

2022/2023
INDUSTRIAL LAND ANALYSIS

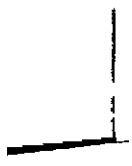
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
096-010-10	RESEARCH DR	12/15/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$19,700	\$42,958	\$65,000	\$42,358	1.43	1.43	\$45,455
041-550-015-00	RESEARCH DR	12/15/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$19,700	\$42,958	\$65,000	\$42,358	1.43	1.43	\$45,455
011-024-015-30	205 GRAHAM RD	06/29/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$105,100	\$235,876	\$405,661	\$61,537	8.75	5.72	\$46,361
TOTALS FOR TOWNSHIPS:													
119-83-200-500-00	620 INDUSTRIAL PARK	11/06/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$309,800	\$793,961	\$367,260	\$61,221	2.76	1.24	\$133,258
121-18-114-040-00	WHITNEY DR	10/02/20	\$110,000	M/C	19-MULTI PARCEL ARM'S	\$110,000	\$60,900	\$81,090	\$110,000	\$81,090	1.82	0.61	\$60,307
121-31-106-040-00	MCCORMICK DR	09/20/21	\$650,050	LC	19-MULTI PARCEL ARM'S	\$650,050	\$191,900	\$543,155	\$166,232	\$59,337	1.98	0.93	\$84,083
121-40-401-040-00	83 S ELM ST	12/22/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$244,400	\$794,260	\$176,674	\$220,934	5.85	5.85	\$30,201
121-31-101-040-00	555 S COURT ST	09/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,400	\$193,608	\$29,097	\$22,705	0.44	0.44	\$66,432
121-31-129-040-00	400 MCCORMICK DR	01/26/22	\$1,382,250	WD	03-ARM'S LENGTH	\$1,382,250	\$503,300	\$873,367	\$508,883	\$117,890	3.98	3.98	\$127,860
Totals For \$6,932,300													
Sale Ratio =>													
Std. Dev. =>													
Average per FF=>													
Average per Net Acre 62,756.43 per SqFt=>													

The vacant sales along with the residual sales analysis indicate no change in industrial land for 2023. Most of the weight was given to the vacant land sales (those highlighted in red).

REMOVED FROM STUDY

001-130-001-00	701 VAN DYKE RD	05/01/20	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$121,600	\$429,587	\$827,874	\$57,484	9.1	1.94	\$426,711
120-83-464-040-00	1470 IMLAY CITY RD	07/18/21	\$3,075,000	WD	03-ARM'S LENGTH	\$3,075,000	\$581,500	\$1,203,601	\$1,973,295	\$101,896	3.44	3.44	\$573,632
121-29-952-040-00	1356 IMLAY CITY RD	10/04/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$248,300	\$434,345	\$321,472	\$144,000	0.34	0.34	\$956,762
008-011-115-90	RAD CENTER VAN	08/02/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$71,300	\$44,344	\$40,000	\$40,000	1.126	1.126	\$35,552
013-130-040-00	900 MCCORMICK DR	12/28/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$104,600	\$248,610	\$203,619	\$182,225	6.4	6.44	\$310,083

3+ arms - \$10,000/acre
0-1 arm - \$20,000/acre
1-3 arms - \$10,000/acre



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Dollars/SqFt	CURRENT \$/SF	Actual Front	Other Parcels in Sale	Class
\$0.72	\$0.68	0.00		302
\$1.04	\$0.68	288.00		302

\$0.16	\$0.16	0.00	011-024-015-20	001
\$0.79	\$0.53			

\$0.39	\$0.51	0.00	119-83-200-400-00	001
\$3.06	\$0.51	0.00	119-83-200-400-00	001

\$2.66	\$1.02	0.00	120-97-300-10-00-301	
\$1.38	\$1.02	300.00	121-18-115-040-00	302
\$1.93	\$0.68	0.00	121-31-107-040-00	302

\$0.95	\$1.19	0.00		301
\$0.29	\$0.31	0.00		301

\$2.97	\$0.68	0.00		301
\$1.44	\$0.85			

\$1.44

\$9.80	0.00	0.00		301
\$13.17	0.00			301
\$21.96	120.00			001

\$0.08				301
\$7.33	731.62			301

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