

DATE OF REPORT

December 6, 2025

DATE OF VALUE

December 4, 2025

AN APPRAISAL REPORT OF

**A 7,000 Square Foot Vacant Lot Located
On The South Side Of Washington Street,
200 Feet West Of 84th Avenue,
Peoria, Arizona**

PREPARED FOR

**Dina Mathias
Program Manager, Economic Development Services
City Of Peoria
9875 North 85th Avenue
Peoria, Arizona 85345**

PREPARED BY

**Karl Baltutat, MAI
Certified General Real Estate Appraiser #30044
Karl Baltutat Valuation Services, LLC
15909 South 11th Way
Phoenix, Arizona 85048
*KBVS Job No. 25-547***

December 6, 2025



Dina Mathias
Program Manager
Economic Development Services
City of Peoria
9875 North 85th Avenue
Peoria, Arizona 85345

Re: A 7,000 square foot vacant lot located on the south side of Washington Street, 200 feet west of 84th Avenue, Peoria, Arizona

Dear Ms. Mathias:

At your request, an Appraisal Report has been prepared to develop an opinion of the market value of the fee simple interest in the above referenced property. The client and intended user of this appraisal is the City of Peoria. The intended use of this report is to assist the client/intended user in possible negotiations to purchase the subject property. The analyses, opinions, and conclusions were developed, and this report has been prepared in conformance with my interpretation of the guidelines and recommendations set forth in the 2024-2025 edition of the Uniform Standards of Professional Appraisal Practice, and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The appraised property was inspected on December 4, 2025, which represents the effective date of valuation.

After considering all facts available, subject to the underlying assumptions and limiting conditions included, it has been concluded, the fee simple interest in the subject property, had a market value, as of December 4, 2025, of:

ONE HUNDRED SIXTY-ONE THOUSAND DOLLARS
(\$161,000)

Sincerely,

Karl Baltutat

Karl Baltutat, MAI
State of Arizona Certified
General Real Estate Appraiser #30044

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EXHIBIT B - OLD TOWN PEORIA CONCEPTUAL DESIGN

EXHIBIT C - QUALIFICATIONS AND STATE CERTIFICATIONS

PREFACE

EXECUTIVE SUMMARY

<u>PROPERTY IDENTIFICATION</u>	A 7,000 square foot vacant lot located on the south side of Washington Street, 200 feet west of 84 th Avenue, Peoria, Arizona
<u>ASSESSOR'S PARCEL NO.</u>	142-41-050
<u>OWNER OF RECORD</u>	Monte Lee Ryan and Candice E. Ryan
<u>DATE OF REPORT</u>	December 6, 2025
<u>DATE OF INSPECTION/ EFFECTIVE DATE</u>	December 4, 2025
<u>VALUE(S) DEVELOPED</u>	Market value
<u>INTEREST APPRAISED</u>	Fee simple interest
<u>CLIENT/INTENDED USER/ INTENDED USE</u>	The client and intended user of this appraisal is the City of Peoria. The intended use of this report is to assist the client/intended user in possible negotiations to purchase the subject property.
<u>ZONING</u>	CCM, Commercial Core Mixed-Use, Peoria
<u>HIGHEST AND BEST USE</u>	Hold as an investment for future commercial and/or residential oriented development
<u>VALUE OPINION</u>	<i>\$161,000</i>
<u>ESTIMATED MARKETING/ EXPOSURE PERIODS</u>	Six months, or less

SCOPE OF WORK

PROPERTY IDENTIFICATION

The subject property involves a 7,000 square foot vacant lot located on the south side of Washington Street, 200 feet west of 84th Avenue, Peoria, Arizona. The subject property is legally described as:

Lot 5, of PEORIA, according to the plat of record in the office of the Maricopa County Recorder, in Book 3 of Maps, Page 62.

The subject property may also be identified as Maricopa County Assessor's tax parcel numbers 142-41-050. On the following page is an aerial photo from the Maricopa County Assessor's office, showing a zoomed-in view of the subject property, and an aerial photo from Google Earth, showing a zoomed-out view of the subject property within the surrounding area.

TYPE OF APPRAISAL/PROPERTY RIGHTS/DEFINITIONS OF VALUE

This Appraisal Report has been prepared to develop an opinion of the market value of the fee simple interest in the subject property. The following terminology details the type of appraisal prepared, the property rights being appraised, and the opinion of value to be developed.

Appraisal

Appraisal is defined as, "The act or process of developing an opinion of value; an opinion of value. Of or pertaining to appraising and related functions such as appraisal practice or appraisal services."¹

Appraiser

Appraiser is defined as, "One who is expected to perform valuation services competently and in a manner that is independent, impartial, and objective."²

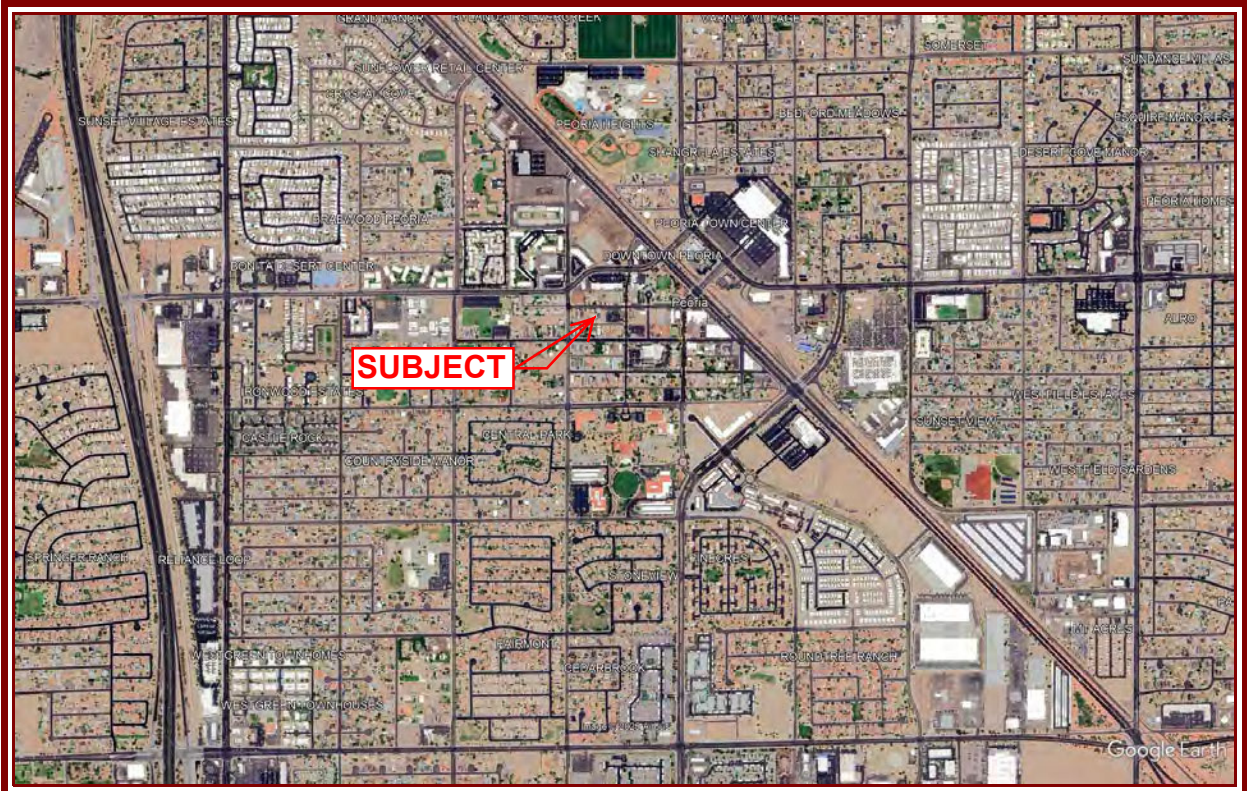
¹ *The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, 2024-2025 Edition, p. 3*

² *The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, 2024-2025 Edition, p.3*

MARICOPA COUNTY ASSESSOR AERIAL



GOOGLE EARTH AERIAL - ZOOMED OUT VIEW



Extraordinary Assumption

“An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis, which if found to be false, could alter the appraiser’s opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”³

Fee Simple Estate

Fee simple estate means “absolute ownership unencumbered by any other interest or estate, subject only to the limitations of imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”⁴

Hypothetical Condition

“A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”⁵

Market Value

Market Value means, “the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements which the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable.”⁶

CLIENT/INTENDED USER/INTENDED USE

The client and intended user of this appraisal is the City of Peoria. The intended use of this report is to assist the client/intended user in possible negotiations to purchase the subject property.

³ *The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, 2024-2025 Edition, p.4*

⁴ *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., p. 73*

⁵ *The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, 2024-2025 Edition, p. 4*

⁶ *Arizona Revised Statute §28-7091*

DATE OF INSPECTION/EFFECTIVE DATE OF VALUE

The subject property was inspected on December 4, 2025, which represents the effective date of valuation.

ASSIGNMENT CONDITIONS

The analyses, opinions, and conclusions were developed, and this report has been prepared in conformance with, my interpretation of the guidelines and recommendations set forth in the 2024-2025 edition of the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

DATA CONSIDERED

Various data sources were utilized such as, U.S. Department of Commerce and Bureau of Census, Arizona Department of Economic Security, ABC Demographics, Realty Rates, Arizona State University Center for Real Estate Theory, Phoenix Blue Chip Forecast, Co-Star Realty Group, Vizzda, Apartment Insights, Annual and Quarterly studies from several major brokerages (CBRE, Cushman & Wakefield, Colliers International, Marcus & Millichap), Arizona Multiple Listing Service, RL Brown, Federal Emergency Management Agency (FEMA), and government offices of the State of Arizona, Maricopa and Pinal counties and local municipalities. These sources provided pertinent information pertaining to demographic, economic, governmental, and environmental characteristics of the region and the neighborhood in which the subject is located. Additionally, these sources provided relevant information regarding historical and projected supply, demand, and absorption trends affecting the metropolitan Phoenix real estate market and the subject's submarket. All market data were confirmed and information relating to the real estate market was gathered via examination of public records, as well as interviews with market participants, such as buyers, sellers, and real estate agents.

The description of the subject property is based on inspection of the property and a review of public records. Within the inspection and research conducted, attempts were made to become familiar with the general neighborhood, and any future planned uses or developments which could have an impact on the subject property and the immediate area.

VALUATION ANALYSIS

Given the subject involves vacant land, only the Sales Comparison Approach to value has been employed.

HISTORY OF THE SUBJECT PROPERTY

Standards Rule 1-5 of the Uniform Standards of Professional Appraisal Practice (USPAP) states: “In developing a real estate appraisal, when the value opinion to be developed is market value, an appraiser must, if such information is available to the appraiser in the normal course of business:

- (a) *analyze all agreements of sale, options, or listings of the subject property current as of the effective date of the appraisal; and*
- (b) *analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal.”*

The subject has been owned for over three years by current ownership (Monte Lee Ryan and Candice E. Ryan). Based on a review of Co-Star Realty and Arizona MLS, as well as observations during inspection where a listing sign was not observed on the property, the subject does not appear to be currently listed for sale.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. Title to the property is assumed to be good and merchantable.
2. The legal description utilized in this report is assumed to be correct.
3. No responsibility is assumed for legal matters affecting the properties, such as title defects, liens, overlapping boundaries, etc.
4. Responsible ownership and competent management exists for the property.
5. Full compliance with all applicable federal, state, and local environmental regulations and laws, and with all applicable zoning and use regulations, is assumed unless non-compliance or non-conformity is stated, defined, and considered in the appraisal report.
6. No liability is assumed on account of inaccuracy or errors in any information furnished by others contacted at the site or elsewhere and which were used in making this appraisal.
7. I have not made a survey of the property analyzed for purposes of this appraisal.
8. There are no hidden or unapparent conditions of the property, subsoil, hydrology, chemical contamination or structures, which would render it more or less valuable. Hidden defects within materials of the structure, or in areas unaccessible at the time of inspection, are not the responsibility of the appraiser.
9. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser, however, is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser suggesting the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. The presence, if any, of potentially hazardous materials may affect the value of the property. The opinion of value is predicated on the assumption there is no such material on or in the property which would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process. Should the client have concerns over the existence of hazardous waste substances on the property, I consider it imperative to retain the services of a qualified, independent engineer or contractor to determine the existence and extent of any hazardous materials, as well as the cost associated with any required or desirable treatment/removal thereof.

10. The writer of the report will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made.
11. The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment.
12. The opinion of value contained herein applies as of the date of this appraisal only.

EXTRAORDINARY ASSUMPTIONS/HYPOTHETICAL CONDITIONS

- ◆ None

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The analyses, opinions, and conclusions were developed, and this report has been prepared in conformance with, my interpretation of the guidelines and recommendations set forth in the 2024-2025 edition of the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. Use of the report is subject to the professional requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have currently completed the requirements under the continuing education program of the Appraisal Institute.
10. I have made a personal inspection of the subject property.
11. No one provided professional assistance to the person signing this report.

