

Property Address	Sale Price	Sale Date	PropertyType	Bldg SF	Land Area AC	Market Time	Price Per SF	Year Built
3643-D Walton Way Ext	\$ 800,000	2/24/2015	Office	9,533	1.00	133	\$ 83.92	1973
4210 Columbia Rd	\$ 490,600	6/15/2015	Office	5,775	0.32	376	\$ 84.95	2002
1217 George C Wilson Dr	\$ 500,000	7/7/2016	Office	5,834	0.61	unknown	\$ 85.70	1986
5176-5182 Wrightsboro Rd	\$ 450,100	1/5/2015	Office	5,100	0.85	123	\$ 88.25	1999
237 Davis Rd	\$ 366,000	7/22/2016	Office	4,000	0.41	unknown	\$ 91.50	1985
1229 Augusta West Pky	\$ 595,000	11/30/2015	Office	6,500	0.53	103	\$ 91.54	1996
211 Pleasant Home Rd	\$ 325,000	8/25/2015	Office	3,500	0.35	unknown	\$ 92.86	1988
208 Pitcarin Way	\$ 385,000	4/26/2016	Office	4,000	0.18	364	\$ 96.25	2005
126 N Belair Rd	\$ 350,000	8/31/2015	Office	3,345	0.39	937	\$ 104.63	1985
2016 Westside Dr	\$ 344,300	2/11/2016	Office	3,116	0.51	unknown	\$ 110.49	2001
3634 Wheeler Rd	\$ 545,000	5/29/2015	Office	4,294	0.97	unknown	\$ 126.92	1982
3736 Executive Center Dr	\$ 515,000	1/8/2016	Office	4,000	0.42	unknown	\$ 128.75	2001
233E Davis Rd	\$ 500,000	2/6/2015	Office	3,500	0.46	1009	\$ 142.86	1995
2904 Professional Pky	\$ 440,000	1/15/2016	Office	3,000	0.28	unknown	\$ 146.67	1995
1226 W Wheeler Pky	\$ 700,000	3/22/2016	Office	4,300	1.00	294	\$ 162.79	1995
4301 University Pky	\$ 1,350,000	10/30/2015	Office	7,200	1.63	unknown	\$ 187.50	1996
<b>SUBJECT</b>								
1265 Interstate Parkway	\$ 733,700		Office	5,060	0.46		\$ 145.00	2000
AVERAGE PRICE PER SF	\$ 112.42							
INCOME APPROACH								
Rental Rate \$13.00	\$ 65,780							
NNN assumed								
9% cap rate	\$ 730,889							