

| Parcel Number | Address | Date of Sale | Sale Price | Instrument | Terms | Adj Sale Price | Land & Imp | Biog. Residual | Cost Manual \$ | ECF | Occupancy | |
|-----------------|-----------------|--------------|------------|------------|----------------|----------------|------------|----------------|----------------|-------|-----------|----------------|
| 55 19 00913 002 | 657 COOPER ST | 1/27/2023 | \$ 300,000 | WD | 03-ARMS LENGTH | \$ 300,000 | \$ 71,000 | \$ 229,000 | \$ 385,000 | 0.590 | 055 | COMMERCIAL IMP |
| 55 29 00423 000 | 8 W FRONT ST | 8/18/2022 | \$ 190,000 | WD | 03-ARMS LENGTH | \$ 190,000 | \$ 19,000 | \$ 171,000 | \$ 213,000 | 0.800 | 055 | COMMERCIAL IMP |
| 55 49 00669 000 | 87 LEVON ST | 2/15/2023 | \$ 525,000 | WD | 03-ARMS LENGTH | \$ 525,000 | \$ 125,000 | \$ 400,000 | \$ 501,000 | 0.800 | 055 | COMMERCIAL IMP |
| 55 69 01501 102 | 305 STEWART RD | 8/29/2022 | \$ 600,000 | WD | 03-ARMS LENGTH | \$ 600,000 | \$ - | \$ 600,000 | \$ 682,000 | 0.890 | 055 | COMMERCIAL IMP |
| 55 29 00444 000 | 102 W FRONT ST | 10/30/23 | \$ 604,000 | WD | 03-ARMS LENGTH | \$ 604,000 | \$ 121,000 | \$ 483,000 | \$ 494,200 | 0.990 | 00059 | COMMERCIAL IMP |
| 55 69 01362 000 | 602 N MONROE ST | 3/25/24 | \$ 245,000 | WD | 03-ARMS LENGTH | \$ 245,000 | \$ 102,000 | \$ 143,000 | \$ 161,000 | 0.890 | 055 | COMMERCIAL IMP |
| Total | | | | | | | | \$ 2,026,000 | \$ 2,436,200 | 0.890 | | 15 |

Due to a lack of commercial sales in the City of Luna Pier, sales from the City of Monroe were utilized to develop the 2025 Commercial ECF of 0.83. A mix of sales of similar property types that we have in the City of Luna Pier were used. Final 2025 Commercial ECF of 0.83.

| City of Luna Pier Commercial Land Analysis | | | | | | | | | | | | |
|--|-------------|-----------------------|-----------|------------|------------|---------------------|---------|---------|--------------|----------|------------|--|
| Parcel Number | Township | Location | Sale Date | Instrument | Sale Price | Residual Land Value | Vacant? | Acreage | Price/Acre | Price/SF | Document # | |
| 01 013 026 20 | Ash | TELEGRAPH RD | 11/11/22 | WD | \$ 60,000 | \$ 60,000 | Vacant | 4.089 | \$ 14,673.51 | \$ 0.34 | 2022R22266 | |
| 01 023 040 70 | Ash | TELEGRAPH RD | 3/17/24 | QC | \$ 50,000 | \$ 50,000 | Vacant | 1.892 | \$ 26,427.06 | \$ 0.61 | 2024R03700 | |
| 01 026 013 00 | Ash | 10570 TELEGRAPH RD | 9/23/22 | WD | \$ 400,000 | \$ 400,000 | Vacant | 17.000 | \$ 23,529.41 | \$ 0.54 | 2022R18930 | |
| 01 034 012 10 | Ash | 9535 TELEGRAPH RD | 12/22/22 | WD | \$ 690,000 | \$ 690,000 | Vacant | 25.270 | \$ 27,305.10 | \$ 0.63 | 2022R23915 | |
| 01 034 030 00 | Ash | TELEGRAPH RD | 10/14/22 | WD | \$ 510,250 | \$ 510,250 | Vacant | 20.410 | \$ 25,000.00 | \$ 0.57 | 2022R20558 | |
| 02 027 059 55 | Bedford | LEWIS | 4/15/22 | WD | \$ 150,000 | \$ 150,000 | Vacant | 3.360 | \$ 44,642.86 | \$ 1.02 | 2022R09337 | |
| 03 006 121 00 | Berlin | TELEGRAPH RD | 11/21/23 | WD | \$ 77,500 | \$ 77,500 | Vacant | 1.310 | \$ 59,160.31 | \$ 1.36 | 2023R17982 | |
| 03 036 002 20 | Berlin | SWAN CREEK RD | 3/28/24 | WD | \$ 250,000 | \$ 250,000 | Vacant | 7.500 | \$ 33,333.33 | \$ 0.77 | 2024R06536 | |
| 04 015 004 00 | Dundee | TECUMSEH RD | 11/18/22 | WD | \$ 99,000 | \$ 99,000 | Vacant | 2.706 | \$ 36,585.37 | \$ 0.84 | 2022R22101 | |
| 42 040 497 01 | Dundee | ROOSEVELT ST - VACANT | 5/19/22 | WD | \$ 60,000 | \$ 60,000 | Vacant | 4.212 | \$ 14,245.01 | \$ 0.33 | 2022R11158 | |
| 07 646 004 00 | Frenchtown | STEWART | 10/30/23 | WD | \$ 205,000 | \$ 205,000 | Vacant | 8.700 | \$ 23,563.22 | \$ 0.54 | 2023R16498 | |
| 12 010 216 30 | Monroe Town | 6521 E ALBAIN | 3/7/23 | WD | \$ 857,000 | \$ 857,000 | Vacant | 16.944 | \$ 50,578.38 | \$ 1.16 | 2023R03279 | |
| 12 020 260 22 | Monroe Town | LAPLAISANCE | 4/28/22 | WD | \$ 411,200 | \$ 411,200 | Vacant | 12.850 | \$ 32,000.00 | \$ 0.73 | 2022R09801 | |
| | | | | | | 3,819,950 | | 126.243 | \$ 31,619 | \$ 0.69 | | |

Due to no Commercial land sales in the City of Luna Pier, sales of vacant commercial land were utilized to determine the 2025 commercial land values. \$0.69 per square foot utilized.