

**IMPROVED MULTIFAMILY APARTMENT BUILDING  
SALES SUMMARY SHEET**

SALE	LOCATION	BLDG TYPE	BLDG SIZE	BLDG AGE	SALE PRICE	SALE DATE	UNIT COST
I-1	340 Kenbrook Dr. Vandalia, Montgomery County, Ohio.	2 St Br Conc. Slab No garages	7,904 SF 8 units (8-2 bed/1 bath)	1970	\$215,900	08/2013	\$26,988
I-2	3012 Benchwood Rd. Butler Twp., Montgomery County, Ohio.	2 St Br Conc. slab No garages	7,440 SF (6 units) (4-2bed/1bath) (2-3bed/2bath)	1969	\$230,000	05/2012	\$38,333
I-3	1515 Rausch Ave. Riverside, Montgomery County, Ohio.	2 St Br Conc. slab No garages	7920 SF (9 units) (7-2 bed/1bath) (2-1 bed/1bath)	1971	\$265,000	09/2011	\$28,444
I-4	409 N. Third Street. Tipp City, Miami County, Ohio.	2 St Br Conc. slab No garages	8,192 SF (8 units) (8-2 bed/1bath)	1967	\$335,000	09/2012	\$41,875

SALE	TIME	LOCATION	PHYSICAL	COMP ADJ	ADJ COST
I-1	1.00	1.05	1.10	1.1550	\$31,171/unit
I-2	1.00	0.95	1.00	0.9500	\$36,416/unit
I-3	1.00	1.05	1.10	1.1550	\$32,853/unit
I-4	1.00	0.95	0.90	0.8550	\$35,803/unit