

| Comm/Ind ECF Study |                    |           |             |        |                 |              |                |                |                |             |                |              |        |                |           |                  |          |            |  |
|--------------------|--------------------|-----------|-------------|--------|-----------------|--------------|----------------|----------------|----------------|-------------|----------------|--------------|--------|----------------|-----------|------------------|----------|------------|--|
| Parcel Number      | Street Address     | Sale Date | Sale Price  | Instr. | Terms of Sale   | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area     | \$/Sq.Ft. | Building Style   | Use Code | Land Value |  |
| 03-06-10-400-022   | 6540 PARADISE TR   | 06/15/21  | \$189,000   | WD     | 03-ARM'S LENGTH | \$189,000    | \$110,600      | 58.52          | \$192,529      | \$44,723    | \$144,277      | \$160,659    | 0.898  | 2,506          | \$57.57   | RANCH            |          | \$38,920   |  |
| 03-06-15-200-045   | 6455 PARADISE TR   | 04/01/21  | \$275,000   | WD     | 03-ARM'S LENGTH | \$275,000    | \$105,000      | 38.18          | \$285,580      | \$83,932    | \$191,068      | \$233,005    | 0.820  | 3,800          | \$50.28   | RANCH            |          | \$75,500   |  |
| 09-14-34-400-006   | 5843 S US 31 HWY   | 12/30/21  | \$540,000   | WD     | 03-ARM'S LENGTH | \$540,000    | \$138,400      | 25.63          | \$316,903      | \$100,596   | \$439,404      | \$270,046    | 1.627  | 4,432          | \$99.14   |                  |          | \$78,750   |  |
| 10-10-27-300-014   | 1262 N US 31 HWY   | 08/17/21  | \$65,000    | WD     | 03-ARM'S LENGTH | \$65,000     | \$30,100       | 46.31          | \$59,106       | \$33,989    | \$31,011       | \$31,357     | 0.989  | 960            | \$32.30   |                  |          | \$25,000   |  |
| 10-10-27-300-014   | 1262 N US 31 HWY   | 10/25/21  | \$65,000    | WD     | 03-ARM'S LENGTH | \$65,000     | \$30,100       | 46.31          | \$59,106       | \$33,989    | \$31,011       | \$31,357     | 0.989  | 960            | \$32.30   |                  |          | \$25,000   |  |
| 42-03-13-200-015   | 702 S NICOLET ST   | 02/25/22  | \$220,000   | WD     | 03-ARM'S LENGTH | \$220,000    | \$88,100       | 40.05          | \$161,128      | \$39,466    | \$180,534      | \$151,888    | 1.189  | 2,234          | \$80.81   |                  |          | \$28,750   |  |
| 44-10-34-100-014   | 6450 INDUSTRIAL DR | 12/29/20  | \$175,000   | LC     | 03-ARM'S LENGTH | \$175,000    | \$98,700       | 56.40          | \$227,972      | \$42,975    | \$132,025      | \$227,180    | 0.581  | 7,588          | \$17.40   | RANCH            |          | \$33,000   |  |
| 44-10-34-351-053   | 6408 EDGAR ST      | 08/14/20  | \$100,000   | WD     | 03-ARM'S LENGTH | \$100,000    | \$70,400       | 70.40          | \$124,014      | \$30,000    | \$70,000       | \$112,185    | 0.624  | 2,275          | \$30.77   | RANCH            |          | \$30,000   |  |
| Totals:            |                    |           | \$1,629,000 |        |                 | \$1,629,000  | \$671,400      |                | \$1,426,338    |             | \$1,219,330    | \$1,217,677  |        |                | \$50.07   |                  |          |            |  |
|                    |                    |           |             |        |                 |              |                | Sale. Ratio => | 41.22          |             |                |              |        | E.C.F. =>      | 1.001     | Std. Deviation=> |          |            |  |
|                    |                    |           |             |        |                 |              |                | Std. Dev. =>   | 13.88          |             |                |              |        | Ave. E.C.F. => | 0.965     | Ave. Variance=>  |          |            |  |
|                    |                    |           |             |        |                 |              |                |                |                |             |                |              |        |                |           |                  |          |            |  |

I Used 1.00 ECF

Not having enough local sales, I used surrounding sales for a more diverse & accurate study