12. I have the appropriate knowledge, education and experience to complete this appraisal assignment in a competent manner and have appraised properties of similar type. The reader is referred to the appraiser's Qualifications in the Addenda.
13. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Karl Baltutat

Karl Baltutat, MAI
State of Arizona Certified
General Real Estate Appraiser #30044

INTRODUCTION

MARICOPA COUNTY

The subject is located in Maricopa County, and is within metropolitan Phoenix, which is a combination of Maricopa and Pinal counties. Since real estate is fixed in location, it is important to analyze all forces affecting its value and marketability including social, economic, governmental, and environmental. Potential demand for real estate is a product of the growth and stability of its environs. For this basic reason, a synopsis of Maricopa County is considered an important part of this analysis. On the following page is a map of metropolitan Phoenix.

The following table shows the estimated population from 2005 through 2024 for metropolitan Phoenix, along with projected population growth for 2025 and 2026, according to information published in the Phoenix Blue Chip Economic Forecast (Third Quarter 2025). Positive population projections are signs of economic vitality.

Population

Year	Metro Phoenix (\$ Millions)	Annual % Change
2005	3,885	-
2010	4,211	1.6%
2015	4,575	2.9%
2020	4,860	1.2%
2021	4,949	1.8%
2022	5,029	1.6%
2023	5,102	1.5%
2024	5,187	1.7%
<i>Projection 2025</i>		1.6%
<i>Projection 2026</i>		1.5%

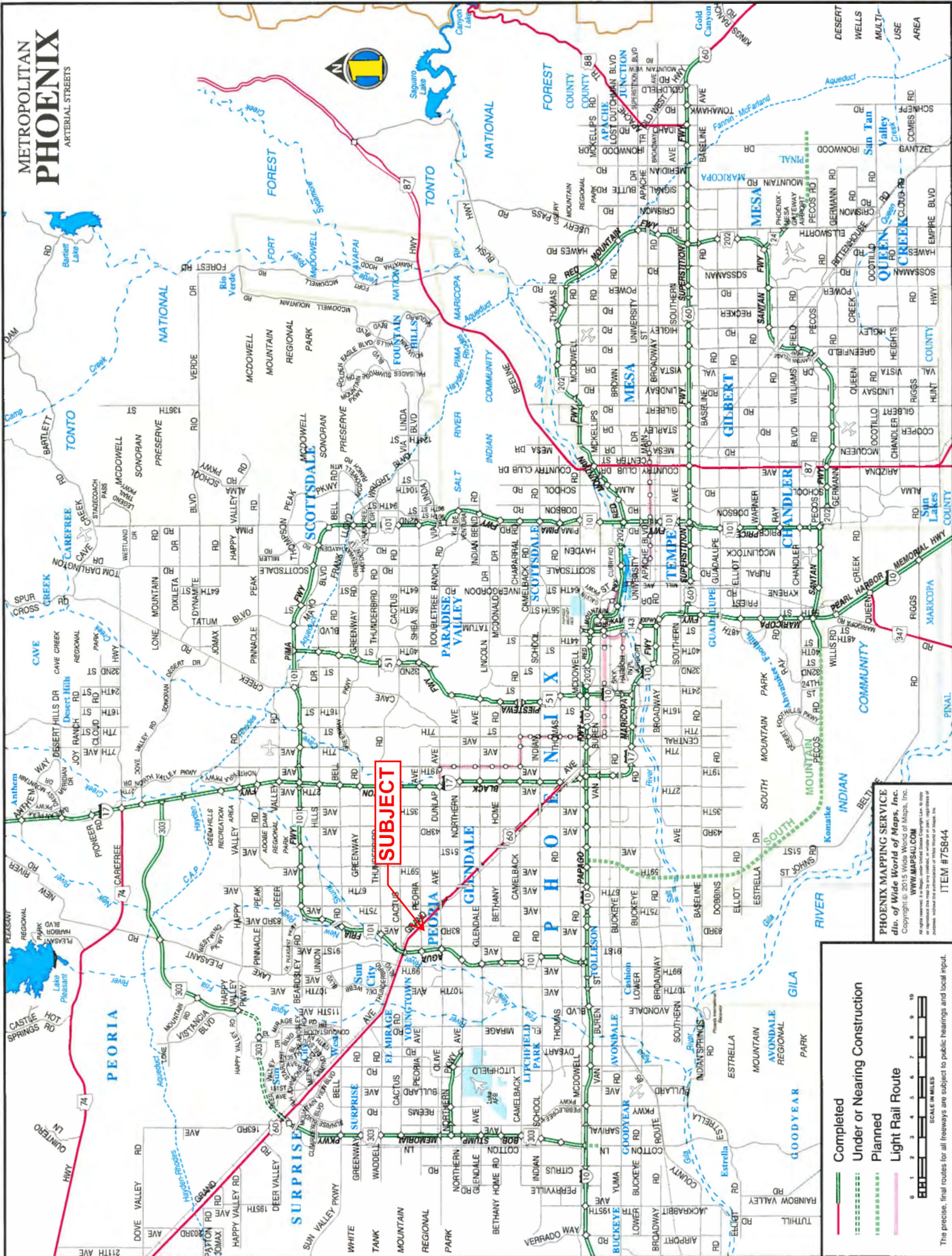
SOURCE: Phoenix Blue Chip Economic Forecast

INCOME

The following table shows the estimated personal income from 2005 through 2024 for metropolitan Phoenix, along with projected personal income growth for 2025 and 2026, according to information published in the Phoenix Blue Chip Economic Forecast (Third Quarter 2025).

METROPOLITAN PHOENIX

ARTERIAL STREETS



SUBJECT

——— Completed
——— Under or Nearing Construction
——— Planned
——— Light Rail Route

SCALE IN MILES

0 1 2 3 4 5 6 7 8 9 10

PHOENIX MAPPING SERVICE
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The precise, final routes for all freeways are subject to public hearings and local input.

ITEM #75844

Personal Income

Year	Metro Phoenix (\$ Millions)	Annual % Change
2005	132,292	-
2010	146,616	2.1%
2015	190,026	5.3%
2020	267,282	7.1%
2021	288,401	7.9%
2022	301,956	4.7%
2023	326,919	5.4%
2024	355,659	5.7%
<i>Projection 2025</i>		5.3%
<i>Projection 2026</i>		5.5%

SOURCE: Phoenix Blue Chip Economic Forecast

RETAIL SALES

The following table shows total retail sales from 2005 through 2024 for metropolitan Phoenix, along with projected retail sales growth for 2025 and 2026, according to information published in the Phoenix Blue Chip Economic Forecast (Third Quarter 2025).

Total Retail Sales

Year	Greater Phoenix (In Millions)	Percent Change
2005	\$35,466	-
2010	\$29,864	-3.4%
2015	\$43,482	7.8%
2020	\$56,923	5.5%
2021	\$68,437	20.2%
2022	\$73,904	8.0%
2023	\$76,008	2.8%
2024	\$85,814	2.3%
<i>2025 Projection</i>		3.5%
<i>2026 Projection</i>		3.5%

SOURCE: Phoenix Blue Chip Economic Forecast

EMPLOYMENT

The economic base of the Phoenix-Mesa MSA (Maricopa and Pinal counties) is reasonably diversified and is normally able to absorb changes in the economy due to its blend of manufacturing, trade, service and government industries. The following table lists non-agricultural employment in the Phoenix-Mesa MSA over the past four years. The figures shown are annual averages. The Phoenix Blue Chip Economic Forecast (Third Quarter 2025) projects an increase in employment of 1.5% and 1.8% in 2025 and 2026, respectively.

Non-Agricultural Employment - Phoenix-Mesa MSA

Industry	2021	2022	% Change	2023	% Change	2024	% Change
Mining/Construction	137,900	154,900	12.3%	162,400	4.8%	175,100	7.8%
Manufacturing	136,100	147,300	8.2%	149,300	1.4%	147,400	-1.3%
TTU ⁷	440,200	453,800	3.1%	453,900	0.0%	480,100	5.8%
Information	36,800	43,100	17.1%	41,600	-3.5%	40,800	-1.9%
Financial ⁸	206,000	218,200	5.9%	220,700	1.2%	212,600	-3.7%
Services ⁹	1,008,400	1,063,200	5.4%	1,096,600	3.1%	1,140,200	4.0%
Government	239,100	238,700	-0.2%	244,700	2.5%	258,300	5.6%
Total	2,204,300	2,319,200	5.2%	2,369,200	2.2%	2,454,500	3.6%

SOURCE: Arizona Commerce Authority

UNEMPLOYMENT

Historical unemployment figures for the Phoenix-Mesa MSA are summarized in the following chart. As shown, the Phoenix-Mesa MSA area has traditionally followed national trends in unemployment in terms of direction, but not with the same severity. Notably, due to the adverse impact of the Covid-19 pandemic, unemployment in the Phoenix-Mesa MSA increased from 3.8% in February 2020 to a high of 12.5% in April 2020.

⁷ Trade, Transportation and Utilities

⁸ Finance, Insurance and Real Estate

⁹ Professional, Education, Health, Hospitality and Other Services

Unemployment Rates

Year	Phoenix-Mesa MSA	Arizona	United States
1995	3.1%	5.1%	5.6%
2000	2.7%	3.9%	4.0%
2005	4.1%	4.7%	5.1%
2010	8.8%	9.6%	9.6%
2015	5.2%	6.1%	5.3%
2020	7.4%	7.8%	8.1%
2021	4.6%	4.9%	5.4%
2022	3.1%	3.6%	3.6%
2023	3.5%	3.9%	3.7%
2024	3.2%	3.6%	4.0%
August 2025	3.8%	4.1%	4.3%

SOURCE: Arizona Commerce Authority

REAL ESTATE

Residential

Following the great recession in the late 2000s, there was a mostly steady annual increase in single-family building permits in metro Phoenix up until 2021, when a peak of 37,782 permits was reached, however, due to a rapid rise in interest rates commencing in Second Quarter 2022, annual permitting has subsequently declined. The Federal Reserve discount rate increased to 5.50 basis points in mid 2023, and was reduced three times in September, November and December 2024 to 4.5 basis points, with a fourth reduction of 0.25 basis points in September 2025 to 4.25 basis points, with most market analysts anticipating further reductions in the discount rate as inflationary pressures are anticipated to continue to ease throughout the remainder of 2025.

Since 2010, multi-family permitting has mostly been rising each year, with some fluctuations. However, the increases have been much greater over the past few years, as declining affordability in the single-family sector has once again created upward pressure on rental rates and occupancy levels, as many potential home buyers have been priced out of the market. Due to the dramatic increase in new construction, there has been some increases in vacancy rates and a stabilization and/or slight decline in rental rates over the past year, with a reduction in new construction. Regardless, the multi-family sector is expected to remain moderately strong into the foreseeable future, as home mortgage interest rates are anticipated to remain higher than typical over the next few years, while the single-family sector also continues to struggle to meet demand for more affordable housing.

Below is a chart showing the annual single-family and multi-family residential permitting in metropolitan Phoenix (Maricopa and Pinal counties) since 2010.

Metropolitan Phoenix - Historical Building Permits

Year	Single-Family†	% Change◆	Multi-Family‡	% Change◆	Total	% Change◆
2010	7,351	N/A	844	N/A	8,195	N/A
2011	7,440	1.2%	1,569	85.9%	9,009	9.9%
2012	11,596	55.9%	3,665	133.6%	15,261	69.4%
2013	12,837	10.7%	4,206	14.8%	17,043	11.7%
2014	11,836	-7.8%	8,439	100.6%	20,275	19.0%
2015	17,263	45.9%	5,683	-32.7%	22,946	13.2%
2016	19,098	10.6%	9,444	66.2%	28,542	24.4%
2017	21,055	10.3%	8,598	-9.0%	29,653	3.9%
2018	24,211	15.0%	7,132	-17.1%	31,343	5.7%
2019	25,767	6.4%	9,633	35.1%	35,400	12.9%
2020	32,589	26.5%	14,029	45.6%	46,618	31.7%
2021	37,782	15.9%	15,870	13.1%	53,652	15.1%
2022	28,621	-24.2%	18,748	18.1%	47,369	-11.7%
2023	26,705	-6.7%	18,932	1.0%	45,637	-4.2%
2024	31,938	+19.6%	13,577	-28.3%	45,515	-0.3%
8-2025	17,387	N/A	7,907	N/A	25,294	N/A

◆ Includes Maricopa and Pinal counties

◆ Percent change from previous year

† Includes SF detached & attached units in 2-4-plex buildings (SF and some TH/Condo)

‡ Includes attached units in 5+ unit buildings (multi-family and some TH/Condo)

Office/Industrial/Retail

Summarized in the following table are Third Quarter 2025 statistics for the metropolitan Phoenix office, industrial, and retail markets, as provided by Co-Star Realty Group.

Category	# Buildings	Inventory (Sq. Ft.)	Vacant (Sq. Ft.)	% Vacant	Average Rent/SF	U.C. (Sq. Ft.)	Past 12 Mo. Absorption
Office	9,025	194,773,959	31,553,060	16.2%	\$30.61	859,528	1,627,449
Industrial	12,141	507,785,991	62,893,755	12.4%	\$13.67	22,099,720	14,145,215
Retail	17,006	244,366,326	11,440,281	4.7%	\$19.97	2,585,329	1,412,841

Office:

The inventory of office space has increased by 17 million square feet over the past decade. Over the past five years, near 4.3 million square feet of new office space has been added, with the vacancy rate over this same time period gradually increasing from near 12% to its current rate of 16.2%, which is mostly reflective of the adverse impact of the Covid-19 pandemic. Since mid 2020 at the onset of the pandemic, there has been negative absorption of near 5.0 million square feet of office space, however, after mostly negative quarterly absorption from mid 2020 thru third quarter 2024, there has been four consecutive quarters of positive absorption. Over the past decade, office rental rates been gradually increasing from \$21.62 per square foot to \$30.61 per square foot as of Third Quarter 2025. Near 860,000 square feet of office space was under construction as of Third Quarter 2025, with another 15.5 million square feet of office space being planned. Co-Star is forecasting vacancy to remain relatively flat with a slight drop of less than 1% over the next five years. Over the same time period, market asking rents are forecast to gradually increase by near \$5.00 per square foot.

