

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Address	2308-2406 S Green Bay Rd	7201-7255 S 76th St	2525-2677 S 108th St	320-380 E Capitol Dr	7600-7610 W Capitol Dr
Notable Tenants	Hobby Lobby, Harbor Freight	Pick N Save, Office Max(dark)	Pick N Save, Kohls, Marshalls	Office Max, Ross, Walgreens	Walgreens, Dollar Tree
City	Racine	Franklin	West Allis	Milwaukee	Milwaukee
2021 Assessment	\$13,375,000				
2021 Assessment per Sq Ft	\$81.46				
Sale Price	\$12,500,000	\$12,151,000	\$18,100,000	\$9,000,000	\$7,700,000
Sale Date	2/29/2016	12/28/2016	8/9/2019	4/29/2019	1/10/2019
Sq Ft	164,201	120,608	257,957	105,000	82,917
Year Built	1987	1992	1964	1988	1956
Land-Sq Ft	779,904	633,362	918,245	325,955	284,011
Unadjusted SP/Ft	\$76.13	\$100.75	\$70.17	\$85.71	\$92.86
Market Adjustment-3% annually to March 2020	\$9.14	\$9.57	\$1.23	\$2.14	\$3.25
Market Adjusted SP/Ft	\$85.26	\$110.32	\$71.39	\$87.86	\$96.11
Comps 1-4					
Market Adjusted SP/Ft-Low	\$71.39				
Market Adjusted SP/Ft-High	\$110.32				
Market Adjusted SP/Ft-Average	\$91.42				
Market Adjusted SP/Ft-Median	\$91.99				