

## Claridge House Sales Analysis

| Unit #              | Transfer Date | Sq. Ft         | Unit Type | Sales Price | Seller   | Buyer    | \$/sq. ft | # Shares | \$/Share | Financing |
|---------------------|---------------|----------------|-----------|-------------|----------|----------|-----------|----------|----------|-----------|
| <b>2022</b>         |               |                |           |             |          |          |           |          |          |           |
| 111N                | 1/7/2022      | 375            | Studio    | \$159,000   | INVESTOR | OWNER    | \$424     | 1,872    | \$85     | NCB       |
| 223N                | 2/23/2022     | 359            | Studio    | \$155,000   | INVESTOR | INVESTOR | \$432     | 1,891    | \$82     | Cash      |
| 104S                | 3/15/2022     | Parking Garage | 70        | \$16,500    | OWNER    | OWNER    | N/A       | 468      | -        | Cash      |
| 612N                | 3/7/2022      | 602            | 1 BR      | \$230,000   | OWNER    | OWNER    | \$382     | 3,526    | \$65.23  | Cash      |
| 405N                | 4/15/2022     | 551            | 1 BR      | \$265,928   | OWNER    | OWNER    | \$483     | 3,114    | \$85.40  | Cash      |
| 821N                | 7/1/2022      | 562            | 1 BR      | \$250,000   | INVESTOR | INVESTOR | \$445     | 3,189    | \$78.39  | Seller    |
| 212S                | 7/15/2022     | 445            | Studio    | \$162,500   | INVESTOR | OWNER    | \$365     | 2,078    | \$78.20  | NCB       |
| 125N & PK 36        | 7/15/2022     | 472            | Studio    | \$150,000   | INVESTOR | INVESTOR | \$318     | 2,527    | \$59.36  | Cash      |
| 610S                | 8/1/2022      | 445            | Studio    | \$220,000   | INVESTOR | INVESTOR | \$494     | 2,215    | \$99.32  | NCB       |
| 710S                | 8/3/2022      | 445            | Studio    | \$180,000   | OWNER    | INVESTOR | \$404     | 2,234    | \$80.57  | Cash      |
| 427N                | 8/25/2022     | 551            | 1 BR      | \$252,000   | INVESTOR | OWNER    | \$457     | 3,114    | \$80.92  | Cash      |
| 504N                | 8/31/2022     | 551            | 1 BR      | \$252,000   | INVESTOR | INVESTOR | \$457     | 3,133    | \$80.43  | Cash      |
| 517S & PK 18        | 12/7/2022     | 697            | 1 BR      | \$302,000   | OWNER    | OWNER    | \$433     | 3,195    | \$94.52  | Cash      |
| <b>2023</b>         |               |                |           |             |          |          |           |          |          |           |
| 423N                | 3/6/2023      | 359            | Studio    | \$127,000   | INVESTOR | INVESTOR | \$354     | 1,928    | \$66     | Cash      |
| 527N, PK 12 & PK 57 | 5/31/2023     | 551            | 1 BR      | \$278,500   | INVESTOR | INVESTOR | \$505     | 4,069    | \$68     | Cash      |
| 1015N               | 6/22/2023     | 501            | Studio    | \$210,000   | INVESTOR | OWNER    | \$419     | 2,353    | \$89     | Cash      |
| 1006N               | 6/23/2023     | 551            | Studio    | \$224,900   | INVESTOR | OWNER    | \$408     | 2,040    | \$110    | Cash      |
| 605S and PK 48      | 6/23/2023     | 445            | Studio    | \$260,000   | INVESTOR | OWNER    | \$584     | 2,621    | \$99     | Cash      |
| 314N and PK 5       | 6/30/2023     | 551            | 1 BR      | \$300,000   | INVESTOR | OWNER    | \$544     | 3,564    | \$84     | Cash      |
| 421N                | 7/7/2023      | 562            | 1 BR      | \$248,750   | INVESTOR | OWNER    | \$443     | 3,114    | \$80     | Cash      |
| 301S and PK 28      | 7/20/2023     | 445            | Studio    | \$210,000   | INVESTOR | INVESTOR | \$472     | 2,565    | \$82     | NCB       |
| 702N                | 9/22/2023     | 651            | 1 BR      | \$242,000   | OWNER    | INVESTOR | \$372     | 3,545    | \$68     | Cash      |
| 207S                | 11/3/2023     | 445            | Studio    | \$195,000   | INVESTOR | OWNER    | \$438     | 2,078    | \$94     | Cash      |
| 616N & PK 60        | Pending       | 551            | 1 BR      | \$285,000   | INVESTOR | OWNER    | \$517     | 3,620    | \$79     | Cash      |