Industrial:

The inventory of industrial space has increased by near 172 million square feet over the past decade, with average vacancy rates gradually declining from near 10% to between 4% and 5% from mid 2021 to mid 2023, however, due to significant levels of new construction (75 million square feet since mid 2023) exceeding relatively strong absorption (near 32.6 million square feet), the vacancy rate has been increasing to its current level of 12.4% as of Third Quarter 2025. Since the onset of the Covid-19 pandemic, there has been significant positive absorption of near 99 million square feet of industrial space, with industrial rental rates increasing by near 75% from near \$7.75 per square foot to just below \$14 per square foot as of Third Quarter 2025. Given extremely strong demand over the past several years, a significant amount of new industrial space (just over 22 million square) was under construction as of Third Quarter 2025, with another near 103 million square feet of industrial space being planned. Over the next five years, Co-Star Realty is forecasting vacancy to gradually decrease to near 10% and market asking rents to gradually increase by near \$4.00 per square foot.

Retail:

The inventory of retail space has increased by near 14.5 million square feet over the past decade, with the average vacancy rate mostly steadily declining from near 8.5% to just below 5% over the past three years. Over the past decade, there has been overall positive absorption of over 22 million square feet of retail space, or near 2.2 million square feet per year, with absorption since the onset of the Covid-19 pandemic totaling approximately 11.2 million square feet, which is very similar to the overall 10 year annual average absorption rate. Retail rental rates have been gradually increasing over the past decade from \$14 per square foot to near \$20.00 per square foot as of Third Quarter 2025. Just below 2.6 million square feet of retail space was under construction as of Third Quarter 2025, with another

near 15 million square feet of retail space being planned. Over the next five years, Co-Star Realty is forecasting vacancy to increase slightly by near 0.5%, while the average market asking rental rate is projected to steadily increase by near \$4.50 per square foot.

CULTURAL/RECREATION

Metropolitan Phoenix is home to several professional sports teams, including: the Phoenix Suns (men's basketball); the Arizona Cardinals (football); the Arizona Coyotes (hockey); the Arizona Diamondbacks (baseball); and the Phoenix Mercury (women's basketball). There are also a number of minor league and semi-pro sports team throughout the state, along with several college sports programs, including Arizona State University, University of Arizona, Grand Canyon University and Northern Arizona University. Arizona periodically hosts several major sporting events, including the NFL Superbowl, College Football Playoffs/Championship, several college football bowl games, College Basketball March Madness games. Due to the mild climate during the spring, Arizona is a popular location for Major League Baseball spring training where several baseball teams participate in the Cactus League, including the Chicago Cubs, Chicago White Sox, Cincinnati Reds, Cleveland Guardians, Kansas City Royals, Los Angeles Angels, LA Dodgers, Milwaukee Brewers, Oakland Athletics, San Diego Padres, San Francisco Giants, Seattle Mariners and Texas Rangers. Other annual sporting events include, the Phoenix Open professional golf tournament, NASCAR and Indy races at the Phoenix International Raceway, horse racing at Turf Paradise.

In addition, the Phoenix region offers ample cultural opportunities including numerous museums and theaters, symphony/pop concerts, ballet, opera, the Phoenix Zoo and Desert Botanical Gardens, restaurants, etc. Due to the warm climate, the area is heavily oriented toward outdoor activities, such as golf, tennis, jogging, bicycling, hiking, swimming, softball, volleyball, and basketball. The region has an excellent park system, which is ranked as one of the largest in the nation. Located within one to two hour drive times from this region are several lakes and streams for boating and fishing, and mountainous areas for hiking, camping and snow skiing.

EDUCATION/HEALTH

Metropolitan Phoenix is well served by numerous educational facilities from elementary through doctoral degree programs. The Phoenix region is served by two, four-year universities including Arizona State University (ASU), which has four campus locations, and Grand Canyon University. ASU had a Fall 2024 total enrollment at its four campuses of near 181,000, making it one of the largest in the United States. The ASU Main Campus is located in the city of Tempe, with three smaller ASU campuses including: ASU West Campus in the northwest valley; the Polytechnic Campus in the southeast valley; and the ASU Downtown Phoenix campus. Grand Canyon University is located in west Phoenix. In addition, there are 10 Maricopa Community Colleges serving the metropolitan area.

Additional educational alternatives are provided by numerous technical trade schools. There are adequate medical facilities represented by numerous regional hospitals, the Mayo Clinic, several 24-hour outpatient medical centers, and a myriad of private practices throughout the entire region.

PHYSICAL/ENVIRONMENTAL FACTORS

The Phoenix area is characterized by a dry arid climate with a wide range between minimum and maximum temperatures. June, July and August are the hottest months, with average maximum temperatures ranging from 102°F to 104°F, while December, January and February are the coldest months, with average minimum temperatures ranging from 41°F to 43°F. The average annual daily high temperature is 72°F, with near 300 days of sunshine per year. Annual precipitation averages 7.5 inches. Topography of the general area ranges from near level in the valley floor to steeply sloping in the scattered, surrounding mountains, with a general elevation of 1,100 feet above sea level in the lowest elevations and over 4,008 feet above sea level in the highest elevations. Climatic conditions have been an important factor in attracting many permanent residents, as well as temporary visitors to the area.

Much of the region had previously been utilized as agricultural land, which quickly gave way to new development along the fringes of the metropolitan area in the late 1990s to mid 2000s, however, absorption of agricultural land has slowed significantly over the past few years, due to the depressed housing market. Due to the level topography and soil conditions, development is relatively uncomplicated, without significant site preparation costs. For these reasons, infrastructure development has been relatively systematic with most major arterial roadways running north/south, or east/west in a grid system. The availability of water resources is important to continued population and economic growth of the area. Water to Phoenix is provided from various sources including numerous underground wells, the Salt River Project, and the Central Arizona Project, which is comprised of several hundred miles of canals diverting water from the Colorado River. The present water supply is adequate to serve the needs of the region; *however, the region has been enduring an extended drought since the mid 1990s.* As a result, storage reservoirs have been well below capacity during this extended time period, which prompted many government planners to examine the future capacity of the water supply. Additionally, issues of water conservation are generating increased publicity and water usage regulations have begun to impact new single-family residential in areas where there is an unproven 100-year assured water supply.

TRANSPORTATION

Due to the location of metropolitan Phoenix, it has become a regional transportation hub for the Southwest. As a result, it is served by several major transportation linkages including highway, air, and rail. Interstate Highways 10 and 17, U.S. Highway 60, along

with State Highways 85, 87 and 88, connect the metropolitan Phoenix area with other cities in Arizona, as well as several major metropolitan areas in the west and mid-western United States. Due to the lack of a complete freeway system, much of the everyday traffic has been carried by major, section-line arterial roadways, which have reached or are approaching maximum capacity. The gradual completion of the planned freeways, such as the Loop 101 Freeway, State Route 51, the Loop 202 Freeway, the Loop 303 Freeway, and State Route 24 is slowly alleviating traffic congestion in several areas of the metropolitan area. However, surface street transportation is likely to remain a problem, particularly if future population growth takes place at its historically healthy pace.

Public transportation in the metropolitan Phoenix area has historically been limited to municipal bus transit systems. Mass transit service is generally poor due to the decentralization of retail and employment centers, rapid population growth and the sprawling nature of the metropolitan area. The metropolitan Phoenix area is well served by other forms of transportation including bus lines, various interstate truck lines, three railroads (Santa Fe, Southern Pacific, and Amtrak), and nine airports, including the Sky Harbor International Airport (Arizona's largest). Historical passenger traffic counts at Sky Harbor Airport are summarized in the following table; *the significant decline in 2020 is directly related to the Covid-19 pandemic, with considerable improvement in the next three years, including a record high in 2023.*

Year	1970	1980	1990	2000	2005	2010	2015	2020	2021	2022	2023	2024
No. Of Passengers (In Millions)	2.9	6.6	21.7	36.0	41.2	38.6	44.0	21.9	38.8	44.4	48.9	52.3

Passenger traffic for Sky Harbor has mostly steadily increased over the past five decades. Other airports include Phoenix-Mesa Gateway, Luke Air Force Base, and the municipal facilities of Mesa, Scottsdale, Chandler, Glendale, Goodyear, Deer Valley, and Buckeye.

A relatively new form of mass transit system for metropolitan Phoenix involves a light rail passenger system, which commenced development in 2005, with the first 20-mile segment extending from Phoenix Spectrum Mall, south along 19th Avenue to Camelback Road, east to Central Avenue, south to Washington Street in downtown Phoenix, east through the city of Tempe/Arizona State University, east along Apache Trail to Dobson Road in Mesa. This initial segment was completed in 2008, with another six miles added to the system in 2016, involving extensions into downtown Mesa and to northwest Phoenix. In 2019, another 1.9 miles was added to extend service further east into Mesa. Another northwest extension was completed in January 2024, adding 1.6 miles to connect to the Metrocenter area. Finally, work is currently underway to extend the light rail five miles south of downtown Phoenix, along the alignment of Central Avenue, to Baseline Road. This extension of the light rail system was completed in mid 2025. Two other projects planned for near term construction including extending the light rail from downtown Phoenix to 79th Avenue,

mostly along the alignment of Interstate 10. Additional studies are currently underway regarding other potential extensions of the light rail system.

GOVERNMENT

Real estate tax rates in the metropolitan Phoenix area are reasonable in comparison to other areas and provide incentive for relocation. Liberal zoning requirements have not created any unusual detriments to development. However, some development plans for large, in-fill parcels have met with strong opposition from neighborhood groups. The zoning requirements have promoted the development of compatible land uses, which has contributed to enhancing property values. Adequate utilities, police and fire protection are provided within the region.

SUMMARY AND CONCLUSIONS

The area's favorable location in the Sunbelt, cultural and recreational amenities, and relatively affordable housing, along with its economic advantages and potential, are expected to result in above average population growth in comparison to the nation. Continued diversification of employment is the key to the economy of the Phoenix area, however, the most recent recession suggests that metro Phoenix may be overly dependant upon growth in population and households. While the economy is in a transition from basic manufacturing to a more service-oriented base, Phoenix retains significant amounts of high technology and finance jobs. The availability of developable land, an educated and young work force, improving transportation system, adequate support services, steady population growth, and modern infrastructure are positive factors impacting the real estate market. Overall, relatively strong quality of life factors (e.g., climate, culture, sports, recreation) and moderate levels of employment growth, should continue to attract new population and business to the area over the long term.

NEIGHBORHOOD

The subject is located in Old Town Peoria, Arizona. For further reference, the subject property is located near 13 miles northwest of downtown Phoenix. The neighborhood boundaries are generally described as Thunderbird Road on the north, 99th Avenue on the west, Northern Avenue on the south, and 67th Avenue on the east. The neighborhood is estimated to be near 80% developed with mostly residential oriented uses, followed by a wide variety of commercial uses, with most of the undeveloped land currently under agricultural use. A map illustrating the subject's location within the neighborhood boundaries is shown on the next page.

