

Retail and Office Sales Grid Examples

Improved Sales Chart						
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Date of Sale:	N/A	08-2024	01-2024	06-2023	12-2020	02-2020
Identification:	The Loft/Wild Willy's Casino	Tippy Cow Café	Doc & Eddy's	Casino Mardi Gras	Beartooth Bar & Grill	Dos Machos Restaurant
Address:	1123 1st Avenue North, Billings	279 Airport Road, Billings	927 S. 32nd Street, Billings	4100 King Avenue West, Billings	305 South 1st Avenue, Laurel	980 S. 24th Street West, Billings
H & B Use:	Bar/Casino/Restaurant	Restaurant	Restaurant/Bar/Casino/Office	Bar/Casino	Bar/Casino/Restaurant	Bar/Casino/Restaurant
Year Built:	1930/R2006	1977/R2000		2005	2007	1998/R2014
Effective Age:	12 yrs.	10 yrs.	7 yrs.	7 yrs.	7 yrs.	15 yrs.
Site Area SF:	62,375	37,592	84,684	36,271	15,000	74,339
Bldg. Size:	8,766	3,280	9,120	4,284	3,996	8,349
Qual/Cond.:	Aver./Aver.+	Aver./Aver.+	Aver./Aver.+	Good/Good	Aver./Aver.+	Aver./Aver.
Sales Price:	N/A	\$1,155,000	\$1,415,000	\$1,300,000	\$525,000	\$1,850,000
Overall \$/SF:	N/A	\$352.13	\$155.15	\$303.45	\$131.38	\$221.58
CAP Rate:	-	6.24%	6.61%	5.64%	7.39%	5.98%
Prop. Rights:	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing:	Cash to Seller	-	-	-	-	-
Cond. Sale:	Typical	-	-	-	-	-
Expenditures:	None	-	-	-	-	-
Market Cond.:	Current	-	-	-	Inferior	Inferior
Adjustment:	-	-	-	-	5.0%	10.0%
Adj. Price/SF:	N/A	\$352.13	\$155.15	\$303.45	\$137.95	\$243.74
Location:	Good	Superior	Superior	Superior	Inferior	Superior
H & B Use:	Bar/Casino/Restaurant	-	Superior	Inferior	-	-
Effective Age:	12 yrs.	-	Superior	Superior	Superior	-
Site Size/SF:	62,375	Inferior	Superior	Inferior	Inferior	Superior
Bldg. Size/SF:	8,766	Superior	-	Superior	Superior	-
Qual/Cond.:	Aver./Aver.+	-	-	Superior	-	Inferior
Overall Comparability	-	Superior	Superior	Superior	Similar	Superior

Improved Sales Chart								
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7
Date of Sale:	N/A	01-2024	12-2023	04-2023	04-2023	03-2023	12-2022	04-2022
Address:	3415 Avenue E	2651 Hillcrest Drive	271 West County Line Road	3702 South State Street	45 Inverness Drive East	445 Lake Street East	1302 Golden Valley Circle, Ste 1	1910-1918 Lelaray Street
City, State:	Billings, MT	Hudson, WI	Littleton, CO	South Salt Lake, UT	Englewood, Co	Wayzata, MN	Billings, MT	Colorado Springs, CO
H & B Use:	Medical office w/surgical	Medical office w/surgical	Medical office	Medical office	Medical office w/surgical	Medical office w/surgical	Medical office	Medical office
Year Built/Ren.:	2025	2023	2000	2018	2019	1988/R2007	2023	2010
Site Size/SF:	47,123	740,520	55,857	186,872	167,270	37,462	38,385	93,218
Bldg. Size/SF:	6,752	160,000	23,160	51,591	55,602	40,128	6,295	19,187
Sales Price:	N/A	\$72,750,000	\$9,500,000	\$28,915,000	\$25,000,000	\$25,700,000	\$3,415,000	\$10,600,000
Price/SF Bldg:	N/A	\$454.69	\$410.19	\$560.47	\$449.62	\$640.45	\$542.49	\$552.46
Prop. Rights:	Fee Simple	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Fee Simple	Leased Fee
Financing:	Cash to Seller	-	-	-	-	-	-	-
Cond. Sale:	Typical	-	-	-	-	-	-	-
Expenditures:	N/A	-	-	-	-	-	-	-
Market Cond.:	Current	-	-	-	-	-	-	-
Adj. Price/SF:	N/A	\$454.69	\$410.19	\$560.47	\$449.62	\$640.45	\$542.49	\$552.46
Location:	Good	Inferior	Superior	Superior	Superior	Superior	-	Superior
H & B Use:	Medical office w/surgical	-	Inferior	Inferior	-	-	Inferior	Inferior
Year Built/Ren.:	2025	-	Inferior	Inferior	Inferior	Inferior	-	Inferior
Site Size/SF:	47,123	Superior	-	Superior	Superior	-	-	Superior
Bldg. Size/SF:	6,752	Inferior	Inferior	Inferior	Inferior	Inferior	-	Inferior
Overall Comparability:	N/A	Inferior	Inferior	Inferior	Inferior	Similar	Inferior	Inferior

