces; 7 Reserved Spaces; Ratio of 1.96/1,000 SF		

Transaction Details

Sale Date	6/8/2023	Sale Price	\$660,000 (\$67.94/SF)
Land Price	\$795,176/AC (\$18.25/SF)	Sale Type	Owner User
On Market	185 Days	Hold Period	174 Months
Recording Date	6/13/2023	Zoning	I-1
% Improved	78.72%	Document Number	2185-0176
Parcel Number	BLOO-000881-000000-000089-000003-101		



78 Granby St

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Warehouse

Previous Sale

Sale Date	12/30/2008	Sale Price	\$305,000 (\$31.39/SF)
Sale Type	Investment or Owner User	Comp ID	1646424
Comp Status	Research Complete		



24 Tobey Rd

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Warehouse

Sale Summary

Sold	3/9/2023
Sale Price	\$820,000 (\$70.09/SF)
RBA (% Leased)	11,700 SF (100%)
Price Status	Confirmed
Built	1965
Land Area	1.15 AC/50,094 SF
Sale Comp Status	Research Complete
Sale Comp ID	6329219
Parcel Numbers	BLOO-000881-000000-000011



Contacts

Type	Name	Location	Phone
Recorded Buyer	Champion Properties CT, LLC	-	-
True Buyer	Steven Sucharski	Upper Saddle River, NJ 07458	(646) 784-0866
Contacts	Steven Sucharski (215) 990-9033		
Buyer Broker	Sentry Commercial	Hartford, CT 06103	(860) 528-0884
Contacts	David Murdock (860) 983-0029		
Recorded Seller	Tobey-Mosey Corner LLC	Bloomfield, CT 06002	-
True Seller	Blake Johnson Property Management	Bloomfield, CT 06002	(860) 242-3637
Contacts	Blake Johnson (860) 818-0542		
Listing Broker	Sentry Commercial	Hartford, CT 06103	(860) 528-0884
Contacts	David Murdock (860) 983-0029		

Property Details

Tenancy	Multi	Drive Ins	None
Docks	None	Levelers	None
Clear Height	12'	Power	400a/120 - 208v 3p
Building FAR	0.23		
Parking Spaces	6 Surface Spaces; Ratio of 3.84/1,000 SF		

Transaction Details

Sale Date	3/9/2023	Sale Price	\$820,000 (\$70.09/SF)
Land Price	\$713,043/AC (\$16.37/SF)	Sale Type	Investment
On Market	406 Days	Hold Period	20+ Years
Zoning	I-1	% Improved	81.52%
Parcel Number	BLOO-000881-000000-000011		



Sale Summary

Sold	12/5/2022
Sale Price	\$542,865 (\$29.45/SF)
RBA (% Leased)	18,432 SF (0%)
Price Status	Allocated
Built	1988
Land Area	1.66 AC/72,310 SF
Sale Comp Status	Research Complete
Sale Comp ID	6232227



Contacts

Type	Name	Location	Phone
True Buyer	NAI Parsons Commercial Group - Boston	Natick, MA 01760	(508) 820-2700
Contacts	John Parsons (508) 641-1666		
True Buyer	Shorelight Real Estate	Westborough, MA 01581	(617) 230-5027
Contacts	Steffen Panzone (617) 230-5027		
Buyer Broker	Avison Young	Hartford, CT 06103	(860) 327-8330
Contacts	Maurice Smith (860) 327-8304		
Buyer Broker	NAI Parsons Commercial Group - Boston	Natick, MA 01760	(508) 820-2700
Contacts	John Parsons (508) 641-1666, Victor Galvani (508) 479-3287		
True Seller	INDUS Realty Trust	New York, NY 10022	(212) 218-7910
Listing Broker	Avison Young	Boston, MA 02109	(617) 250-7600
Contacts	Scott Jamieson (978) 884-6047		

Property Details

Tenancy	Single	Drive Ins	2 total/ 12' w x 14' h
Docks	3 exterior	Levelers	None
Clear Height	16'5"	Column Spacing	32'w
Crane	None	Sprinklers	Wet
Power	1,200a/250v 3p Heavy	Building FAR	0.25
Parking Spaces	80 Surface Spaces; Ratio of 4.34/1,000 SF		