DEVELOPMENT

Residential

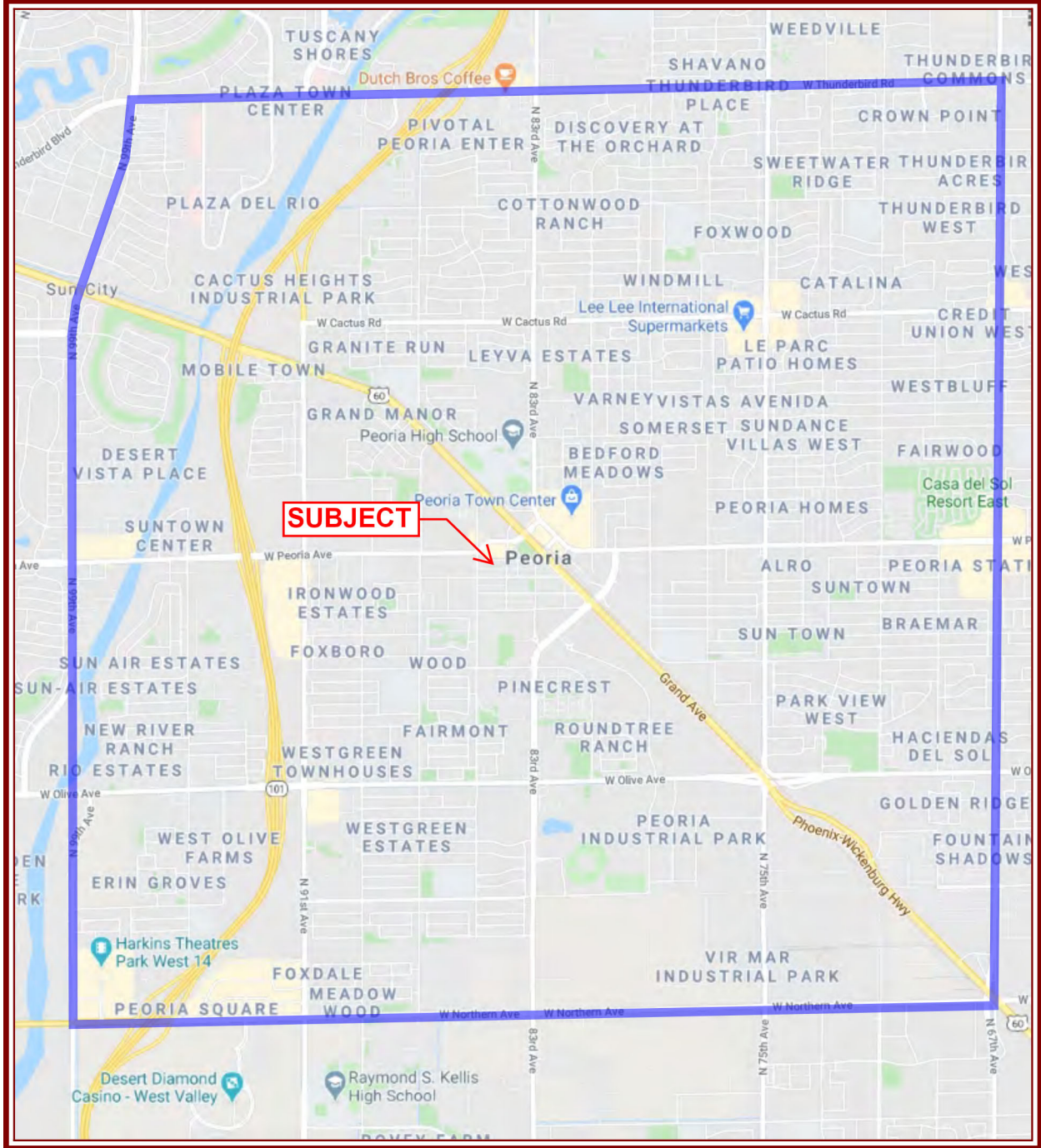
Single-family residential tract home subdivisions comprise the majority of land uses in the neighborhood, with development spanning a relatively wide time frame from the 1940s to present day, and involving fair to good quality housing, including a few pockets of higher priced single-family residential housing located in small, custom home lot developments (some with horse privileges). Notably, the majority of the oldest housing in the neighborhood is located within, or in close proximity to, Old Town Peoria. Due to the relatively limited remaining land supply zoned/designated for residential oriented development, there currently are no active subdivisions within the neighborhood, nor are there any known projects planned for near term development. The neighborhood also includes numerous apartment, which have been built over the past several decades and ranging from fair quality to luxury oriented. In contrast to single-family residential, there has been a relatively considerable amount of new multi-family development, with five project constructed over the past two years, totaling 1,265 units. Currently, there is another project totaling 160 apartment units, which is currently under construction. Lastly, there are several older mobile home parks, with townhome/condominium development being the least prevalent within the neighborhood.

RESIDENTIAL SUPPORT FACILITIES

Shopping

The neighborhood is adequately served by existing retail oriented development consisting of neighborhood shopping centers, strip retail centers, free-standing stores, community shopping centers, and gas station/convenience stores. The nearest regional mall is Arrowhead Regional Mall, at the northwest corner of Bell Road and 75th Avenue, which

NEIGHBORHOOD MAP



includes a high concentration of additional retail shopping centers, involving mostly power centers, located adjacent or very close to the mall.

Schools

The subject neighborhood is adequately served by the Peoria and Glendale elementary and high school districts. The nearest colleges include, Glendale Community College (northwest corner of 59th and Olive avenues), and Grand Canyon University (northeast corner of Camelback Road and 35th Avenue).

Medical

Nearest major medical services include Maryvale Samaritan Hospital (northwest corner of Campbell and 51st avenues), Thunderbird Samaritan Hospital (southeast corner of 59th Avenue and Thunderbird Road), and the Banner Estrella Medical Center (southwest corner of 91st Avenue and Thomas Road). Additionally, Dignity Health recently opened the St. Joseph Westgate Medical Center, a 24-bed facility, along the west side of 99th Avenue, north of Glendale Avenue. Finally, a new 127,000 square foot, Valleywise Comprehensive Health Center, has recently been constructed at the southeast corner of Cotton Crossing and Grand Avenue.

Recreation

Recreational amenities within, or near the neighborhood, include several small to large municipal parks (Rio Vista and Pioneer) and golf courses. Just south of the neighborhood is the Westgate City Center, situated at the southeast corner of the Loop 101 Freeway and Northern Avenue, which includes the Gila River multi-purpose arena that recently served as home to the Phoenix Coyotes, and the University of Phoenix stadium multi-purpose facility serving as home to the Arizona Cardinals. Additionally, the Desert Diamond Casino has recently been constructed, just east of the southeast corner of Northern Avenue and the Loop 101 Freeway.

Located just north of the neighborhood is the approximate 250-acre Peoria Sports Complex, which includes a Cactus League spring training facility (San Diego Padres and Seattle Mariners professional baseball teams), along with other recreational and entertainment events occurring at the complex throughout the year. The Peoria Sports Complex is part of the larger P83 Entertainment District, which includes other developments such as the AZ Ice skating facility, several restaurants, retail, hotels and a movie theater.

EMPLOYMENT

Employment opportunities within the neighborhood are provided by a wide variety of employers, including a considerable amount of retail, hotel, office and medical uses within

the Loop 101 Freeway corridor (i.e., Westgate City Center, District at Zanjero, Agua Fria Towne Center, Parke West, City of Peoria municipal offices, Arrowhead regional mall), entertainment venues (Gila River arena, University of Phoenix stadium, multi-plex movie theaters, Peoria Sports Complex), and industrial uses (Glendale Airpark and Grand Avenue corridor). Other large employment centers are located along Interstates 10 and 17, located several miles south and east, respectively, of the neighborhood.

TRANSPORTATION

Primary north/south access within the neighborhood is provided by the section line arterial roadways of 67th, 75th, 83rd, 91st and 99th avenues, while primary east/west access within the neighborhood is provided by the section line arterial roadways of Glendale, Northern, Olive and Peoria avenues, and Cactus and Thunderbird roads. Grand Avenue (U.S. Highway 60) also serves as a primary arterial in the neighborhood, extending in a northwest/southeast direction between the far northwest valley (Wickenburg) and central Phoenix.

The Loop 101 Freeway extends north from Interstate 10, generally between the alignments of 83rd and 99th avenues, then turns east along the alignment of Beardsley Road to a full interchange with Interstate 17. The Loop 101 Freeway continues eastward through north Phoenix and Scottsdale, where it turns south and extends to interchanges with the Red Mountain, Superstition and the San Tan freeways. The Loop 101 Freeway has had a positive impact on the subject neighborhood and the entire west/northwest valley by enhancing accessibility to other metropolitan Phoenix locations. Of significance, there are full diamond interchanges at all of the east/west section line arterial roadways in the neighborhood, with the exception of Cactus Road.

OLD TOWN PEORIA

Old Town Peoria is a near four square mile area bound by Olive Avenue, 75th Avenue, Cactus Road and the Loop 101 Freeway, that is divided into five districts. The Old Town area is the historic townsite area at 83rd and Peoria Avenues and is the heart of the City of Peoria. This original residential, commercial and civic area of the community contains many historic structures and is the current location of the civic operations of municipal government including City Hall, Police Station, Main Library, Community Center, Performing Arts Center and other municipal uses and services. The character of this area is a vibrant, walkable, mixed use area for civic, historic, residential, commercial and employment uses. Due to the older age, outdated designs, declining physical condition, and poor occupancy of many properties in this area, the City of Peoria has been encouraging redevelopment/rehabilitation activity of older properties in this area, by establishing a revitalization plan and a specific area plan for Old Town Peoria. These plans provide specific action plans for future development of the historic core area that supports new and existing businesses and economic growth, pedestrian friendly urban

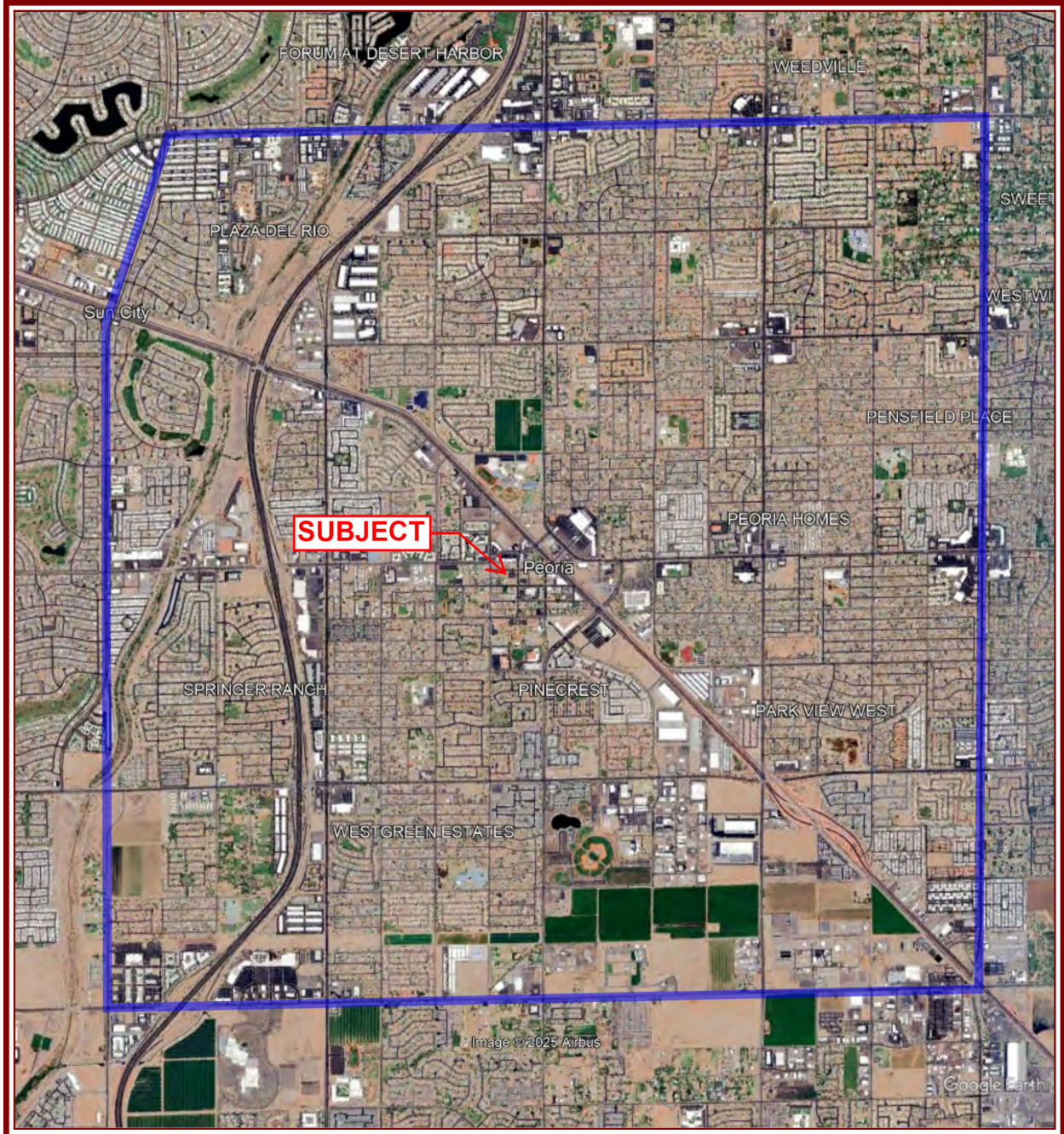
designs, integrating new residential development, while preserving existing residential neighborhoods. The City of Peoria has also been acquiring some of the properties, with older dilapidated improvements that are not ideally suited for rehabilitation, in order to demolish the improvements, with the intent to eventually make these properties available for redevelopment. Additionally, the City has been gradually making improvements to this area, such as beautification of several existing roadways, realignment and construction of new roadways to improve circulation, reconstruction of Osuna Park, development of a Performing Arts Center, and construction of a new fire station and a large municipal office complex. In addition to the various improvements to the area by the City of Peoria, there has been some relatively recent new development and redevelopment activity involving private properties in Old Town Peoria.

Located at the south corner of Grand Avenue and Cotton Crossing is Peoria Place, a mixed-use project being development on 126, which includes the aforementioned Valleywise Comprehensive Health Center (2019), along with three distribution buildings (2023), and three apartment projects (near completion).

SUMMARY

In summary, the subject is located in a near fully built-out Peoria neighborhood, characterized by a wide variety of older to newer residential and commercial development. Access to employment, shopping, schools and other residential support facilities is considered good. On the following page is an aerial photograph showing the location of the subject within the neighborhood (outlined in blue).

