

Large Commercial & Industrial Facilities over approximately 7,500 sq feet.

PIN	UNIT	CLASS	ADDRESS	SALE DATE	DOCUMENT LIBER/PAGE	TERMS	CONFIDENTIAL/ADJ	SALE PRICE	LAND VALL	LAND IMP	RES BUILD 'AG	BUILD \COM	BUILD V/
052-234-020-10		52	301 100 HARBOR DR (PV	7/10/2021	CD	1315/130	03-ARM'S I Yes	15,540,566	391,375	-	-	-	26,413,340
004-034-028-00		4	201 06684 US 31 S	8/10/2020	WD	1266/868	03-ARM'S I Yes	2,500,000	484,375	-	-	-	2,868,442
004-034-020-10		4	201 06725 US 31 S	7/16/2020	WD	1265/779	03-ARM'S I Yes	645,000	229,946	-	-	-	1,446,671
AFTER STUDY PERIOD													
051-301-004-10		51	301 1254 BOYNE AVE	7/27/2022	CD	1354/973	03-ARM'S I No	1,500,000	386,163	-	-	-	2,089,352
BEFORE STUDY PERIOD													
052-124-012-10		52	301 8911 MARTIN RD	4/25/2019	WD	1220/832	03-ARM'S I Yes	322,440	68,800	-	-	-	556,598
053-023-082-10		53	201 530 MAPLE ST	1/10/2019	WD	1213/262	03-ARM'S I No	600,000	105,268	-	-	-	1,382,245

Sales Outside Study Period:

Parcel Number	Address	Sale Date	Doc Type	Terms	Sales Price	Land Value	Improvements	Building	Res
009-002-061-25	301 5339 M-66 N	3/22/2013	MLC	NOT USED	899,000	899,000	324,733	574,267	-
009-002-048-15	301 5965 LOEB RI	6/11/2013	WD	ARMS LEN	350,000	350,000	181,505	168,495	-
051-300-006-00	301 206 AIR INDU	2/1/2015	LC	ARMS LEN	140,000	140,000	31,170	108,830	-
051-306-014-10	201 827 MOLL DR	1/18/2016	WD	ARMS LEN	895,000	895,000	77,928	774,513	42,559
052-130-005-10	301 12501 TAYLO	8/15/2016	WDT	ARMS LEN	720,000	720,000	78,132	641,868	-
									226,797

No Large facility sales in Hayes Twp. Regional data was gathered and parcels were reviewed.

Insufficient sales in study period to calculate an ECF. Based on historic sales, current sale, and review of overall industrial and commercial market estimating ECF at 0.465