

MARKET VALUE ANALYSIS

Commercial Real Estate Report

Ref: CRE-2024-001
Date: October 24, 2023

Average Price/SqFt **\$412.50**
Market Cap Rate **5.2%**
Vacancy Rate **4.8%**

ASSET CLASS	SUBMARKET	OCCUPANCY	PRICE/SF	VALUATION
Class A Office	Downtown Central	92.4%	\$580	\$42.5M
Retail Strip	East Heights	100%	\$310	\$12.8M
Industrial Warehouse	Logistics Hub	98.1%	\$145	\$28.2M
Multi-Family	North Creek	95.5%	\$290	\$64.0M

Disclaimer: This document is a market value template for demonstration purposes only. Valuation data is based on estimated quarterly averages. Confidential and Proprietary.

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