NEIGHBORHOOD AERIAL



PROPERTY ANALYSIS

SITE DATA

The subject site is located on the south side of Washington Street, 200 feet west of 84th Avenue, in Peoria. The site has a rectangular configuration, with 50 feet of frontage along Washington Street, a depth of 140, and a total land area of 7,000 square feet, per Maricopa County Assessor records. On the following page is a Maricopa County plat map, with the subject highlighted in yellow. Washington Street is asphalt paved for three lanes (one eastbound/one westbound/one center turn), and is improved with concrete curbs, gutters and setback decorative sidewalks, landscaping and streetlights. Additionally, in the immediate area, Washington Street is also asphalt paved for angle street parking. In the area of the subject, Washington Street extends from 85th Avenue, to the Grand Avenue frontage road. Extending along the southern boundary of the subject property is an alleyway, which is asphalt paved and provides access to the subject site. The generally level site is at grade with adjacent properties, roadway and alley. The site is not located within a special flood hazard area (Zone X; Flood Panel Number 04013C1705M; effective September 18, 2020) and flood insurance is not required; *a copy of the flood map is shown on the second following page*. All customary utilities are available to the property including electricity, water, sewer, telephone and natural gas. The City of Peoria provides police and fire protection, and trash collection for residential uses. No adverse soil conditions were observed or are known to exist. During inspection of the property, no apparent signs of environmental contamination or hazardous waste storage were observed. No title report or ALTA Survey was available to review by the appraiser. Based on inspection and review of public records, the property does not appear to be adversely impacted by any easements, encroachments, restrictions, covenants or conditions. Surrounding land uses include several small vacant lots, a few small commercial buildings, several mostly older (1920s to 1950s) single-family residences, a couple of small churches, and a City of Peoria park and ride lot. Following the flood map are photographs of the subject property.

ZONING

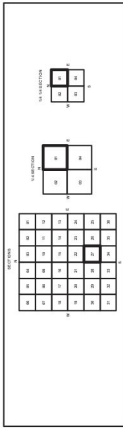
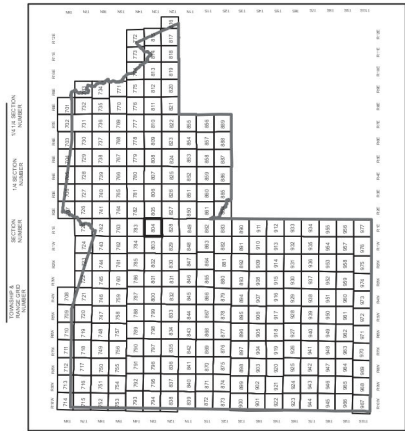
The subject property is located in the Old Town Mixed-Use District, which is intended to facilitate the revitalization of Old Town Peoria by encouraging a mixture of appropriate uses to be established within the same development or on the same lot. The design for the mixtures of uses intends to promote pedestrian activities and to create economic niches in the Old Town area. The Old Town Mixed-Use Districts are designed to direct development in the Peoria central core area by allowing complimentary mixtures of commercial, specialized retail, office, and various types of residential developments. Development standards are modified to enhance the urban setting and to encourage private investment. The Old Town Mixed-Use Districts encompass an area within the original town plat of Peoria with Grand Ave to the east, Monroe Street to the south, 85th Avenue to the west and Peoria Ave to the north. The Old Town Mixed-Use Districts are composed of three zoning districts: Core Commercial Mixed-Use (CCM), Core Residential

MARICOPA COUNTY

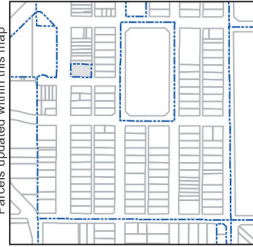
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Parcels updated within this map



MARICOPA COUNTY ASSESSOR'S OFFICE

301 W. Jefferson Street Phoenix, AZ 85003

https://mcaessor.maricopa.gov

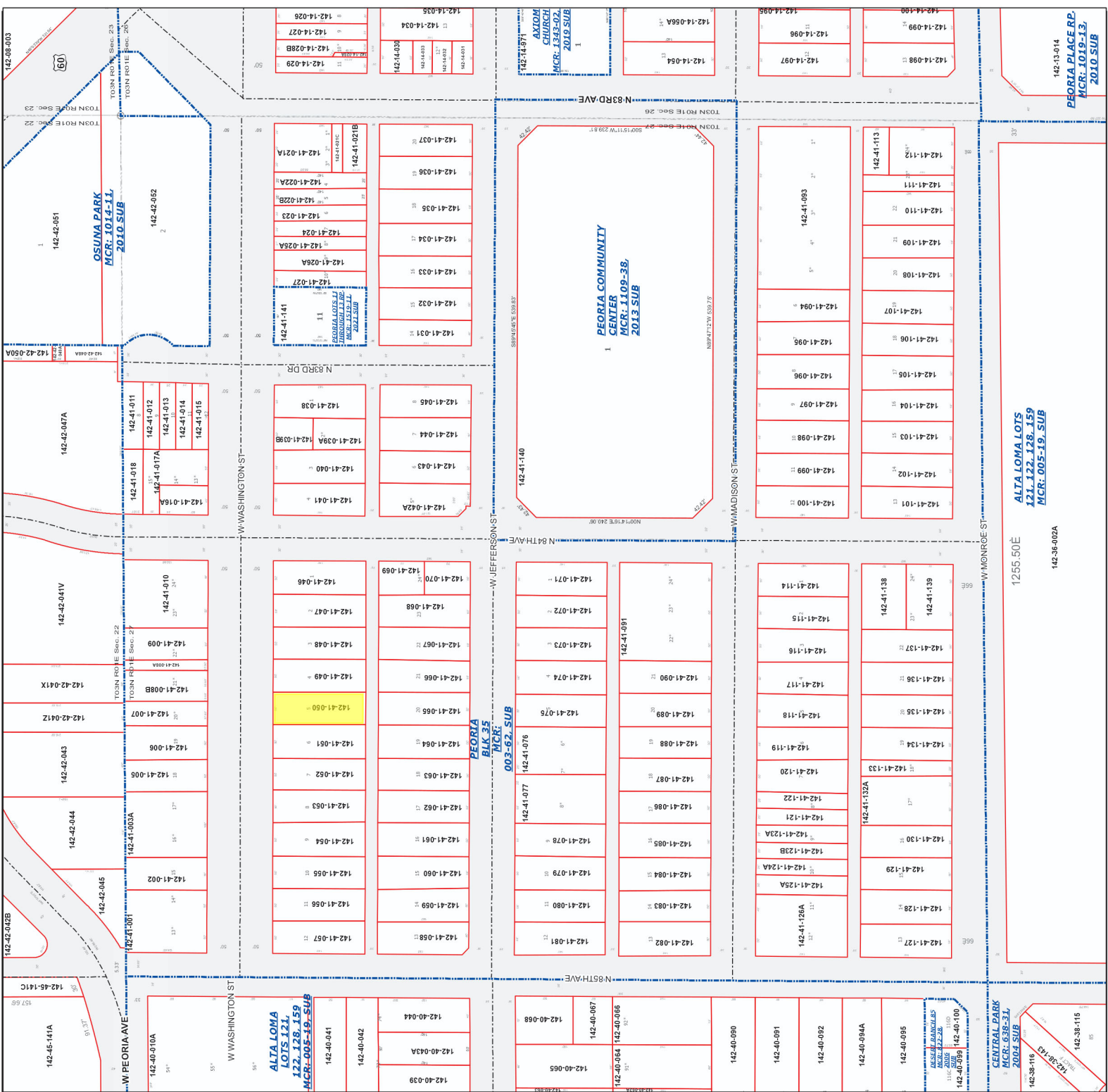


LEGEND: Parcels, Lots, Subdivisions, Sections, Centerlines

Disclaimer - Indemnification CAUTION: USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602.506.3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Users are cautioned that the parcels used within this dataset or map illustrate the boundaries of adjacent parcels; it is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or map are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.



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142-08-915, 142-08-916, 142-08-917, 142-08-918, 142-08-919, 142-08-920, 142-08-921, 142-08-922, 142-08-923, 142-08-924, 142-08-925, 142-08-926, 142-08-927, 142-08-928, 142-08-929, 142-0

National Flood Hazard Layer FIRMette

112°14'45"W 33°35'4"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AE9
- With BFE or Depth *Zone AE, AD, AH, VE, AP*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee, See Notes, *Zone X*

Area with Flood Risk due to Levee *Zone D*

Area of Minimal Flood Hazard *Zone X*

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS

GENERAL STRUCTURES

OTHER FEATURES

MAP PANELS

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/2/2025 at 9:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

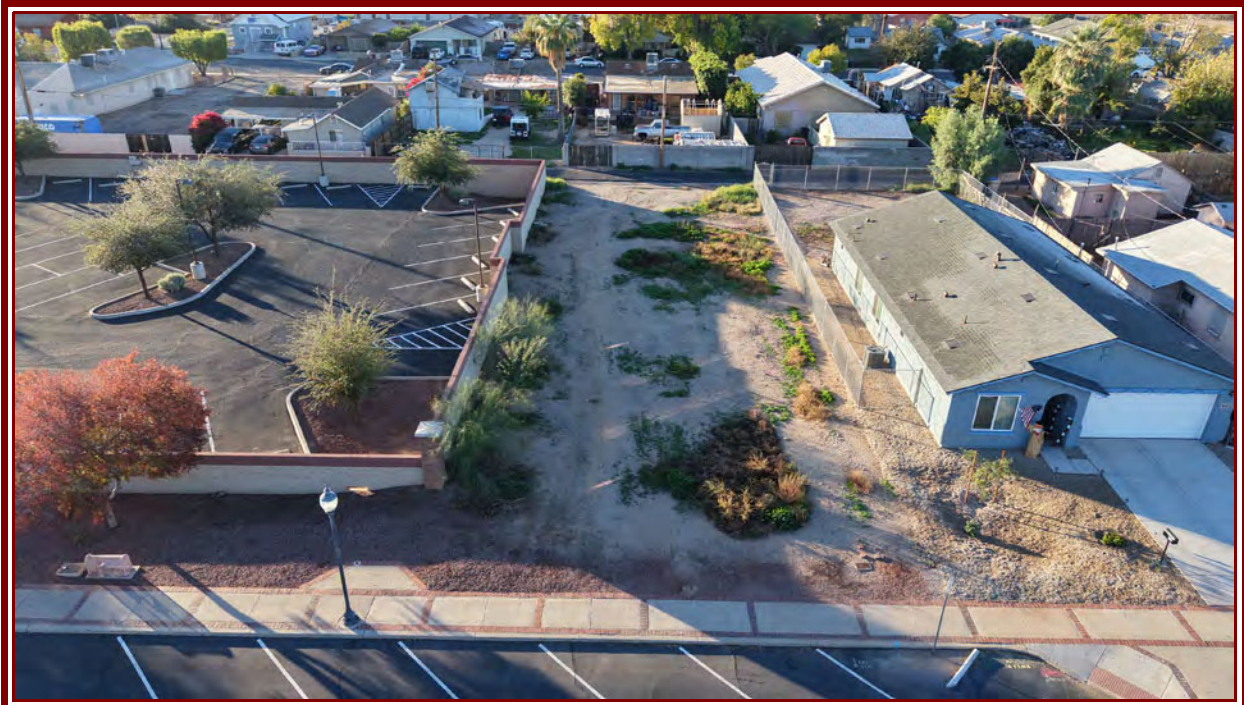


112°14'18"W 33°34'34"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023



South View Of Subject Looking Across Washington Street



North View Of Subject Looking Across Alley



East View Along Washington Street - Subject Is To The Right



West View Along Washington Street - Subject Is To The Left

Mixed-Use (CRM), and Park/Open Space (PO). The subject property is situated within an area zoned Core Commercial Mixed-Use, which is a district designation that allows for retail and service businesses mixed with residential, cultural, educational, community, recreational, and entertainment uses. Architecturally enhanced parking structure, street level office, business, or community uses that create a pedestrian friendly environment are strongly encouraged. Included in the Addenda as Exhibit A is the Special Districts and Designations section of the City of Peoria Zoning Ordinance, which provides additional details regarding current zoning. Some of the permitted uses under the CCM zoning district include, multi-family residential, professional and medical offices, restaurant and bars, entertainment and recreation, general retail, art galleries, group homes, churches, hotels and motels, retail/showroom, and various personal services. Notably, there are no minimum parking or on-site landscaping requirements in the Old Town Mixed-Use Districts. Some of the development standards for the CCM zoning district include: zero rear, side, interior, and front minimum building setbacks; front building maximum setback of 10 feet; maximum building height of 60 feet; and landscape buffer abutting residential zone of 10 feet. On the next page is a copy of the City of Peoria zoning map, showing the location of the subject property.

REAL ESTATE TAXES/SPECIAL ASSESSMENTS

The subject is assessed under Maricopa County Assessor tax parcel number 142-41-050. This tax parcel have been assigned 2023, 2024, 2025 and 2026 Full Cash Values of \$85,100, \$88,200, \$97,100 and \$98,600, respectively, with 2025 real estate taxes of \$291. According to the Maricopa County Treasurer's Office, there are no delinquent real estate taxes or special assessments owed on the tax parcel.

HIGHEST AND BEST USE

Highest and best use is defined as that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value. To derive conclusions regarding the highest and best use of the subject property four criteria must be considered: 1) legally permissible; 2) physically possible; 3) financially feasible; and 4) maximally productive.