Industrial Sales Grid Examples

<i>Improved Sales Chart</i>						
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Date of Sale:	N/A	03-2023	02-2023	07-2022	07-2022	02-2021
Address:	6767 Tun Tavern Rd.	12000 Mexico Farms Rd. SE	2290 S. Canal Rd.	2002 International Blvd.	3225 W. Wildwood Dr.	2105 Boge Avenue
City, State:	Billings, MT	Cumberland, MD	Lansing, MI	Augusta, GA	Grand Island, NE	Idaho Falls, ID
Data Source:	N/A	Broker/CoStar	Broker/CoStar	Broker/CoStar	Broker/CoStar	Broker/CoStar
H & B Use:	Distribution	Distribution	Distribution	Distribution	Distribution	Distribution
Tenant:	Amazon	FedEx	FedEx	FedEx	FedEx	Elevation Labs
Tenant Rating (S&P):	AA-	BBB+	BBB+	BBB+	BBB+	N/A
Year Built:	2024	2023	2013	2022	2022	2017
Size Site/Acres:	9.77	43.84	17.13	57.13	33.35	6.75
Size/SF Bldg.:	39,600	192,770	147,258	226,000	217,000	79,184
Sales Price:	N/A	\$43,159,462	\$24,785,202	\$37,996,000	\$36,961,135	\$14,500,000
\$/SF Building:	N/A	\$223.89	\$168.31	\$168.12	\$170.33	\$183.12
CAP Rate:	N/A	N/A	5.44%	5.30%	5.25%	5.82%
Tenant:	Very Good	Inferior	Inferior	Inferior	Inferior	Inferior
Year Built:	2024	Similar	Inferior	Inferior	Inferior	Inferior
Size Site/Acres:	9.77	Superior	Superior	Superior	Superior	Similar
Size/SF Bldg.:	39,600	Inferior	Inferior	Inferior	Inferior	Inferior
Overall Comparability:	N/A	Inferior	Inferior	Inferior	Inferior	Inferior

(Note that the “tenant” and “tenant rating” will also be used in retail and office sales grids

<i>Improved Sales Chart</i>					
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date of Sale:	N/A	Pending	10-2023	09-2023	08-2023
Address:	9428 Anglers Way	3212 Southern Sky Lane	707 Wagon Trail East	6607 Western Way	6907 Entryway Drive
H & B Use:	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial
Year Built:	2019	2024	2021	2023	2023
Effective Age:	2 yrs.	New	< 2 yrs.	New	New
Size/SF Bldg.:	8,860	7,200	6,840	6,115	11,950
% Office:	28%	33%	25%	27%	15%
Sidewall Hght:	18'	18' - 23'	16' - 21'	16' - 21'	20'
Qual./Cond.:	Vy. Good/Good+	Vy. Good/New	Good/Good	Good/New	Vy. Good/New
Sales Price:	-	\$1,220,260	\$815,000	\$830,000	\$1,750,000
Land Value:	-	\$165,000	\$92,565	\$96,598	\$324,135
Bldg Value:	-	\$1,055,260	\$722,435	\$733,402	\$1,425,865
\$/SF Bldg.:	-	\$146.56	\$105.62	\$119.93	\$119.32
CAP Rate:	-	6.98%	6.75%	6.18%	6.21%
Prop. Rights:	Fee Simple	Leased Fee	Leased Fee	Fee Simple	Fee Simple
Financing:	Cash to Seller	-	-	-	-
Cond. Sale:	Typical	-	-	-	-
Expenditures:	None	-	-	-	-
Market Cond.:	Current	-	-	-	-
Adj. Price/SF:	-	\$146.56	\$105.62	\$119.93	\$119.32
Effective Age:	2 yrs.	Superior	-	Superior	Superior
Size/SF Bldg.:	8,860	-	-	-	Inferior
% Office:	28%	Superior	-	-	Inferior
Sidewall Hght:	18'	Superior	-	-	Superior
Qual./Cond.:	Vy. Good/Good+	Superior	Inferior	Inferior	Superior
Overall Comparability:	N/A	Superior	Inferior	Similar	Similar

