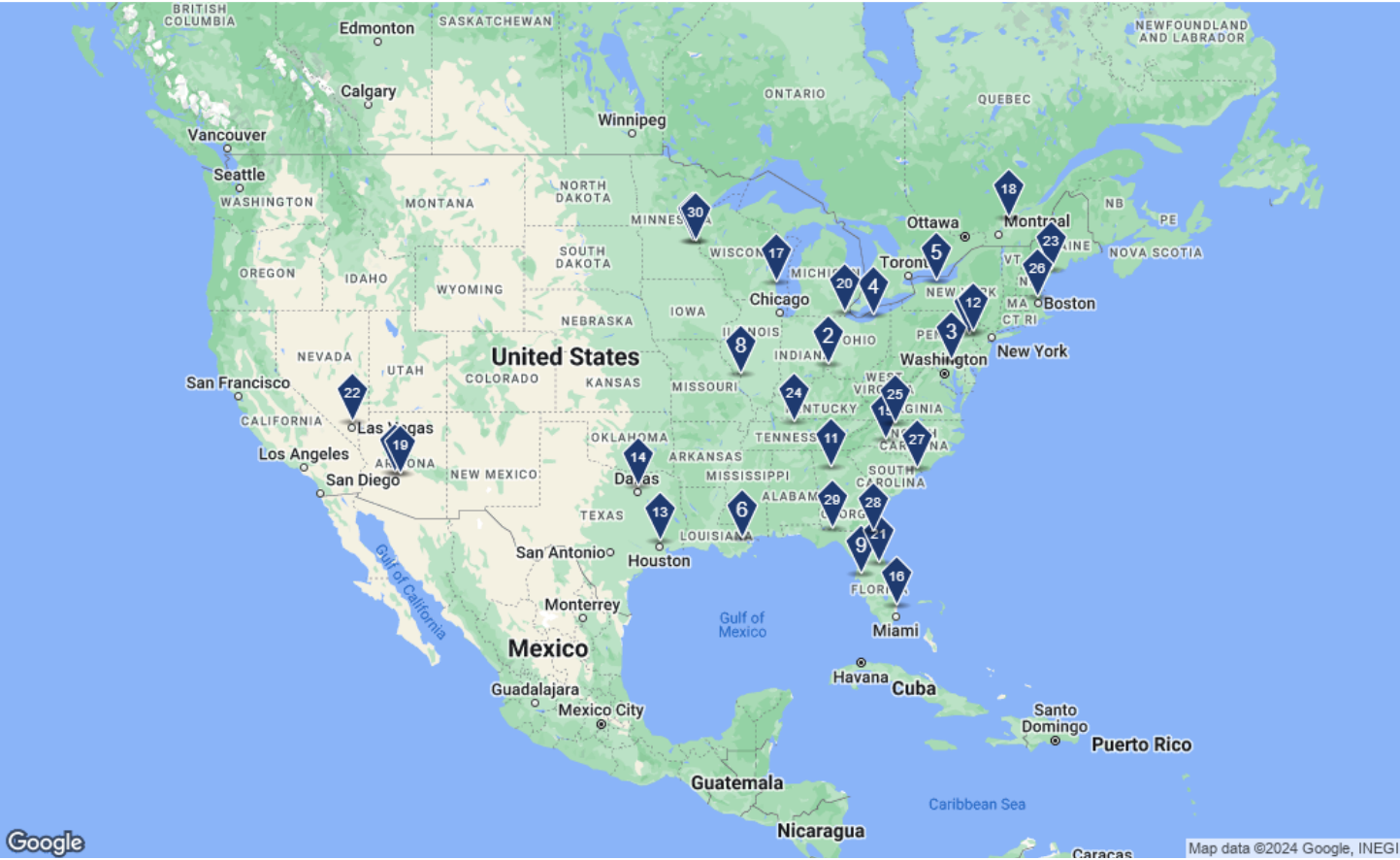


Sale Comps Map & List

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
30	6.0%	\$48	-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

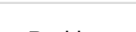
Sales Attributes	Low	Average	Median	High
Sale Price	\$100,000	\$13,046,294	\$8,400,000	\$42,055,000
Price Per SF	\$0	\$48	\$40	\$264
Cap Rate	5.1%	6.0%	6.0%	6.9%
Time Since Sale in Months	1.0	12.6	12.5	23.0

Property Attributes	Low	Average	Median	High
Building SF	110,800 SF	264,697 SF	228,748 SF	633,958 SF
Floors	2	7	7	15
Typical Floor	3,000 SF	40,845 SF	35,127 SF	105,659 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1900	1981	1990	2022
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.8	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★