LEGALLY PERMISSIBLE

As discussed, the subject is zoned CCM, Core Commercial Mixed-Use, which is a designation that allows for retail and service businesses mixed with residential, cultural, educational, community, recreational, and entertainment uses. Some of the permitted uses under the CCM zoning district include, multi-family residential, professional and medical offices, restaurant and bars, entertainment and recreation, general retail, art galleries, group homes, churches, hotels and motels, retail/showroom, and various personal services. Based on physical inspection of the property and review of public records, the subject does not appear to be adversely impacted by any atypical easements, encroachments, restrictions, conditions or covenants.

PHYSICALLY POSSIBLE

The subject contains 7,000 square feet, with a rectangular configuration, level topography, frontage along a collector roadway and an alleyway, and all customary utilities available. No hazardous waste contamination or adverse soil conditions were observed, or are known to exist, and the subject is not located in a special flood hazard area. Surrounding land uses include several small vacant lots, a few small commercial buildings, several mostly older (1920s to 1950s) single-family residences, a couple of small churches, and a City of Peoria park and ride lot.

FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE

Based on the physical and location attributes, and zoning, the subject would appear to have greatest potential for small scale development of office, a variety of retail oriented uses (e.g., general retail, personal services, bars, restaurants), and/or multi-family. The timing for development of these uses are mostly tied to current economic and real estate market conditions.

Employment/Economy

Due to the Covid-19 pandemic, employment declined by 1.6% in 2020, but was followed by an annual increases of 3.3%, 5.2%, 2.2% and 3.6% in 2021, 2022, 2023 and 2024, respectively. The Phoenix Blue Chip Economic Forecast (Third Quarter 2025) projects an increase in employment of 1.5% and 1.8% in 2025 and 2026, respectively. Also due to the adverse impact of the Covid-19 pandemic, unemployment in the Phoenix-Mesa MSA increased from 3.0% in February 2020 to a high of 12.5% in April 2020, but has been slowly declining back to the 3% range over the past year. Some of the strengths of the metropolitan Phoenix market include a diversified and growing workforce, with strong job growth across most sectors. However, weaknesses include high interest rates, coupled with other inflationary concerns, which are decreasing disposable income, and adversely impacting affordability and new development in virtually all sectors.

Neighborhood Demographics

On the next page is a summary of basic demographics, per Co-Star Realty, within three, five and ten mile radii of the approximate center of the neighborhood (Peoria and 83rd avenues). As shown, population and households are forecast to increase by near 8% over the next five years, within the three and five mile radii of the subject, or by near 1.6% per annum. The total population and households within a three mile radius in 2024 were 124,150 and 47,960, respectively. Median household income levels within the three and five mile radii study area are near \$62,000 and \$60,000, respectively, which are well below the median household income in Maricopa County of near \$81,000. The lower household income is due mostly to the study area including several RV and mobile home parks, as well as housing within age-restricted master planned communities (i.e., Sun City, Desert Harbor, Plaza Del Rio).

Metropolitan Phoenix - Office/Retail

Summarized in the following table are Third Quarter 2025 statistics for the metropolitan Phoenix office and retail markets, as provided by Co-Star Realty Group.

Category	# Buildings	Inventory (Sq. Ft.)	Vacant (Sq. Ft.)	% Vacant	Average Rent/SF	U.C. (Sq. Ft.)	Past 12 Mo. Absorption
Office	9,025	194,773,959	31,553,060	16.2%	\$30.61	859,528	1,627,449
Retail	17,006	244,366,326	11,440,281	4.7%	\$19.97	2,585,329	1,412,841

Metro Office:

The inventory of office space has increased by 17 million square feet over the past decade. Over the past five years, near 4.3 million square feet of new office space has been added,

CO-STAR REALTY DEMOGRAPHICS

Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	134,429		367,345		1,425,732	
2024 Estimate	124,150		339,439		1,319,458	
2020 Census	120,850		331,510		1,297,846	
Growth 2024 - 2029	8.28%		8.22%		8.05%	
Growth 2020 - 2024	2.73%		2.39%		1.67%	
2024 Population by Hispanic Origin	40,558		123,962		566,557	
2024 Population	124,150		339,439		1,319,458	
White	72,214	58.17%	186,254	54.87%	642,051	48.66%
Black	7,811	6.29%	21,975	6.47%	90,238	6.84%
Am. Indian & Alaskan	1,999	1.61%	5,564	1.64%	24,788	1.88%
Asian	4,829	3.89%	12,697	3.74%	50,111	3.80%
Hawaiian & Pacific Island	185	0.15%	556	0.16%	2,408	0.18%
Other	37,111	29.89%	112,392	33.11%	509,862	38.64%
U.S. Armed Forces	323		579		3,255	
Households						
2029 Projection	51,996		139,349		500,952	
2024 Estimate	47,960		128,540		462,603	
2020 Census	46,911		125,796		455,548	
Growth 2024 - 2029	8.42%		8.41%		8.29%	
Growth 2020 - 2024	2.24%		2.18%		1.55%	
Owner Occupied	30,492	63.58%	79,052	61.50%	274,850	59.41%
Renter Occupied	17,468	36.42%	49,488	38.50%	187,754	40.59%
2024 Households by HH Income	47,961		128,541		462,603	
Income: <\$25,000	7,884	16.44%	22,912	17.82%	75,370	16.29%
Income: \$25,000 - \$50,000	11,721	24.44%	30,788	23.95%	106,768	23.08%
Income: \$50,000 - \$75,000	9,047	18.86%	24,848	19.33%	88,317	19.09%
Income: \$75,000 - \$100,000	6,062	12.64%	17,023	13.24%	62,117	13.43%
Income: \$100,000 - \$125,000	5,335	11.12%	13,290	10.34%	48,924	10.58%
Income: \$125,000 - \$150,000	3,457	7.21%	8,162	6.35%	30,079	6.50%
Income: \$150,000 - \$200,000	2,259	4.71%	6,663	5.18%	27,008	5.84%
Income: \$200,000+	2,196	4.58%	4,855	3.78%	24,020	5.19%
2024 Avg Household Income	\$79,259		\$76,300		\$81,702	
2024 Med Household Income	\$61,885		\$60,018		\$63,418	

with the vacancy rate over this same time period gradually increasing from near 12% to its current rate of 16.2%, which is mostly reflective of the adverse impact of the Covid-19 pandemic. Since mid 2020 at the onset of the pandemic, there has been negative absorption of near 5.0 million square feet of office space, however, after mostly negative quarterly absorption from mid 2020 thru third quarter 2024, there has been four consecutive quarters of positive absorption. Over the past decade, office rental rates been gradually increasing from \$21.62 per square foot to \$30.61 per square foot as of Third Quarter 2025. Near 860,000 square feet of office space was under construction as of Third Quarter 2025, with another 15.5 million square feet of office space being planned. Co-Star is forecasting vacancy to remain relatively flat with a slight drop of less than 1% over the next five years. Over the same time period, market asking rents are forecast to gradually increase by near \$5.00 per square foot.

Metro Retail:

The inventory of retail space has increased by near 14.5 million square feet over the past decade, with the average vacancy rate mostly steadily declining from near 8.5% to just below 5% over the past three years. Over the past decade, there has been overall positive absorption of over 22 million square feet of retail space, or near 2.2 million square feet per year, with absorption since the onset of the Covid-19 pandemic totaling approximately 11.2 million square feet, which is very similar to the overall 10 year annual average absorption rate. Retail rental rates have been gradually increasing over the past decade from \$14 per square foot to near \$20.00 per square foot as of Third Quarter 2025. Just below 2.6 million square feet of retail space was under construction as of Third Quarter 2025, with another near 15 million square feet of retail space being planned. Over the next five years, Co-Star Realty is forecasting vacancy to increase slightly by near 0.5%, while the average market asking rental rate is projected to steadily increase by near \$4.50 per square foot.

Neighborhood Office/Retail

Neighborhood Office:

According to Co-Star Realty, there is near 1.1 million square feet of office space in the neighborhood, of which, near 3.6% was vacant as of the end of Third Quarter 2025, with no new office space being under construction. However, a 20,000 square foot office building is proposed for development. Over the past five years, there has been no new office space constructed in the neighborhood, with near 25,000 square feet of office space being demolished in 2021, resulting in a slight decrease in the vacancy rate from just over 5% to below 4%. Over this same time period, average rental rates have increased from near \$25 per square foot per annum, to approximately \$28.50 per square foot in Third Quarter 2025. Over the next five years, Co-Star Realty is forecasting office vacancy to decrease slightly over the next year and remain between 2% to 3%, while asking rental rates are projected to steadily increase by near \$6.50 per square foot per annum.

Neighborhood - Retail:

According to Co-Star Realty, there is near 4.2 million square feet of retail space in the neighborhood, of which, 6.6% was vacant as of Third Quarter 2025, with near 35,000 square feet of new retail construction over the past five years, being exceeded by approximately 120,000 square feet of retail building demolitions, which has resulted in a decline in inventory of near 85,000 square feet. There currently is no new retail space under construction, however, approximately 242,000 square feet of retail space is planned for near term development. Over the past five years, there has been near 125,000 square feet of absorption of retail space, which combined with the aforementioned new construction and demolition, has resulted in the vacancy rate declining from just over 11% to between 6% and 7% over the past three years. Over the past five years, asking rental rates have fluctuated from a low of just over \$12 per square foot per annum in 2022, to over \$17.00 per square foot in 2024, with the average rental rate as of Third Quarter 2025 being \$15.18 per square foot. Over the next five years, Co-Star Realty is forecasting retail vacancy to gradually increase to near 8% along with a steady increase in rental rates by near \$4.00 per square foot per annum.

Multi-Family Residential - Metropolitan Phoenix

The vast majority of new multi-family construction activity over the past decade has occurred within the upper-end apartment segment. Due to high occupancy rates, increasing rental rates, and growth in both employment and population over the past, a considerable number of new apartment projects have been constructed, as evidenced by 14,029, 15,870, 18,748, 18,932 and 13,577 permits in 2020, 2021, 2022, 2023 and 2024 respectively; *the year-to-date (August) total number of permits is 7,907, suggesting an annualized total of near 11,861 permits, which would represent a near 13% decline from the 2024 total.* According to the Greater Phoenix Blue Chip forecast (Third Quarter 2025), multi-family permits are projected to total 11,167, 12,833 and 12,006 in 2025, 2026 and 2027, respectively, however, absorption is projected to exceed permits in each of these years (12,833, 12,006 and 11,619), resulting in a decline in vacancy from 8.4% at the end of 2025, to 7.2% at the end of 2027.

The following is a summary of the metro Phoenix apartment market, which pertains to projects of 50+ units, since 2020, according to Co-Star Realty. As shown, new construction has consistently exceed absorption of units, resulting in a gradual increase in the vacancy rate, which eventually has led to market rents beginning to decline over the past two years.

METRO PHOENIX APARTMENT MARKET (50+ UNITS)

Year	Constructed Units	Absorption Units	Year-End Vacancy	Year-End Rent/SF
2020	11,341	10,553	5.9%	\$1.60
2021	14,796	12,154	5.9%	\$1.85
2022	20,618	2,149	6.4%	\$1.87
2023	25,684	9,772	10.4%	\$1.84
2024	30,196	19,042	11.8%	\$1.81
YTD 2005 (3 Qtr.)	18,930	14,119	12.2%	\$1.77

Multi-Family Residential - Apartment Insights Submarket 5 (Peoria/Sun City):

According to Apartment Insights, the Subject Larger Parcel is located in Submarket 5 (Peoria/Sun City). On the following page is a submarket map of metropolitan Phoenix, showing the subject's location in Submarket 5. The following are highlights from the Third Quarter 2025 Statistics/Trends Summary, for metropolitan Phoenix 100+ Apartment Properties, published by Apartment Insights: the inventory in Submarket 5 was 7,127 units, which represents near 1.9% of total metropolitan Phoenix inventory of 378,051 units; 1,514 units have been constructed in Submarket 5 since 2020, representing 1.7% of total units constructed in metropolitan Phoenix of 88,619 units; there was absorption of 302 units in Submarket 5 over the past four quarters, which represents 1.8% of total absorption in metropolitan Phoenix (16,616 units) over the same time period; stabilized units vacancy rate was 7.04% in Submarket 5, compared to 7.23% in metropolitan Phoenix; average rents in stabilized projects (unfurnished - no utilities) were \$1.62 per square feet (average unit size of 898 square feet) in Submarket 5, compared to \$1.75 per square feet (average unit size of 874 square feet) in metropolitan Phoenix; rental rates have decreased by 6.9% over the past four quarters in Submarket 5, compared to a decrease of 3.8% in metropolitan Phoenix over the same time period; there currently are 595 units in the lease-up stage in Submarket 5, as of Third Quarter 2025; and 28,097 apartment units are either under construction or scheduled for construction, with another near 40,658 units with Final Plan approval in metropolitan Phoenix.