<i>Improved Sales Chart</i>					
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date of Sale:	N/A	10-2023	09-2023	08-2023	07-2022
Address:	3212 Southern Sky Lane	707 Wagon Trail East	6607 Western Way	6907 Entryway Drive	2170 Shackelford Lane
H & B Use:	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial
Year Built:	2024	2021	2023	2023	1998
Effective Age:	New	< 2 yrs.	New	New	10 yrs.
Size/SF Bldg.:	7,200	5,650	5,630	10,200	4,500
Site Size/SF:	46,790	21,780	21,954	66,832	65,340
% Office:	33%	30%	30%	17%	50%
Sidewall Hght:	18' - 23'	16' - 21'	16' - 21'	20'	20'
Qual./Cond.:	Vy. Good/New	Good/Good	Good/New	Vy. Good/New	Aver./Aver.
Sales Price:	\$1,220,260	\$815,000	\$830,000	\$1,750,000	\$1,290,000
\$/SF Bldg.:	\$169.48	\$144.25	\$147.42	\$171.57	\$286.67
CAP Rate:	-	6.75%	6.18%	6.21%	4.60%
Prop. Rights:	Leased Fee	Leased Fee	Fee Simple	Fee Simple	Fee Simple
Financing:	Cash to Seller	-	-	-	-
Cond. Sale:	Typical	-	-	-	-
Expenditures:	None	-	-	-	-
Market Cond.:	Current	-	-	-	-
Adj. Price/SF:	\$169.48	\$144.25	\$147.42	\$171.57	\$286.67
Location:	Good	Superior	Superior	Superior	Superior
Effective Age:	New	-	-	-	Inferior
Size/SF Bldg.:	7,200	Superior	Superior	Inferior	Superior
Site Size/SF:	46,790	Inferior	Inferior	Superior	Superior
% Office:	33%	-	-	Inferior	Superior
Sidewall Hght:	18' - 23'	Inferior	Inferior	-	-
Qual./Cond.:	Vy. Good/New	Inferior	Inferior	-	Inferior
Overall Comparability:	N/A	Inferior	Inferior	Similar	Superior

Multi-Family Sales Grid Examples

Improved Sales Chart							
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Date of Sale:	N/A	03-2024	02-2024	03-2023	08-2022	04-2022	05-2021
Address:	1425 Parker Avenue	200 East Keays Street	1016-1020 S. Wisconsin	500/504 W. Fetterman Street	411 Smith Street	801-815 Red Cloud Lane	134 & 136 Silver Sage Drive
City, St:	Sheridan, WY	Buffalo, WY	Casper, WY	Buffalo, WY	Sheridan, WY	Buffalo, WY	Evanston, WY
# of Units:	24	8	12	8	5	8	20
Year Built:	2025	1969	1977	2002	1910	2006	1984
Gross Bldg. Area:	22,883	7,132	9,000	7,600	3,047	8,832	22,400
Site Size:	24,600	18,750	15,720	12,768	6,098	25,352	54,067
Unit Size/SF:	675 & 830	816 & 1,150	750	950	609	1,032	1,120
Unit Mix (Bed/Bath):	2/1 & 1/1	3/1 & 2/1	2/1	2/1	2/1 & 1/1	3/1	3/1.75
Qual./Cond.:	Good/New	Aver./Aver.-	Good/Good	Good/Good	Aver./Aver.-	Good/Good	Good/Good
Sales Price:	N/A	\$800,000	\$1,275,000	\$1,000,000	\$430,000	\$940,000	\$1,575,000
Price/Unit:	N/A	\$100,000	\$106,250	\$125,000	\$86,000	\$117,500	\$78,750
Cap Rate:	N/A	5.53%	8.53%	5.81%	6.33%	5.11%	7.01%
Prop. Rights:	Leased Fee	-	-	-	-	-	-
Financing:	Cash to Seller	-	-	-	-	-	-
Cond. Sale:	Typical	-	-	-	-	-	-
Expenditures:	N/A	-	-	-	-	-	-
Market Cond.:	Current	-	-	-	-	-	Inferior
Adjustment:	N/A	-	-	-	-	-	2.50%
Adj. Price/Unit:	N/A	\$100,000	\$106,250	\$125,000	\$86,000	\$117,500	\$80,719
Location:	Good	Inferior	Inferior	Inferior	-	Inferior	Inferior
Year Built:	2024	Inferior	Inferior	Inferior	Inferior	Inferior	Inferior
Unit Mix (Bed/Bath):	675 & 830	Superior	Superior	Superior	-	Superior	Superior
Qual./Cond.:	Good/New	Inferior	Inferior	Inferior	Inferior	Inferior	Inferior
Scale:	24	Superior	Superior	Superior	Superior	Superior	-
Overall Comparability:	N/A	Inferior	Inferior	Similar	Inferior	Similar	Inferior