Sale Comps Map & List

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
	940 Linden Deck  940-952 W Linden St Allentown, PA 18101	Parking Garage 	2002	330,827 SF	-	3/15/2024	\$13,000,000	\$39/SF	-
	Heritage Garage  321 Race St Cincinnati, OH 45202	Parking Garage 	1929	166,992 SF	-	2/16/2024	\$3,150,000	\$19/SF	-
	204 E Lombard St  Baltimore, MD 21202	Parking Garage 	2003	234,000 SF	-	2/1/2024	\$9,800,000	\$42/SF	-
	320 Superior Ave E  Cleveland, OH 44114	Parking Garage 	1988	275,746 SF	-	1/31/2024	\$31,250,000	\$113/SF	-
	East End Parking...  475 E Main St Rochester, NY 14604	Parking Garage 	1990	450,477 SF	-	12/19/2023	\$4,447,000	\$10/SF	-
	325 Camp St  New Orleans, LA 70130	Parking Garage 	1975	266,802 SF	-	11/6/2023	Price Not Dis- closed	-	-
	2050 N Globe Dr  Goodyear, AZ 85395	Parking Garage 	2022	216,900 SF	-	10/17/2023	\$11,955,000	\$55/SF	-
	301 N 4th St  Saint Louis, MO 63102	Parking Garage 	2003	148,918 SF	-	10/17/2023	Price Not Dis- closed	-	-
	810 Channelside Dr  Tampa, FL 33602	Parking Garage 	1999	422,468 SF	-	8/10/2023	\$100,100	\$0/SF	-
	801 Lasalle Ave  Minneapolis, MN 55402	Parking Garage 	1969	237,500 SF	-	7/28/2023	\$9,800,000	\$41/SF	-
	Hilton Garden Inn...  275 Baker St NW Atlanta, GA 30313	Parking Garage 	2008	183,381 SF	-	7/26/2023	\$32,263,393	\$176/SF	-
	27 S 3rd St  Easton, PA 18042	Parking Garage 	1972	166,934 SF	-	6/28/2023	\$3,000,000	\$18/SF	-

Sale Comps Map & List

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
	1801A Main St ⓘ Houston, TX 77002	Parking Garage 	1977	123,036 SF	-	6/2/2023	\$16,600,000	\$135/SF	-
	Jackson Building ⓘ 1810 Jackson St Dallas, TX 75201	Parking Garage 	1971	285,504 SF	-	5/31/2023	Price Not Disclosed	-	-
	Mint Street Parking... ⓘ 410 Mint St Charlotte, NC 28202	Parking Garage 	1995	633,958 SF	-	4/28/2023	\$42,055,000	\$66/SF	-
	300 NW 2nd St ⓘ Fort Lauderdale, FL...	Parking Garage 	2018	185,931 SF	-	3/29/2023	\$20,900,000	\$112/SF	-
	615 N Vel R Phillips... ⓘ Milwaukee, WI 53203	Parking Garage 	1967	280,872 SF	-	3/1/2023	\$6,250,000	\$22/SF	-
	11 Rang Du... ⓘ Yamaska, QC J0G 1W0	Parking Garage 	1900	149,285 SF	-	2/22/2023	\$1,847,746	\$12/SF	-
	565 N 3rd St ⓘ Phoenix, AZ 85004	Parking Garage 	1990	392,000 SF	-	1/13/2023	\$22,650,000	\$58/SF	-
	215 N Summit St ⓘ Toledo, OH 43604	Parking Garage 	1969	157,650 SF	-	11/21/2022	Price Not Disclosed	-	-
	Parking Garage ⓘ 801 Maguire Blvd Orlando, FL 32803	Parking Garage 	2000	206,474 SF	-	11/10/2022	\$4,350,000	\$21/SF	-
	333 E Ogden Ave ⓘ Las Vegas, NV 89101	Parking Garage 	1967	117,900 SF	-	11/3/2022	\$5,500,000	\$47/SF	-
	Public Market Parking... ⓘ 315 Cumberland Ave Portland, ME 04101	Parking Garage 	1998	242,720 SF	-	9/28/2022	\$20,000,000	\$82/SF	5.1%
	300-308 Church St ⓘ Nashville, TN 37201	Parking Garage 	1926	110,800 SF	-	8/19/2022	\$29,250,000	\$264/SF	-

Sale Comps Map & List

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
	118 E 3rd St  Winston-Salem, NC...	Parking Garage 	2019	167,076 SF	-	8/16/2022	\$4,425,000	\$26/SF	-
	Beach Street Garage  14-40 Beach St Boston, MA 02111	Parking Garage 	1910	143,792 SF	-	7/1/2022	\$32,000,000	\$223/SF	6.9%
	2901 N Ocean Blvd  Myrtle Beach, SC 29577	Parking Garage 	1994	624,720 SF	-	6/29/2022	\$100,000	\$0/SF	-
	712 N Hogan St  Jacksonville, FL 32202	Parking Garage 	1989	223,496 SF	-	6/24/2022	\$6,090,000	\$27/SF	-
	Winewood Office...  1317 Winewood Blvd Tallahassee, FL 32301	Parking Garage 	1972	350,000 SF	-	6/15/2022	\$1,420,400	\$4/SF	-
	City of St. Paul Park...  50 4th St E Saint Paul, MN 55101	Parking Garage 	2000	444,741 SF	-	5/20/2022	\$7,000,000	\$16/SF	-