Multi-Family Residential - Neighborhood:

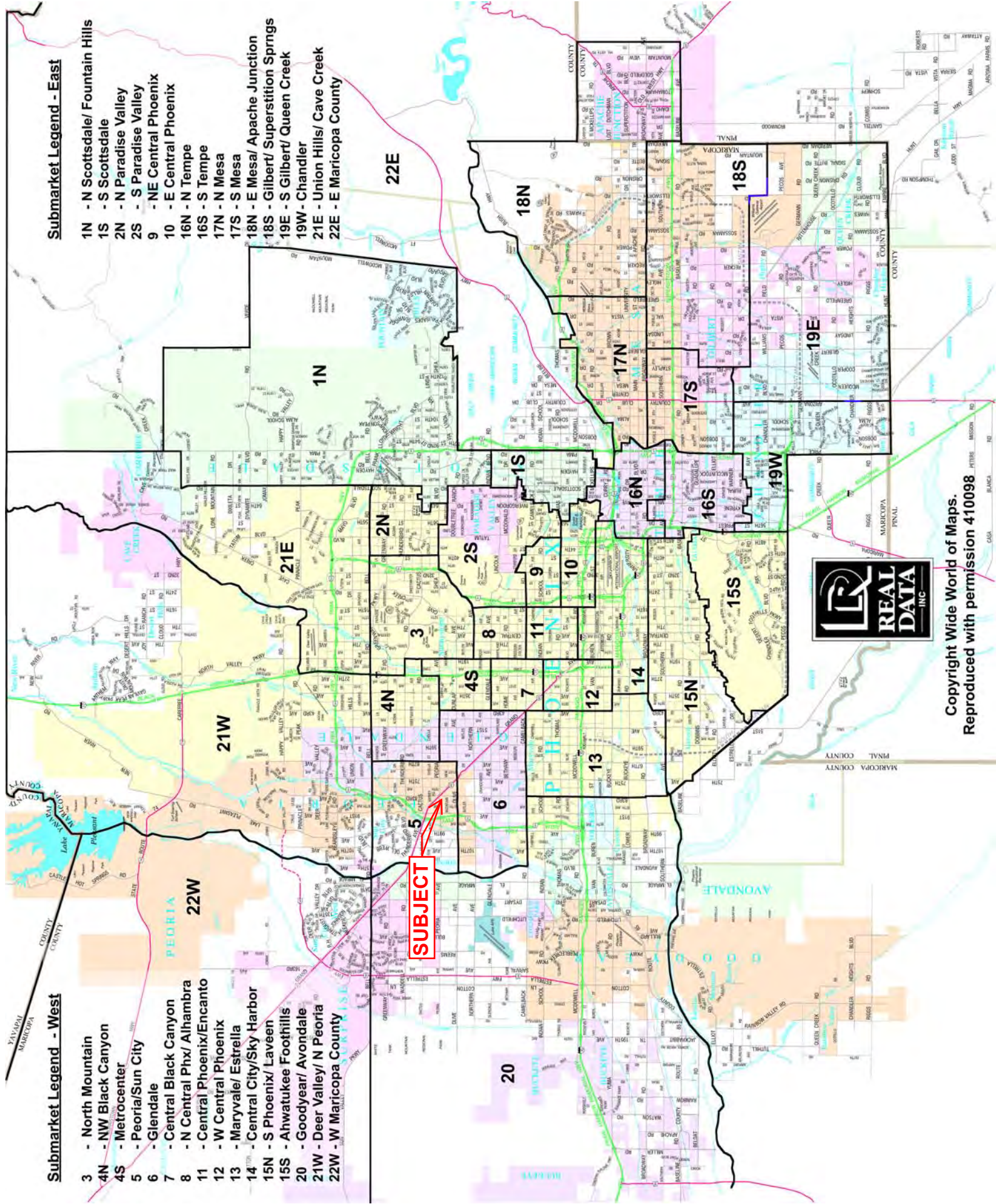
According to Co-Star Realty, there are 44 apartment projects in the neighborhood, with 50+ units and a total of 8,691 apartment units. Of that total, 10 apartment projects have been constructed since January 2020, with a total of 2,381 units, which equates to near 400 units per year, with the total representing 27% of the neighborhood inventory. There currently is one project totaling 160 units, which is currently under construction in the neighborhood, with two more projects being planned for near term development, which involve another 456 units. Since January 2020, a total of 1,327 units have been absorbed.

Submarket Legend - West

- 3 - North Mountain
- 4N - NW Black Canyon
- 4S - Metrocenter
- 5 - Peoria/Sun City
- 6 - Glendale
- 7 - Central Black Canyon
- 8 - N Central Phx/ Alhambra
- 11 - Central Phoenix/Encanto
- 12 - W Central Phoenix
- 13 - Maryvale/ Estrella
- 14 - Central City/Sky Harbor
- 15N - S Phoenix/ Laveen
- 15S - Ahwatukee Foothills
- 20 - Goodyear/ Avondale
- 21W - Deer Valley/ N Peoria
- 22W - W Maricopa County

Submarket Legend - East

- 1N - N Scottsdale/ Fountain Hills
- 1S - S Scottsdale
- 2N - N Paradise Valley
- 2S - S Paradise Valley
- 9 - NE Central Phoenix
- 10 - E Central Phoenix
- 16N - N Tempe
- 16S - S Tempe
- 17N - N Mesa
- 17S - S Mesa
- 18N - E Mesa/ Apache Junction
- 18S - Gilbert/ Superstition Springs
- 19E - S Gilbert/ Queen Creek
- 19W - Chandler
- 21E - Union Hills/ Cave Creek
- 22E - E Maricopa County



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The vacancy rate in the neighborhood was near 4% in mid 2021, however, given the majority of the units constructed since January 2020 were completed between 2022 and 2025, the vacancy rate increased to near 20% as of mid 2025, with the Third Quarter 2025 vacancy rate being slightly lower at approximately 18%; *Co-Star Realty is projecting vacancy rates to gradually decline over the next five years to just over 10%*. Effective market rents increased from near \$1.45 per square foot in First Quarter 2020 to near \$1.80 per square foot in Second Quarter 2022, and subsequently fluctuated and declined to \$1.67 per square foot as of Third Quarter 2025; *Co-Star Realty is projecting vacancy rates to gradually decline over the next five years to just over 10%*.

HIGHEST AND BEST USE CONCLUSION

Based on the physical and locational characteristics, zoning, current economic conditions, and current residential and commercial real estate market conditions, the highest and best use of the subject property is to hold as an investment, until there is sufficient demand for development consistent with one or more of the allowable uses per zoning.

VALUATION ANALYSIS

SALES COMPARISON APPROACH

The Sales Comparison Approach is, “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparables sales is available.”¹⁰ The Sales Comparison Approach is applicable to all types of real estate interests when there are sufficient recent, reliable transactions to indicate value patterns or trends in the market. When there are few market transactions available, the applicability of the Sales Comparison Approach may be limited.

The land sales are compared to the subject on the basis of ***price per square foot of land area***. This unit of comparison is typical of the market. Each sale comparison was related to the site appraised in terms of the factors listed below.

1. *Real Property Rights Conveyed*
2. *Financing Terms*
3. *Conditions Of Sale*
4. *Expenditures Immediately After Purchase*
5. *Date Of Sale*
6. *Location*
7. *Physical Characteristics*
8. *Zoning/Use Potential*

An extensive land sales search was conducted to discover sales of similar parcels of land, based on the location and physical characteristics, zoning/use potential, and highest and best use conclusion for the subject. On the following pages are recitations of several comparable land sales, which are followed by a land sales summary chart and land sales location maps.

¹⁰ *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., p. 170*

VACANT LAND SALE 1**Identification**

Assessor's Parcel Number(s): 142-41-051
Location: South side of Washington Street, 250 feet west of 84th Avenue, Peoria

Sale Data

Grantor: L1 Arizona, LLC
Grantee: Habitat for Humanity
Sale Date: July 2022
Instrument: Warranty Deed
Instrument Number: 22/588660
Interest Conveyed: Fee simple
Conditions Of Sale: Arm's-length transaction
Sale Price: \$135,000
Terms: Cash
Unit Price: \$19.29 per square foot of land area

Site Data

Shape/Street Frontages: Rectangular configuration
Washington Street frontage - 50 feet
Depth - 140 feet
Alleyway frontage - 50 feet
Site Area: 7,000 square feet
Topography: Level; the site is not situated in a special flood hazard area
Zoning: CCM, Core Commercial Mixed Use, Peoria

MARICOPA COUNTY ASSESSOR AERIAL



Utilities: Electricity, water, sewer and telephone are available to the property

Sales History There have been no other sales of this property in the prior three years.

Comments The site was acquired to develop a single-family residence.

Surrounding land uses include several single-family residences, small vacant lots, a few small commercial buildings, and a City of Peoria park and ride lot.

VACANT LAND SALE 2**Identification**

Assessor's Parcel Number(s): 142-41-100
Location: Southwest corner of Madison Street and 84th Avenue,
Peoria

Sale Data

Grantor: Emilio Valdez Ramirez and Helen Olguin Ramirez
Grantee: Habitat for Humanity
Sale Date: August 2022
Instrument: Warranty Deed
Instrument Number: 22/655157
Interest Conveyed: Fee simple
Conditions Of Sale: Arm's-length transaction
Sale Price: \$135,000
Terms: Cash
Unit Price: \$19.29 per square foot of land area

Site Data

Shape/Street Frontages: Rectangular configuration
Madison Street frontage - 50 feet
Depth - 140 feet
Alleyway frontage - 50 feet
Site Area: 7,000 square feet
Topography: Level; the site is not situated in a special flood hazard
area
Zoning: CCM, Core Commercial Mixed Use, Peoria

MARICOPA COUNTY ASSESSOR AERIAL



Utilities: Electricity, water, sewer and telephone are available to the property

Sales History There have been no other sales of this property in the prior three years.

Comments The site was acquired to develop a single-family residence.

Surrounding land uses include several single-family residences, a few small vacant lots, a small church and the Peoria Community Center.

VACANT LAND SALE 3**Identification**

Assessor's Parcel Number(s): 142-41-040
Location: South side of Washington Street, 50 feet east of 84th Avenue, Peoria

Sale Data

Grantor: Peoria Oldtown Development Group, LLC
Grantee: Jerry Bordeleau
Sale Date: July 2023
Instrument: Warranty Deed
Instrument Number: 23/397356
Interest Conveyed: Fee simple
Conditions Of Sale: Arm's-length transaction
Sale Price: \$125,000
Terms: Cash
Unit Price: \$17.86 per square foot of land area

Site Data

Shape/Street Frontages: Rectangular configuration
Washington Street frontage - 50 feet
Depth - 140 feet
Alleyway frontage - 50 feet
Site Area: 7,000 square feet
Topography: Level; the site is not situated in a special flood hazard area
Zoning: CCM, Core Commercial Mixed Use, Peoria

Utilities: Electricity, water, sewer and telephone are available to the property

Sales History There have been no other sales of this property in the prior three years.

Comments The site was acquired to assemble with the property adjacent to the east. Notably, the buyer also acquired another property from the same seller, which involves a single-family residence situated adjacent west of this sale parcel.

Surrounding land uses include several single-family residences, small vacant lots, a few small commercial buildings, a City of Peoria park and ride lot, and the City of Peoria Osuna Park.

VACANT LAND SALE 4**Identification**

Assessor's Parcel Number(s): 142-14-072 and 073

Location: South side of Madison Street, 65 feet west of Grand Avenue frontage road, Peoria

Sale Data

Grantor: Gustavo Adolfo Urias Aguero

Grantee: JJ & F Invesment, LLC

Sale Date: August 2023

Instrument: Warranty Deed

Instrument Number: 23/427246

Interest Conveyed: Fee simple

Conditions Of Sale: Arm's-length transaction

Sale Price: \$280,000

Terms: \$80,000 down (29%), with seller financing of the remainder at undisclosed terms

Unit Price: \$20.00 per square foot of land area

Site Data

Shape/Street Frontages: Rectangular configuration
Madison Street frontage - 100 feet
Depth - 140 feet
Alleyway frontage - 100 feet

Site Area: 14,000 square feet

Topography: Level; the site is not situated in a special flood hazard area

MARICOPA COUNTY ASSESSOR AERIAL



Zoning:	CCM, Core Commercial Mixed Use, Peoria
Utilities:	Electricity, water, sewer and telephone are available to the property
<u>Sales History</u>	There have been no other sales of this property in the prior three years.
<u>Comments</u>	<p>The site was acquired to hold for future development.</p> <p>Surrounding land uses include several single-family residences, a small church and a auto repair facility.</p>

VACANT LAND SALE 5**Identification**

Assessor's Parcel Number(s): 142-41-124A
Location: South side of Madison Street, 125 feet east of 85th Avenue, Peoria

Sale Data

Grantor: GC Irrevocable Trust
Grantee: Klaus H. Mehrens
Sale Date: January 2024
Instrument: Warranty Deed
Instrument Number: 24/49236
Interest Conveyed: Fee simple
Conditions Of Sale: Arm's-length transaction
Sale Price: \$80,000
Terms: Cash
Unit Price: \$22.86 per square foot of land area

Site Data

Shape/Street Frontages: Rectangular configuration
Madison Street frontage - 25 feet
Depth - 140 feet
Alleyway frontage - 25 feet
Site Area: 3,500 square feet
Topography: Level; the site is not situated in a special flood hazard area
Zoning: CCM, Core Commercial Mixed Use, Peoria

Utilities: Electricity, water, sewer and telephone are available to the property

Sales History There have been no other sales of this property in the prior three years.

Comments The site was acquired to develop a single-family residence.

Surrounding land uses include several single-family residences, a few small vacant lots, a small church and a large Peoria municipal complex.

