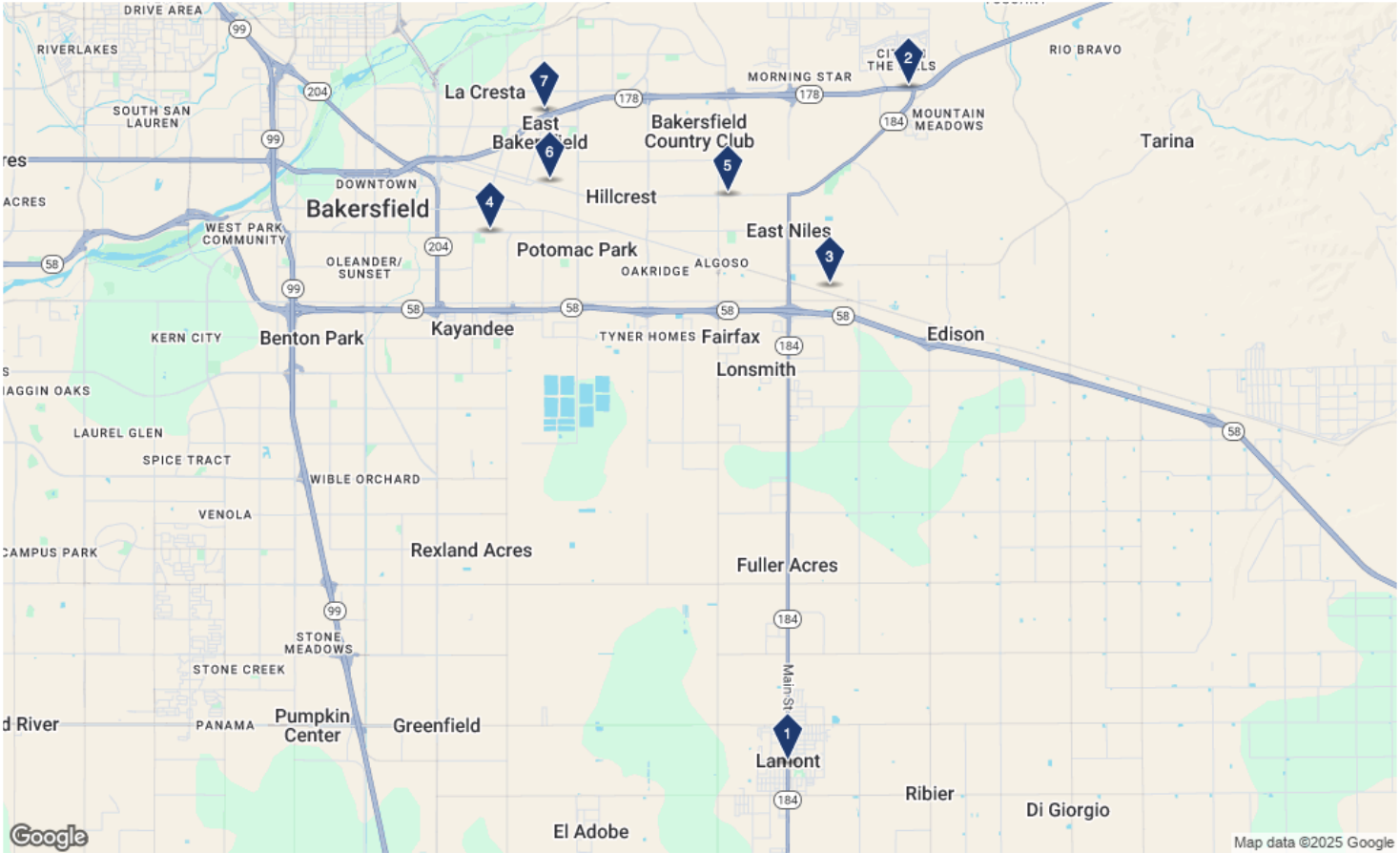


Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$280,500	\$795,214	\$365,000	\$1,600,000
Sale Price Per SF	\$6	\$16	\$13	\$61
Cap Rate	-	-	-	-
Sale Price Per AC	\$278,626	\$695,813	\$556,604	\$2,666,667
Property Attributes	Low	Average	Median	High
Land Area AC	0.34 AC	1.14 AC	0.88 AC	3.31 AC
Land Area SF	14,810 SF	49,783 SF	38,332 SF	144,184 SF
Star Rating	☆☆☆☆ 0	☆☆☆☆ 0.9	☆☆☆☆ 0	★★★★★ 2

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	10601 Main St Lamont, CA 93241	Land	-	0.34 AC	9/25/2024	\$280,500 (\$825,022.28/AC)	-
2	10807 Hwy 178 Bakersfield, CA 93306	Land ★★★★☆	-	3.31 AC (0%)	3/4/2025	\$1,400,000 (\$422,959.55/AC)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
3	Edison Hwy & Skycrest Ave. Bakersfield, CA 93307	Land ★ ★ ☆ ☆ ☆	-	1.31 AC (0%)	7/8/2024	\$365,000 (\$278,624.00/AC)	-
4	1029 E California Ave Bakersfield, CA 93304	Land	-	1.03 AC	12/30/2024	\$1,300,000 (\$1,262,130.30/- AC)	-
5	6711 Niles St Bakersfield, CA 93306	Land	-	0.60 AC (0%)	6/14/2024	\$1,600,000 (\$2,666,666.67/- AC)	-
6	1726 Niles St Bakersfield, CA 93305	Land ★ ★ ☆ ☆ ☆	-	0.53 AC	5/20/2024	\$295,000 (\$556,598.95/AC)	-
7	2421 Haley St Bakersfield, CA 93305	Land	-	0.88 AC	9/8/2023	\$326,000 (\$370,462.28/AC)	-