Transaction Details

Sale Date	12/5/2022	Sale Price	\$542,865 (\$29.45/SF)
Land Price	\$327,025/AC (\$7.51/SF)	Sale Type	Investment
Hold Period	20+ Years		



125 Old Iron Ore Rd - Rear Building (Part of a 2-Property Sale)

Bloomfield, CT 06002 (Hartford County) - Bloomfield Submarket



Flex

Sale Summary

Sold	6/14/2022
Sale Price	\$454,545 (\$36.36/SF)
RBA (% Leased)	12,500 SF (100%)
Price Status	Allocated
Built	1990
Sale Comp Status	Research Complete
Sale Comp ID	6068340
Parcel Numbers	BLOO-000301-000000-002007



Contacts

Type	Name	Location	Phone
Recorded Buyer	125 Old Iron Ore Rd Llc	-	-
True Buyer	Cynthia Delmaro	Meriden, CT 06451	(203) 440-3927
Contacts	Cynthia Delmaro (614) 296-4292		
Buyer Broker	None on the deal	-	-
Recorded Seller	Fjs Properties Llc	-	-
True Seller	Sponzo Enterprizes	Bloomfield, CT 06002	(860) 243-9370
Contacts	Frank Sponzo (860) 798-8864		
Listing Broker	None on the deal	-	-

Property Details

Tenancy	Multi	Drive Ins	1 total/ 9' w x 12' h
Docks	None	Levelers	None
Clear Height	25'		
Parking Spaces	25 Surface Spaces; Ratio of 2.00/1,000 SF		

Transaction Details

Sale Date	6/14/2022	Sale Price	\$454,545 (\$36.36/SF)
Sale Type	Owner User	Hold Period	20+ Years
Recording Date	6/16/2022	Document Number	2149-0087



Sale Summary

Sold	12/13/2021
Sale Price	\$700,000 (\$70.00/SF)
RBA (% Leased)	10,000 SF (100%)
Price Status	Confirmed
Built	1982
Land Area	2.66 AC/115,870 SF
Sale Comp Status	Research Complete
Sale Comp ID	5795494



Contacts

Type	Name	Location	Phone
Buyer Broker	RM Bradley Brokerage Company	Hartford, CT 06103	(860) 278-2040
Contacts	Scott Macbeth (860) 978-3988		
Recorded Seller	SavATree	Bloomfield, CT 06002	(860) 688-9300
True Seller	SavATree	Bloomfield, CT 06002	(860) 688-9300
Contacts	Shelby Lamarre (860) 688-9300		
Listing Broker	RM Bradley Brokerage Company	Hartford, CT 06103	(860) 278-2040
Contacts	Scott Macbeth (860) 978-3988		

Property Details

Tenancy	Single	Drive Ins	2 total/ 12' w x 12' h
Docks	None	Levelers	None
Clear Height	15'	Crane	None
Building FAR	0.09		
Parking Spaces	10 Surface Spaces; Ratio of 1.00/1,000 SF		

