



SAMPLE REPORT


Automated Valuation Model: Property Report

Market : Philadelphia

Units : N/A

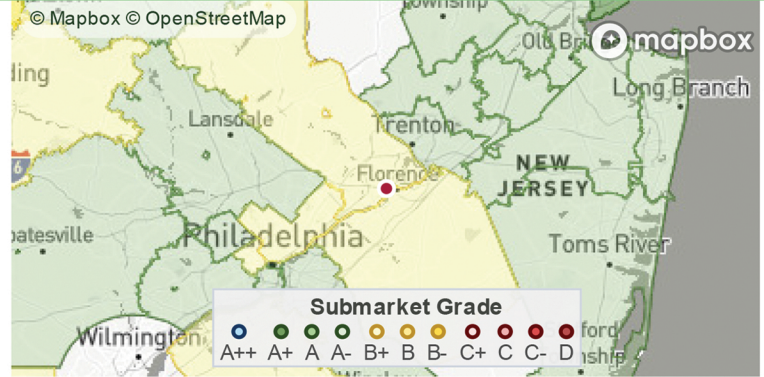
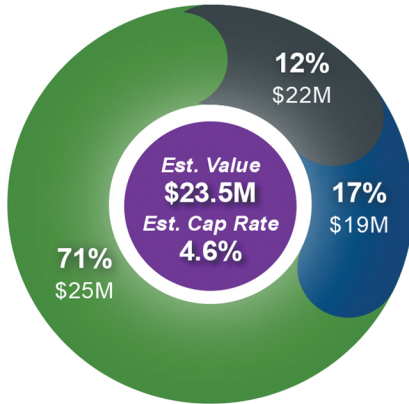
Est. Cap Rate : 4.56%

Est. Value : \$23,454,842

Sector : Industrial 

PROPERTY OVERVIEW

● Value Extrapolation ● NOI Capitalization ● SmartComps®



Sector	Industrial	Last sale date	-
Units / Square Feet	150,000	Last sale price	-
LTM NOI	\$1,000,000	Weighted Lease Term	6-8-years
LTM Occupancy	100%	NOI Mark-to-Market	0%
Average Asking Rent	\$5	Tenant Quality	IG - Low

AUTOMATED VALUATION MODEL

VALUE EXTRAPOLATION - 71% WEIGHTING

Last Sale Date	1-Mar-2021
Last Sale Price	\$21,130,000
Last Sale Price Per Sq. Ft.	\$141
Renovation Date	-
Renovation Cost	-
Philadelphia CPPI® 1-Mar-2021	184
Philadelphia CPPI® Present	216
Change	17%
Change (Quality Adjusted)	17%
Estimated Value	\$24.8M
Estimated Value Per Sq. Ft.	\$166

NOI CAPITALIZATION - 17% WEIGHTING

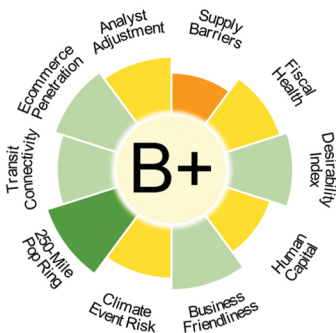
LTM NOI	\$1,000,000
Next-12-Month NOI Growth	6.5%
Next-12-Month NOI	\$1,069,962
Philadelphia Cap Rate	5.3%
WALT and Tenant Adjustment (bps)	-
NOI Mark-to-Market Adjustment (bps)	53
Location Adjustment (bps)	14
Quality Adjustment (bps)	-28
6300 Bristol Pi... Cap Rate	5.7%
Estimated Value	\$18.8M
Estimated Value Per Sq. Ft.	\$125

SMARTCOMPS® - 12% WEIGHTING

Number Of Comps	10
Comp Quality	Medium
Avg. Price	\$17M
Range Of Prices	\$7M - \$69M
Avg. Price Per Sq. Ft.	\$140
Range Of Price Per Sq. Ft.	\$108 - \$215
Average Distance of Comps	5.6 mi
Avg. Age Of Comp (Months)	15
CPPI® Growth Since SmartComps®	4.2%
Estimated Value	\$22.0M
Estimated Value Per Sq. Ft.	\$146

MARKET GRADE

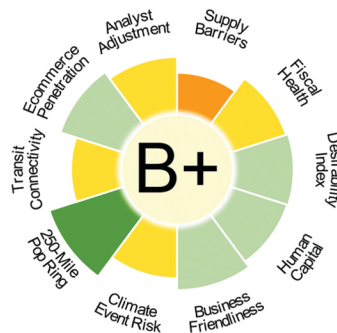
Philadelphia



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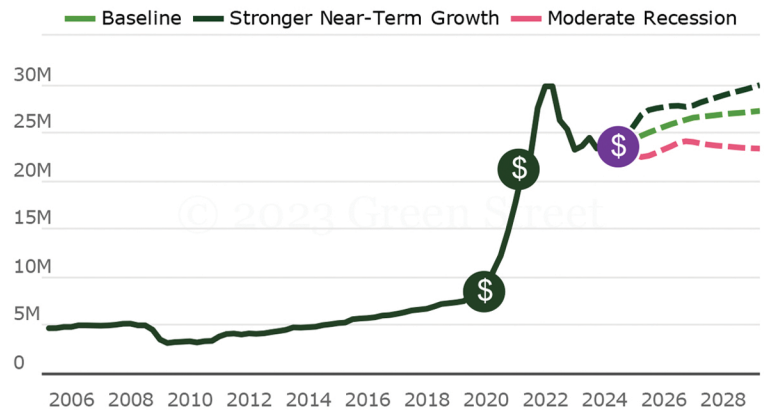
SUBMARKET GRADE

Bucks County



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FORECAST SCENARIOS CPPI®




Sources: Green Street. Note: The AVM output does not constitute a formal appraisal. Tertiary markets outside the top 50 MSAs don't include market grade information. See expanded disclosure on the back page of this report and at <https://www.greenstreet.com/disclosure>.