Improved Sales Chart					
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date of Sale:	N/A	09-2024	07-2024	08-2023	12-2022
Address:	23 Yellowstone Avenue	707 North 31st Street	2010-2016 Central Avenue	916 North 23rd Street	1203 Broadwater Avenue
# of Units:	17	12	6	5	18
Year Built:	1948/51/58/ R2012/2015	1966	1964	1935	1948/50/54/59
Gross Bldg. Area:	15,798	6,024	5,184	3,321	13,486
Size / Unit SF:	929	464	861	664	749
Beds/Baths:	2/1 & 1/1	1/1	2/1	1/1	1/1
Garages:	4 Stalls Detached	None	6 Attached	1 Detached	None
Heat Source:	GFA & Boiler	Boiler	GFA	GFA & Boiler	Boiler
Qual./Cond.:	Aver./Aver.+	Aver./Aver.+	Aver./Aver.+	Aver./Aver.-	Aver.-/Aver.-
Sales Price:	N/A	\$1,092,000	\$865,000	\$414,900	\$1,400,000
Price/Unit:	N/A	\$91,000	\$144,167	\$82,980	\$77,778
Cap Rate:	N/A	6.01%	5.02%	6.20%	6.45%
Prop. Rights:	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee
Financing:	Cash to Seller	-	-	-	-
Cond. Sale:	Typical	-	-	-	-
Expenditures:	N/A	-	-	-	-
Market Cond.:	Current	-	-	-	-
Adj. Price/Unit:	N/A	\$91,000	\$144,167	\$82,980	\$77,778
Location:	Good	-	Superior	Inferior	Inferior
Year Built:	1948/51/58/ R2012/2015	-	-	Inferior	-
Beds/Baths:	2/1 & 1/1	Inferior	Superior	Inferior	Inferior
Qual./Cond.:	Aver./Aver.+	-	-	Inferior	Inferior
Scale:	17	Superior	Superior	Superior	-
Overall Comparability:	N/A	Similar	Superior	Inferior	Inferior

Hotel Sales Grid Examples

Improved Sales Chart						
<u>Element:</u>	<u>Subject</u>	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Sale 4</u>	<u>Sale 5</u>
Date of Sale:	N/A	02-2024	03-2023	06-2023	02-2023	01-2023
Address:	1315 & 1327 North 27th Street	2 Treasure State Drive	2300 North Oakes Street	2435 North Main Street	1424 West Pine Street	1710 Harrison Drive
City, St:	Billings, MT	Great Falls, MT	Helena, MT	Sheridan, WY	Pinedale, WY	Evanston, WY
Chain:	Rodeway Inn	Motel 6	Quality Inn	Super 8	Baymont Inn & Suites	Super 8
Scale:	Economy	Economy	Mid-Scale	Economy	Mid-Scale	Economy
Room Count:	45	59	48	39	82	43
Year Built:	1957/1977/1983	1983/R2016	1979/R2022	1980	2005	1980
Gross Bldg. Area:	22,982	24,348	27,858	13,818	42,693	14,600
Site Size/SF:	26,442	72,310	128,589	30,350	100,624	23,087
Qual/Cond.:	Aver./Aver.-	Aver./Aver.-	Aver./Aver.	Aver./Aver.	Good/Good	Aver./Aver.-
Sales Price:	N/A	\$2,691,920	\$2,700,000	\$1,500,000	\$4,250,000	\$1,650,000
Price/Room:	N/A	\$45,626	\$56,250	\$38,462	\$51,829	\$38,372
Prop. Rights:	Fee Simple	-	-	-	-	-
Financing:	Cash to Seller	-	-	-	-	-
Cond. Sale:	Typical	-	-	-	-	-
Expenditures:	None	-	-	-	-	-
Market Cond.:	Current	-	-	-	-	-
Adj. Price/Unit:	N/A	\$45,626	\$56,250	\$38,462	\$51,829	\$38,372
Location:	Good	Inferior	Inferior	Inferior	Inferior	Inferior
Brand/Scale:	Rodeway Inn/Economy	-	Superior	-	Superior	-
Room Count:	45	-	-	-	Inferior	-
Year Built:	1957/1977/1983	-	-	-	Superior	-
Site Size/SF:	26,442	Superior	Superior	-	Superior	-
Qual/Cond.:	Aver./Aver.-	-	Superior	Superior	Superior	-
Overall Comparability:	N/A	Inferior	Superior	Inferior	Superior	Inferior