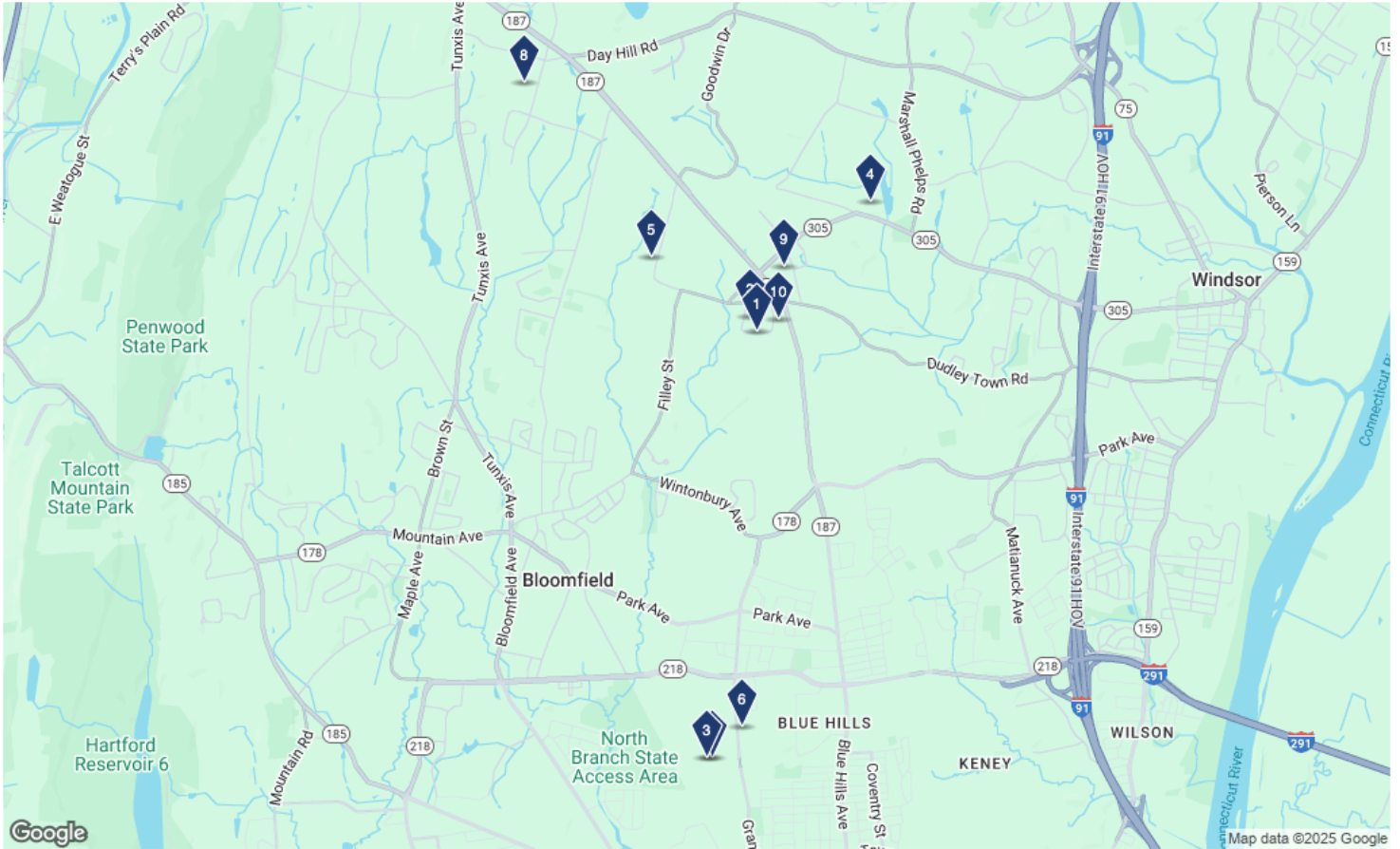
Transaction Details

Sale Date	12/13/2021	Sale Price	\$700,000 (\$70.00/SF)
Land Price	\$263,157/AC (\$6.04/SF)	Sale Type	Investment
On Market	199 Days	Hold Period	102 Months
Zoning	I-2		

Previous Sale

Sale Date	6/1/2013	Sale Price	\$290,000 (\$29/SF)
Sale Type	Investment	Comp ID	2824350
Comp Status	Research Complete		