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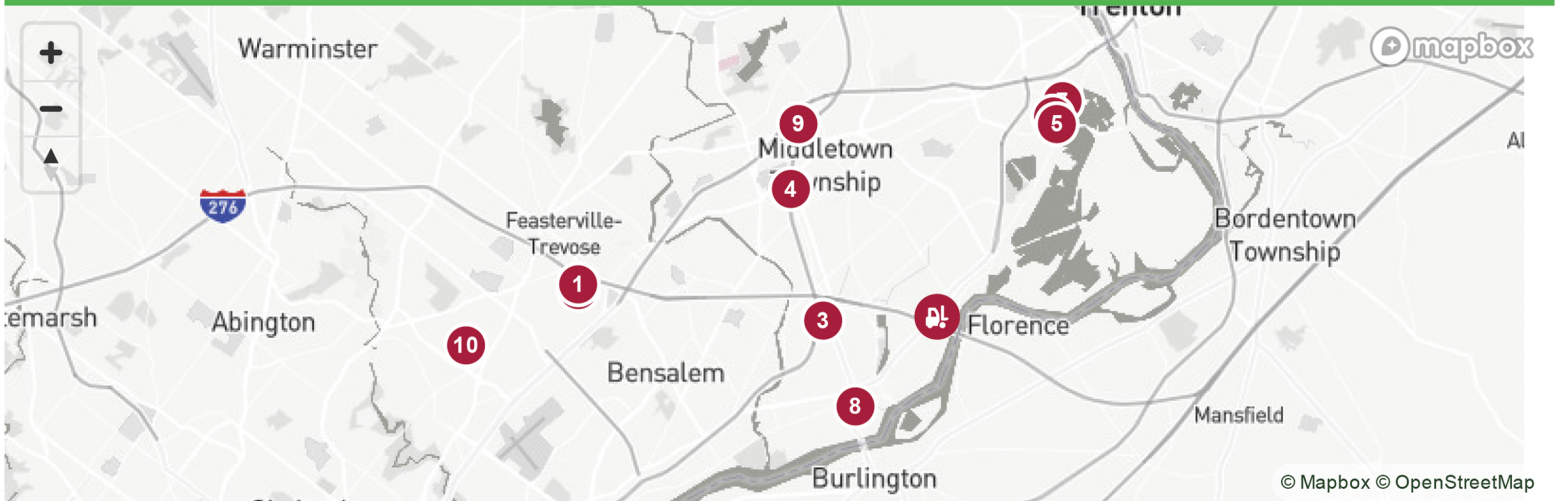
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SMARTCOMPS®



Rank	Address	Date	Size	Distance	Submarket	Price	Price / Sq. Ft.	Buyer	Seller
1	4638 Somerton Road, Feasterville-Treose, PA, 19053	6-Dec-2023	320k Sq. Ft.	7.9 mi	Bucks County	\$68.7M	\$215	Cabot Properties	J.G. Petrucci Co.
2	4636 Somerton Road, Treose, PA, 19053	19-Dec-2023	166k Sq. Ft.	7.9 mi	Bucks County	\$24.3M	\$147	Cabot Properties	J.G. Petrucci Co.
3	12 Wharton Road, Bristol, PA, 19007	30-Aug-2023	61k Sq. Ft.	2.5 mi	Bucks County	\$7.0M	\$114	Venture One Real Estate	Robert I. Wechsler
4	311 Veterans Highway, Philadelphia, PA, 19104	2-Oct-2023	82k Sq. Ft.	4.2 mi	Bucks County	\$10M	\$125	Lincoln	Lincoln
5	1 Newbold Road, Fairless Hills, PA, 19030	29-Dec-2022	68k Sq. Ft.	4.9 mi	Bucks County	\$10.9M	\$147	LBA Realty	T.W. International...
6	99 Newbold Road, Fairless Hills, PA, 19030	29-Dec-2022	68k Sq. Ft.	4.9 mi	Bucks County	\$10.9M	\$147	LBA Realty	T.W. International...
7	200 Canal Road, Fairless Hills, PA, 19030	29-Dec-2022	68k Sq. Ft.	4.9 mi	Bucks County	\$10.9M	\$147	LBA Realty	T.W. International...
8	310 George Patterson Boulevard, Philadelphia, PA, 19104	30-Aug-2022	107k Sq. Ft.	2.6 mi	Bucks County	\$14.0M	\$131	Treetop Development	Treetop Development
9	141 Wheeler Court, Langhorne, PA, 19047	21-Jul-2022	100k Sq. Ft.	5.2 mi	Bucks County	\$10.3M	\$103	Ares Management	A.T. Chadwick
10	10082 Sandmeyer Lane, Philadelphia, PA, 19104	4-Nov-2022	52k Sq. Ft.	10.3 mi	North	\$7.1M	\$135	HS Property Holdings	-
Average			109k Sq. Ft.	5.6 mi	-	\$17.2M	\$140	-	-

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RECENT SALE ACTIVITY FOR SAMPLE INDUSTRIAL PHILADELPHIA

Date	Price	Price / Sq. Ft.	Buyer	Seller
1-Mar-2021	\$21.1M	\$141 / Sq. Ft.	Realty Income Corp.	Alliance Partners HSP
27-Dec-2019	\$8.35M	\$56 / Sq. Ft.	-	First Industrial Realty Trust

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