

Property Address	Property Type	Star Rating	Asking Price	Sale Price	Sale Date	# of Units	Bldg SF	Land Area SF	Price Per SF	Price Per SF Land	Price Per Unit	Cap Rate
329 Madison St	Multi-Family	2 Star		\$2,000,000	1/13/2020	12	6,638	6377	301.30	313.68	166,666	
326 Minnesota St	Hospitality	2 Star	1,700,000	\$1,425,000	11/8/2019	7	2,086	3049	683.13	467.37	203,571	
345 Monroe St	Multi-Family	2 Star	798,000	\$610,000	8/30/2019	4	1,649	3376	369.92	180.69	152,500	
609 S Ocean Dr	Hospitality	2 Star		\$580,000	8/30/2019	5	3,743	6534	154.96	88.77	116,000	
605 S Ocean Dr				\$550,000	8/30/2019	2	1,473	3048	373.39	180.45	275,000	
326 Nebraska St	Hospitality	2 Star	1,400,000	\$1,325,000	8/20/2019	5	1,900	6616	697.37	200.30	265,000	
326 Fillmore St	Multi-Family	2 Star	1,325,000	\$1,250,000	7/3/2019	6	2,400	3049	520.83	409.97	208,333	5.50
334 Oregon St	Multi-Family	2 Star	1,500,000	\$1,340,000	5/14/2019	5	3,143	6534	426.34	205.08	268,000	8.68
2012 N Surf Rd	Hospitality	2 Star	9,900,000	\$8,100,000	4/29/2019	29	23,081	23081	350.94	350.94	279,310	5.27
315 Cleveland St	Hospitality	2 Star		\$2,350,000	4/29/2019	10	9,490	10018	247.63	234.55	235,000	
2710 N Ocean Dr	Hospitality	2 Star	2,126,000	\$1,735,000	4/1/2019	12	3,555	7469	488.05	234.30	144,583	11.14
334 Walnut St	Multi-Family	2 Star		\$575,000	4/1/2019	2	1,606	3145	358.03	182.83	287,500	
1805-1815 N Ocean Dr Exter Lot	Hospitality	2 Star		\$2,185,000	2/28/2019	10	6,884	15681	317.40	139.33	218,500	7.13
325 Harding St	Hospitality	2 Star	1,990,000	\$1,875,000	1/18/2019	13	4,096	3484	457.76	538.02	144,231	8.64
314 Missouri St	Multi-Family	2 Star	995,000	\$940,000	12/13/2018	5	2,300	3301	408.70	284.68	188,000	
1907 N Surf Rd	Hospitality	2 Star		\$3,175,000	9/6/2018	14	4,276	6534	742.52	485.92	226,786	
335 Desoto St	Hospitality	3 Star		\$1,600,000	7/12/2018	10	3,422	6534	467.56	244.87	160,000	
333 Walnut St	Hospitality	2 Star		\$1,600,000	7/12/2018	6	3,257	9583	378.67	128.70	266,667	
335 Minnesota St	Multi-Family	2 Star		\$1,545,000	6/28/2018	8	4,204	6534	367.51	236.46	193,125	
320 Nebraska St	Hospitality	2 Star	1,800,000	\$1,800,000	6/26/2018	7	4,570	3484	393.87	516.50	257,143	
415 S Ocean Dr				\$6,150,000	11/2/2019	42	25,897	40274	237.48	152.70	146,429	
330 VIRGINIA STREET												
405 S OCEAN DRIVE												
350 VIRGINIA STREET 1-5												
336 VIRGINIA STREET												
									\$416.35	\$275.05	209,635	7.70%



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	Address	Current Price	Sale Price	Closing Date	ADOM	Adj SF	#Units	Total Units	\$/SqFt	Price/Unit	Year Built
Active	333 Walnut St	\$1,612,500			33	3291	6	6 (1/1)	\$489.97	\$268,750	1955
	315 Roosevelt St	\$2,100,000			300	3665	8	8 (1/1)	\$572.99	\$262,500	1957
	322 Oregon St	\$2,200,000			70	3425	10	2 (1/1) 8 (0/1)	\$642.34	\$220,000	1970
	323 Elm St	\$2,600,000			140	4876	8	7 (1/1) (0/1)	\$533.22	\$325,000	1954
	335 Desoto St	\$2,687,500			33	3450	10	2 (1/1) 8 (0/1)	\$778.99	\$268,750	1969
	333 Walnut	\$4,300,000			33	6741	16	8 (1/1) 8 (0/1)	\$637.89	\$268,750	1969
	2800 N Surf Rd	\$9,975,000			148	14238	22	22 (0/1)	\$700.59	\$453,409	1955
	2300 N SURF RD	\$10,750,000			1,668	7,348	21	21 (0/1)	\$1,462.98	\$511,905	1970
Closed Sale	605 & 609 S Ocean Dr	\$1,130,000	\$1,130,000	9/6/2019	125	5,216	8	8 (0/1)	\$216.64	\$141,250	1942
	326 Minnesota St	\$1,700,000	\$1,425,000	11/22/2019	127	\$2,086	7	7 (0/1)	\$683.13	\$203,571	1938
									\$622.28	\$295,308	
									\$449.88	\$172,411	
									SQFT	UNIT	



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