Improved Sales Chart						
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Date of Sale:	N/A	06-2023	03-2023	10-2022	09-2022	09-2022
Address:	115 NE Main Street	105 Rampart Drive	415 West Main Street	600 1st Street	520 East Main Street	1421 East Park Avenue
City, St:	Lewistown, MT	Wright, WY	Hamilton, MT	Havre, MT	Lewistown, MT	Anaconda, MT
Name:	Sunset Motel	Hanks Reno Junction Lodge	City Center Motel	Siesta Motel	B & B Motel	Vagabond Motel
Room Count:	16	18	14	23	36	20
Yr. Built/Remodeled:	1948/R1951	2007	1964/R1993	1951/R2000	1954/78/R1973	1961
Gross Bldg. Area:	5,847	7,974	5,568	8,763	13,704	10,413
Site Size/SF:	11,848	51,009	13,024	10,280	27,007	39,204
Qual./Cond.:	Aver./Aver. -	Aver.+/Aver. +	Aver.+/Aver. +	Aver./Aver. -	Aver.+/Aver. +	Aver./Aver. -
Sales Price:	\$339,275	\$550,000	\$950,000	\$400,000	\$1,290,000	\$380,000
Price/Room:	\$21,205	\$30,556	\$67,857	\$17,391	\$35,833	\$19,000
Prop. Rights:	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing:	Cash to Seller	-	-	-	-	-
Cond. Sale:	Typical	-	-	-	-	-
Expenditures:	None	-	-	-	-	-
Market Cond.:	Current	-	-	-	-	-
Adj. Price/Unit:	N/A	\$30,556	\$67,857	\$17,391	\$35,833	\$19,000
Location:	Good	Inferior	Superior	Inferior	-	Inferior
Room Count:	16	-	-	Inferior	Inferior	Inferior
Yr. Built/Remodeled:	1948/R1951	Superior	Superior	Superior	Superior	-
Site Size/SF:	11,848	Superior	-	-	Superior	Superior
Qual./Cond.:	Aver./Aver. -	Superior	Superior	-	Superior	-
Overall Comparability:	N/A	Superior	Superior	Inferior	Superior	Inferior

Storage Sales Grid Examples

Improved Sales Chart - Storage Buildings "As Is"					
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 5
Date of Sale:	N/A	08-2023	09-2022	05-2022	12-2021
Address:	32240 Cutting Horse Lane	55360 US Highway 93	990 Walsh Road	3576 US Highway 93	135 Shadow Wood Drive
City, State:	Polson, MT	Polson, MT	Columbia Falls, MT	Kalispell, MT	Columbia Falls, MT
H & B Use:	Storage	Storage	Storage	Storage	Storage
Year Built:	2010/2016	2007/2008	2003	2006	2009
Size/SF Site:	130,680	192,100	98,446	69,696	217,800
Size/SF Bldg:	32,000	14,400	20,000	12,000	7,000
Qual/Cond:	Good/Good	Aver./Aver.	Aver./Good	Vy. Good/Good	Good/Good
Heated:	Heated	Unheated	Unheated	Heated	Unheated
Demised Units:	None	Demised Units	Demised Units	Demised Units	Demised Units
Sidewall Height:	20'	10'	9'	16'	16'
Sales Price:	N/A	\$1,100,000	\$1,350,000	\$1,825,000	\$750,000
\$/SF Building:	N/A	\$76.39	\$67.50	\$152.08	\$107.14
CAP Rate:	N/A	7.43%	6.00%	4.17%	4.11%
Prop. Rights:	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing:	Cash to Seller	-	-	-	-
Cond. Sale:	Typical	-	-	-	-
Expenditures:	None	-	-	-	-
Market Cond.:	Current	-	-	-	-
Adjustment:	-	-	-	-	5.0%
Adj. Price/SF:	N/A	\$76.39	\$67.50	\$152.08	\$112.50
Location:	Good	Similar	Similar	Superior	Similar
Year Built:	2010/2016	Inferior	Inferior	Inferior	Inferior
Size/SF Site:	130,680	Superior	Inferior	Inferior	Superior
Size/SF Bldg:	32,000	Superior	Similar	Superior	Superior
Heated:	Heated	Inferior	Inferior	Similar	Inferior
Demised Units:	None	Superior	Superior	Superior	Superior
Sidewall Height:	20'	Inferior	Inferior	Similar	Similar
Qual/Cond:	Good/Good	Inferior	Inferior	Superior	Similar
Overall Comparability:	N/A	Inferior	Inferior	Superior	Superior

