

**LONG BEACH ESTATES:**

**COMPETITIVE AND COMPARABLE MARKET ANALYSIS**

**CURRENT LAND VALUE:**

- |    |                |            |
|----|----------------|------------|
| 1. | \$700,000.00   | Site Value |
| 2. | \$1,500,000.00 | Site Value |
| 3. | \$1,600,000.00 | Site Value |

*The Average Site Value: \$1,250,000.00*

**SOLDS:**

1. \$1,550,000.00 with a site value of \$900,000.00

*Average Site Value Market Price:  
\$1,000,000.00 per site*