

COMPARABLE VALUE ANALYSIS

#	MLS#	Status	Property Description	Area	Square Feet	Acres	Sale Price	
							Per Acre	Sale Price
1	219147367	Active	83829 Tyler St.	Coachella	109,336	2.51	\$ 151,394	\$ 380,000
2	219149028	Active	0 W Jackson Street	Thermal	104,108	2.39	\$ 250,210	\$ 598,000
3		Active	0 Monroe Street & Avenue 58	Thermal	196,020	4.50	\$ 166,667	\$ 750,000
4		Active	0 Airport Blvd & Monroe Street	Thermal	871,200	20.00	\$ 38,750	\$ 775,000
5		Active	0 Jackson Street	Thermal	91,040	2.09	\$ 622,012	\$ 1,300,000
6		Active	0 Avenue 54	Thermal	1,238,411	28.43	\$ 112,557	\$ 3,200,000
7		Active	60504 Jackson Street	Thermal	1,698,840	39.00	\$ 89,744	\$ 3,500,000
8		Active	0 NWC Highway 111 & Avenue 54	Coachella	1,241,460	28.50	\$ 130,680	\$ 3,724,380
9		Active	87200 Airport Blvd	Thermal	988,376	22.69	\$ 185,130	\$ 4,200,600
10		Active	85844 Airport Blvd	Thermal	849,420	19.50	\$ 217,795	\$ 4,247,000
11		Active	0 Airport Blvd & Monroe Street	Thermal	1,698,840	39.00	\$ 115,385	\$ 4,500,000
12		Active	86155 Airport Boulevard	Thermal	748,361	17.18	\$ 291,036	\$ 5,000,000
13		Active	0 Calhoun Street	Thermal	1,698,840	39.00	\$ 135,897	\$ 5,300,000
14		Active	54684 Harrison Street	Thermal	738,778	16.96	\$ 435,613	\$ 7,388,000
15		Active	85055 61st Avenue	Thermal	1,698,840	39.00	\$ 205,128	\$ 8,000,000
16		Active	0 Monroe Street	Thermal	1,685,772	38.70	\$ 232,558	\$ 9,000,000
17		Active	83300 58th Avenue	Thermal	2,571,347	59.03	\$ 160,088	\$ 9,450,000
18		Active	0 Monroe Street	La Quinta	5,016,370	115.16	\$ 164,988	\$ 19,000,000
19		Active/Pending	60584 Polk Street		1,638,727	37.62	\$ 192,717	\$ 7,250,000
Average Asking Price Per Acre							\$ 205,176	

#	MLS#	Status	Property Description	Area	Square Feet	Acres	Sale Price	
							Per Acre	Sale Price
1	219051269	Closed - 12/22	SE Tyler Lane	Thermal	239,144	5.49	\$ 122,951	\$ 675,000
2	219085661	Closed -12/22	61641 Sabina Street	Thermal	419,918	9.64	\$ 116,701	\$ 1,125,000
3	219089025	Closed - 4/23	84210 Lovely Sage	Thermal	421,225	9.67	\$ 134,436	\$ 1,300,000
4	219092861	Closed - 5/23	57020 Monroe Street	Thermal	43,560	1.00	\$ 250,000	\$ 250,000
5	219095425	Closed - 5/23	82379 Avenue 58	Thermal	3,893,392	89.38	\$ 72,000	\$ 6,435,360
6	219092119	Closed - 11/23	83743 Avenue 58	Thermal	858,132	19.70	\$ 42,132	\$ 830,000
7	219097120	Closed - 12/23	0 Harry Rau Road	Thermal	108,900	2.50	\$ 140,000	\$ 350,000
8	219106988	Closed - 3/24	0 Harrison & 61st Avenue	Thermal	395,524	9.08	\$ 55,066	\$ 500,000
9	219103262	Closed - 4/24	0 S Avenue 58	Thermal	741,827	17.03	\$ 58,720	\$ 1,000,000

COMPARABLE VALUE ANALYSIS

#	MLS#	Status	Property Description	Area	Square Feet	Acres	Sale Price	
							Per Acre	Sale Price
10	219109082	Closed - 5/24	0 SWC Jackson St. & Airport Blvd.	Thermal	261,360	6.00	\$ 85,000	\$ 510,000
11	219106916	Closed - 7/24	0 Avenue 61 & W Harrison Street	Thermal	1,807,740	41.50	\$ 33,000	\$ 1,369,500
12	219106911	Closed - 9/24	0 W Jackson St. & Avenue 58	Thermal	1,289,376	29.60	\$ 29,482	\$ 872,680
13	219096834	Closed - 9/24	83795 Avenue 58	Thermal	1,298,088	29.80	\$ 43,624	\$ 1,300,000
14	219098398	Closed - 10/24	0 Avenue 54 & Harrison St.	Thermal	871,200	20.00	\$ 92,500	\$ 1,850,000
15	219095706	Closed - 12/24	58210 Park Laane	Thermal	107,593	2.47	\$ 153,846	\$ 380,000
16	219120042	Closed - 5/25	54600 Monroe	Thermal	824,598	18.93	\$ 118,858	\$ 2,250,000
17	219092113	Closed - 7/25	0 E Jackson Street & Airport Blvd.	Thermal	483,213	11.09	\$ 25,692	\$ 285,000
18	219106575	Closed - 8/25	0 E Monroe & S Avenue 55	Thermal	871,200	20.00	\$ 120,000	\$ 2,400,000
19	219120625	Closed - 11/25	58491 Jackson Street	Thermal	2,499,037	57.37	\$ 45,146	\$ 2,590,000
20	219136087	Closed - 1/26	Monroe & Avenue 62	Thermal	425,581	9.77	\$ 66,530	\$ 650,000
Average Closed Per Acre							\$ 90,284	

Active For Sale Average Asking Price Per Acre

\$ 205,176

Averaged Value Closed, Pending & Active For Sale

\$ 90,284

Average Value of Active & Closed

\$ 147,730

Subject Property 59.03 Acres x. Averaged Value of Active & Closed Land

Sales

\$ 147,730 \$ 8,720,517

Discounted Value for 14 Acres of Existing Greenhouse Facilities*

\$ 4,573,800

Value of Land & Existing Greenhouse Facilities

\$ 13,294,317

Asking Purchase Price - Land Including 14 Acres of Greenhouse Facilities	\$ 160,088	\$ 9,450,000
---	-------------------	---------------------

*Low End Replacement Cost of 14 Acres of Greenhouse Facilities @\$30PSF	\$ 18,295,200
25% of Low End Replacement Cost = Wear & Tear Value of Existing Facilities	\$ 4,573,800
Discounted Value of Existing Greenhouse Facilities PSF	\$ 7.50
<i>New Greenhouse Facilities Cost range from Min. \$25psf to Max \$50psf</i>	