Land Sales Grid Examples

Land Sales Chart					
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date of Sale:	N/A	05-2024	05-2024	04-2024	12-2023
Location:	Lot 1, Minor Subdivision #535	Lot 3, Phase 1, Yellow Iron Subdivision,	Lot 5, Phase 1, Yellow Iron Subdivision,	Lot 9A, Block 1, West Post Subdivision,	Lot 8A, Block 1, West Post Subdivision,
H & B Use:	Commercial Development	Commercial Development	Commercial Development	Commercial Development	Commercial Development
City/County:	County	City	City	City	City
Utilities:	4 Corners (3 EDU's)	All City	All City	All City	All City
Zoning:	CC&R's	CC	CC	CC/PUD	CC/PUD
Topography:	Level	Level	Level	Level	Level
Sales Price:	N/A	\$1,920,125	\$1,024,531	\$2,655,884	\$2,772,451
Size/SF:	184,699	101,059	64,033	168,142	173,369
Price/SF:	N/A	\$19.00	\$16.00	\$15.80	\$15.99
Prop. Rights:	Fee Simple	-	-	-	-
Financing:	Cash to Seller	-	-	-	-
Cond. Sale:	Typical	-	-	-	-
Expenditures:	None	-	-	-	-
Market Cond.:	Current	-	-	-	-
Adj. Price/SF:	N/A	\$19.00	\$16.00	\$15.80	\$15.99
Location:	Good	Superior	Inferior	-	-
Utilities:	4 Corners (3 EDU's)	Inferior	Inferior	Inferior	Inferior
Size/SF:	184,699	Superior	Superior	-	-
Zoning:	CC&R's	-	-	-	-
Overall Comparability:	N/A	Superior	Inferior	Inferior	Inferior

Land Sales Chart						
Element:	Subject	Sale 1	Sale 2	Sale 3	Sale 4	
Date of Sale:	N/A	05-2024	04-2024	12-2023	05-2023	
Location:	NEC Danford Rd. & S. 72nd St. W.	W. Side of 56th St. W., opp. Abby Road	E. Side of 64th St. W., opp. Fire Rock	N. Side of Central, W. of 56th St. W.	W. Side of S. 64th St. W., N. of Danford Rd.	
Grantor:	N/A	Lambrecht et. al.	Brian Kurth	B.T.C. Oil Properties, LLC	Golden West Properties, LLC	
Grantee:	N/A	JTL Group, Inc. dba Knife River	C & T Rentals	C & T Rentals	Harddrives Construction, Inc.	
H & B Use:	Commercial Development	Gravel Pit/Development	Residential Development	Residential Development	Commercial Development	
City/County:	County	County	County	County	County	
Utilities:	Gas & Electric	Gas & Electric	Gas & Electric	Gas & Electric	Gas & Electric	
Zoning:	None	None	Agriculture	Agriculture	None	
Sales Price:	\$2,178,000	\$1,580,000	\$1,000,000	\$1,869,000	\$1,850,000	
Size/Acres:	64.160	45.203	43.655	74.391	70.139	
Price/Acre:	\$33,946	\$34,953	\$22,907	\$25,124	\$26,376	
Prop. Rights:	Fee Simple	-	-	-	-	
Financing:	Cash to Seller	-	-	-	-	
Cond. Sale:	Typical	-	-	-	-	
Expenditures:	None	-	-	-	-	
Market Cond.:	Current	-	-	-	-	
Adj. Price/Acre:	N/A	\$34,953	\$22,907	\$25,124	\$26,376	
Location:	Average	Inferior	Inferior	Inferior	Inferior	
H & B Use:	Commercial Development	Superior	-	-	-	
Zoning:	None	-	-	-	-	
Utilities:	None	-	-	-	-	
Size/Acres:	64.160	Superior	Superior	Inferior	Inferior	
Site Utility:	Good	-	Inferior	-	-	
Overall Compar.:	N/A	Superior	Inferior	Inferior	Inferior	