Map with One Line Comp Info Report



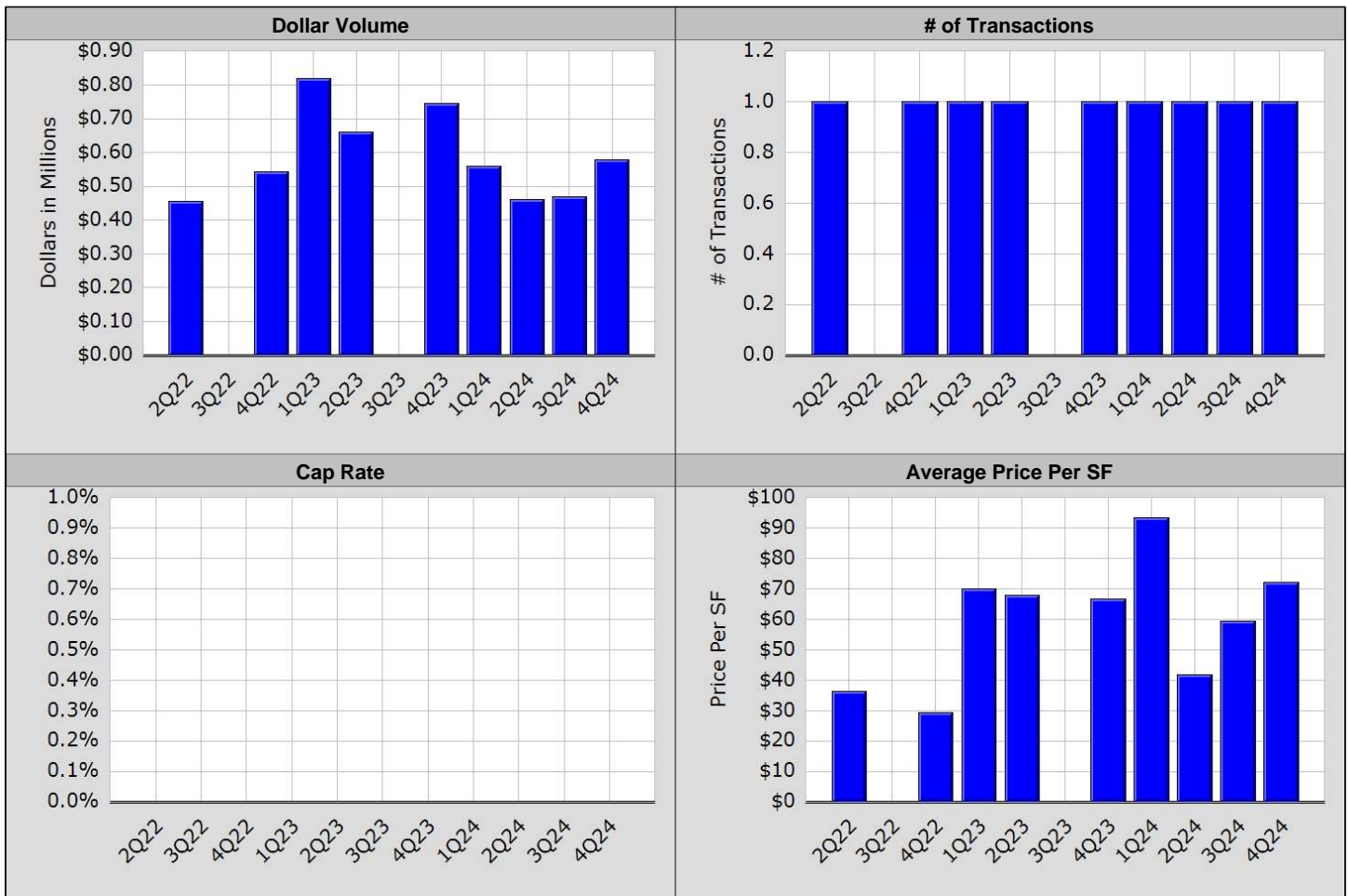
Sale Comps List

Property Name Address	City	Type	Size	Sale Information
1 20 Northwood Drive 20 Northwood Dr	Bloomfield	Warehouse ★★★★☆	8,020 SF	Sold: \$579,000 (\$72.19/SF)
2 Northwood Industrial Park 8 Southwood Dr	Bloomfield	Manufacturing ★★★★☆	7,920 SF	Sold: \$470,000 (\$59.34/SF)
3 26 Tobey Rd	Bloomfield	Manufacturing ★★★★☆	11,023 SF	Sold: \$460,000 (\$41.73/SF)
4 35 Barber Pond Rd	Bloomfield	Warehouse ★★★★☆	6,000 SF	Sold: \$560,000 (\$93.33/SF)
5 97 W Dudley Town Rd	Bloomfield	Flex ★★★★☆	11,149 SF	Sold: \$745,000 (\$66.82/SF)
6 78 Granby St	Bloomfield	Warehouse ★★★★☆	9,715 SF	Sold: \$660,000 (\$67.94/SF)
7 24 Tobey Rd	Bloomfield	Warehouse ★★★★☆	11,700 SF	Sold: \$820,000 (\$70.09/SF)
8 Multi-Property Sale 210 W Newberry Rd	Bloomfield	Industrial ★★★★☆	18,432 SF	Sold: \$542,865 (\$29.45/SF)
9 Rear Building 125 Old Iron Ore Rd	Bloomfield	Flex ★★★★☆	12,500 SF	Sold: \$454,545 (\$36.36/SF)

Sale Comps List (Continued)

	Property Name Address	City	Type	Size	Sale Information
10	Northwood Industrial Park 10 Northwood Dr	Bloomfield	Manufacturing ★★★★☆	10,000 SF	Sold: \$700,000 (\$70.00/SF)

Trend Report



Report Time Frame: 4/1/2022 - 3/16/2025
 Sale Date: from 1/1/2018

Legend:		Sold Transactions	
Current Survey			
Sold Transactions	█		
Time Interval - Quarterly			
Number of Transactions			9
Total Dollar Volume		\$5,291,410	
Total Bldg Square Feet		96,459	
Total Land in Acres		10.89	
Total Land in SF		474,368	
Average Price		\$587,934	
Average Number of SF		10,718	
Average Price Per Bldg SF		\$54.86	
Median Price Per SF		\$66.82	
Average Number of Acres		1.36	
Average Number of SF(Land)		59,296	
Average Price Per Unit		-	
Median Price Per Unit		-	
Average Number of Units		-	
Actual Cap Rate		-	

Survey Criteria

basic criteria: Type of Property - **Industrial, Flex**; Property Size - **4,000 - 20,000 SF**; Year Built - **1930 - 1990**; Sale Date - **from 1/1/2018**; Sale Status - **Sold, Under Contract/Pending**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; Exclude Non-Arms Length Comps - **Yes**

geography criteria: City - **Bloomfield, CT**

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

Trend Report

	2Q22 04/1-6/30/22	4Q22 10/1-12/31/22	1Q23 01/1-3/31/23	2Q23 04/1-6/30/23
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	1	1	1	1
Total Dollar Volume	\$454,545	\$542,865	\$820,000	\$660,000
Total Bldg Square Feet	12,500	18,432	11,700	9,715
Total Land in Acres	-	1.66	1.15	0.83
Total Land in SF	-	72,310	50,094	36,155
Average Price	\$454,545	\$542,865	\$820,000	\$660,000
Average Number of SF	12,500	18,432	11,700	9,715
Average Price Per Bldg SF	\$36.36	\$29.45	\$70.09	\$67.94
Median Price Per SF	\$36.36	\$29.45	\$70.09	\$67.94
Average Number of Acres	-	1.66	1.15	0.83
Average Number of SF(Land)	-	72,310	50,094	36,155
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	-	-	-	-

	4Q23 10/1-12/31/23	1Q24 01/1-3/31/24	2Q24 04/1-6/30/24	3Q24 07/1-9/30/24
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	1	1	1	1
Total Dollar Volume	\$745,000	\$560,000	\$460,000	\$470,000
Total Bldg Square Feet	11,149	6,000	11,023	7,920
Total Land in Acres	2.29	0.75	2.20	1.01
Total Land in SF	99,752	32,670	95,832	43,996
Average Price	\$745,000	\$560,000	\$460,000	\$470,000
Average Number of SF	11,149	6,000	11,023	7,920
Average Price Per Bldg SF	\$66.82	\$93.33	\$41.73	\$59.34
Median Price Per SF	\$66.82	\$93.33	\$41.73	\$59.34
Average Number of Acres	2.29	0.75	2.20	1.01
Average Number of SF(Land)	99,752	32,670	95,832	43,996
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	-	-	-	-

	4Q24 10/1-12/31/24			
	Sold Transaction			
Number of Transactions	1			
Total Dollar Volume	\$579,000			
Total Bldg Square Feet	8,020			
Total Land in Acres	1.00			
Total Land in SF	43,560			
Average Price	\$579,000			
Average Number of SF	8,020			
Average Price Per Bldg SF	\$72.19			
Median Price Per SF	\$72.19			
Average Number of Acres	1.00			
Average Number of SF(Land)	43,560			
Average Price Per Unit	-			
Median Price Per Unit	-			
Average Number of Units	-			
Actual Cap Rate	-			