VACANT LAND SALE 6**Identification**

Assessor's Parcel Number(s): 147-25-062
Location: East side of 56th Avenue, 100 feet north of Glenn Drive,
Glendale

Sale Data

Grantor: Osvaldo Pina Loyola, et al
Grantee: Manuela Alderete
Sale Date: November 2025
Instrument: Warranty Deed
Instrument Number: 25/660462
Interest Conveyed: Fee simple
Conditions Of Sale: Arm's-length transaction
Sale Price: \$140,000
Terms: Cash
Unit Price: \$20.00 per square foot of land area

Site Data

Shape/Street Frontages: Rectangular configuration
56th Avenue frontage - 50 feet
Depth - 140 feet
Alleyway frontage - 50 feet
Site Area: 7,000 square feet
Topography: Level; the site is not situated in a special flood hazard
area
Zoning: C-2, General Commercial, Glendale

MARICOPA COUNTY ASSESSOR AERIAL



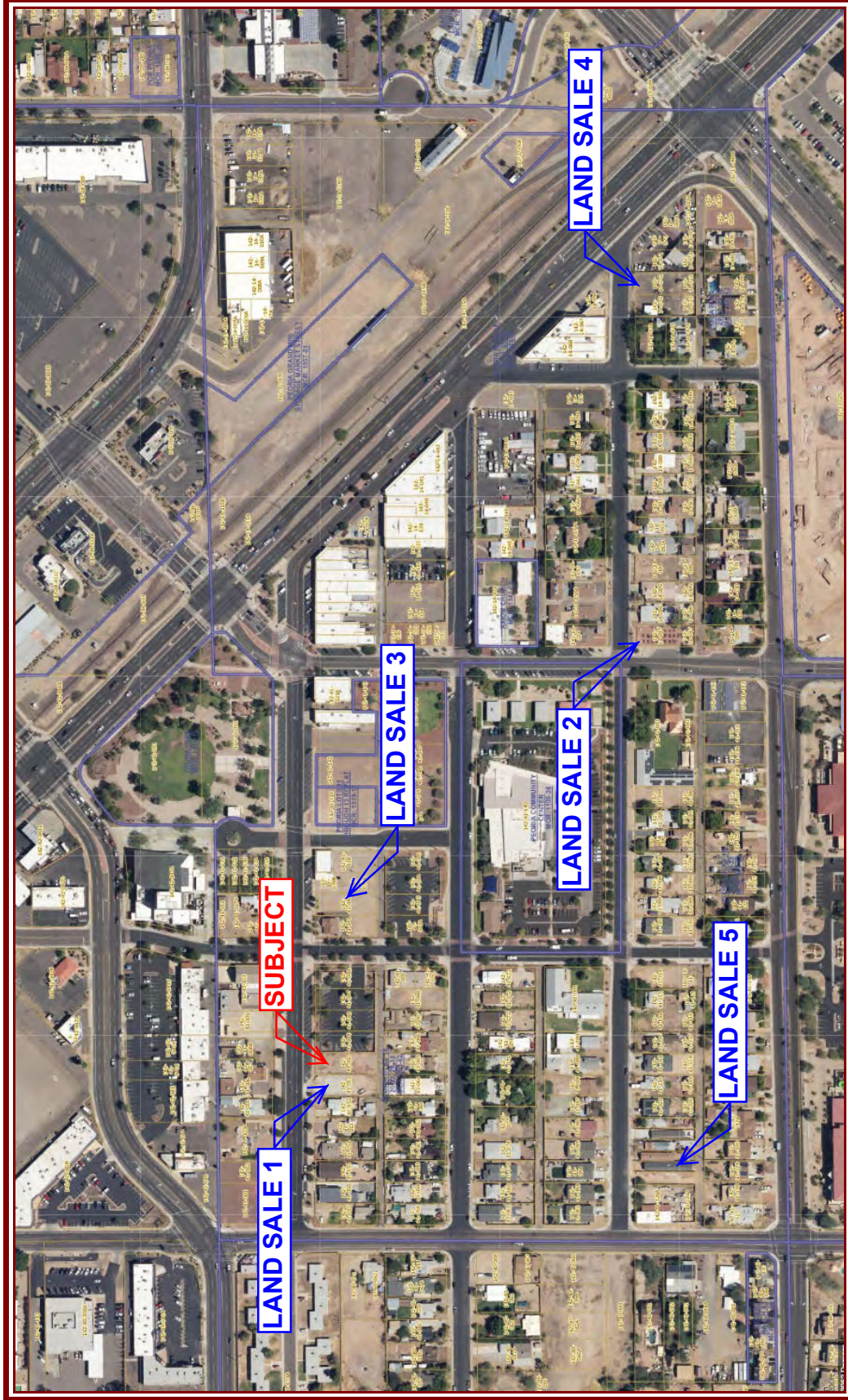
Utilities: Electricity, water, sewer and telephone are available to the property

Sales History This site was acquired by the seller in March 2023 at a price of \$115,000 (Document No. 23/166179). There have been no other sales of this property in the prior three years.

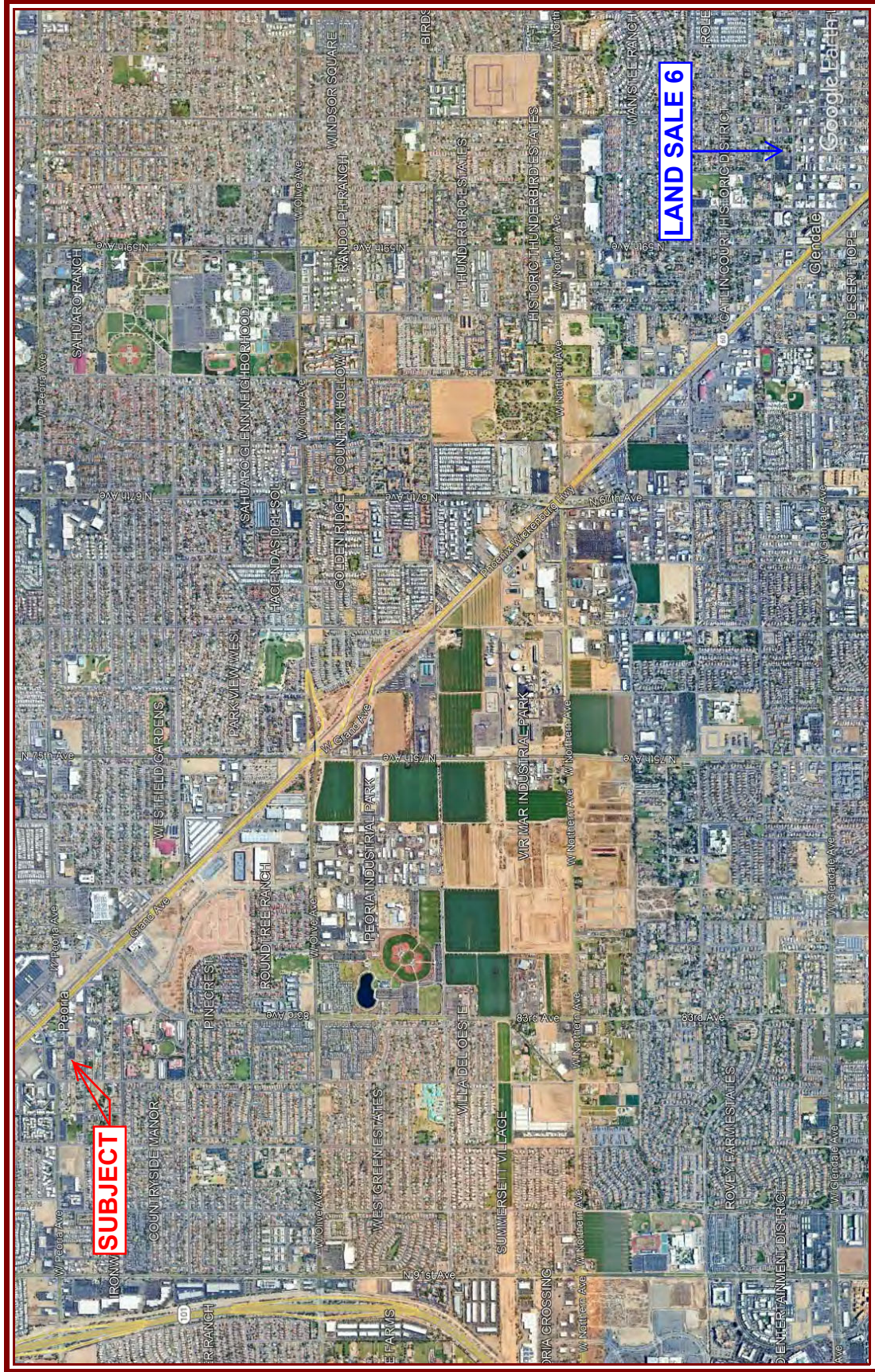
Comments The site was acquired to hold as an investment.

Surrounding land uses include several single-family residences, a large parking lot, a few small vacant lots, a few small office buildings, a few churches and a large Glendale municipal complex.

COMPARABLE LAND SALES LOCATION MAP - DOWNTOWN PEORIA



COMPARABLE LAND SALES LOCATION MAP - DOWNTOWN GLENDALE



COMPARABLE LAND SALES SUMMARY

Sale	Sale Date	General Location	Land Area (Sq. Ft.)	Price/Sq. Ft.	Zoning
1	7/22	Downtown Peoria	7,000	\$19.29	CCM, Core Commercial Mixed Use
2	8/22	Downtown Peoria	7,000	\$19.29	CCM, Core Commercial Mixed Use
3	7/23	Downtown Peoria	7,000	\$17.86	CCM, Core Commercial Mixed Use
4	8/23	Downtown Peoria	14,000	\$20.00	CCM, Core Commercial Mixed Use
5	1/24	Downtown Peoria	3,500	\$22.86	CCM, Core Commercial Mixed Use
6	11/25	Downtown Glendale	7,000	\$20.00	C-2, General Commercial
Subject		Downtown Peoria	7,000		CCM, Core Commercial Mixed-Use

LAND SALES ANALYSIS

Elements Of Comparison

Elements of comparison are defined as, "The characteristics or attributes of properties and transactions that cause the prices of real estate to vary; including real property rights conveyed, financing terms, conditions of sale, expenditures immediately after purchase, market conditions, location, physical characteristics, and other characteristics, such as economic characteristics, use, and non-realty components of value."¹¹ Any meaningful differences between the comparable sales and the subject affecting value must be identified and reconciled. Adjustments are applied to the comparable sales, as a result of the differences, to derive more equal comparisons. These differences are reconciled as of the effective date of appraisal. The following is a discussion of the various elements of comparison.

The first five elements of comparison will be discussed for each sale. Thereafter, qualitative adjustments will be made for factors including location and physical characteristics, and zoning/use potential, as each compares to the subject property, which recognizes the overall superiority, similarity or inferiority of the comparable, in relation to the subject property.

Real Property Rights Conveyed:

The real property rights conveyed in all comparable sales were fee simple interests, which is the same as the property rights being appraised. Therefore, no adjustments for property rights conveyed are necessary.

¹¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed., p. 61

Financing Terms:

The opinion of market value for the subject property is based on all cash financing. Cash transactions typically sell for less than those sales which involve favorable financing terms such as below market interest rates, buy downs, wraparound mortgages, interest only loans, etc. Therefore, cash equivalency adjustments must be made to sales involving favorable financing terms. All of the comparables, except Land Sale 4, were cash or cash to seller transactions. Therefore, no adjustments are warranted to these sales. In contrast, Land Sale 4 was acquired with a 29% down payment and seller financing of the remainder at undisclosed terms. Typically, seller financing is beneficial to the buyer and often times results in an above market price being paid. Based on the unit price paid, it appears that seller financing had a favorable impact the price paid. Consequently, a downward adjustment of 5% has been applied to Land Sale 4.

Conditions Of Sale:

An adjustment for conditions of sale is used to reflect the motivations of buyers and sellers in sales that are not arm's-length transactions due to duress, special relationships, or unusual circumstances. The comparables employed in this analysis do not appear to be impacted by any atypical conditions of sale. As a result, no adjustments for conditions of sale are deemed necessary.

Expenditures Immediately After Purchase:

All of the comparables were acquired with no expenditures required, immediately after purchase. Notably, the unit price employed in this analysis for Land Sale 1 already reflects an adjustment for demolition of former building improvements. As a result, no adjustments were necessary for this factor.

Market Conditions (Date Of Sale):

The subject is being appraised as of a specific date; therefore, adjustments to the comparables must be recognized for changes in market conditions between the sale dates of the comparables and the date of valuation. The adjustment for market conditions is not always related to "time"; changes in market conditions may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The sales employed in this analysis took place between mid 2022 and late 2025, with Land Sale 6 involving a sale and resale within this time period. In March 2023, Land Sale 6 sold at a price of \$16.43 per square foot, and later sold in November 2025 at a higher price of \$20.00 per square foot, which is 21.7% higher or \$3.57 per square foot higher than the first sale.

Office, retail and multi-family real estate market conditions have been generally positive over the past several years in metropolitan Phoenix, as well as within the neighborhood, which tends to positively impact underlying land values. A comparison of the unit prices paid for Land Sales 1, 2, 3 and 4 (\$17.86 to \$20.00 per square foot), which are located in

downtown Peoria and transpired between mid 2022 and mid 2023, with the unit paid for Land Sale 5 (\$22.86 per square foot), which is also in downtown Peoria and transpired in early 2024, further suggests increases in land values over the past few years, however, a portion of the unit price differential is deemed attributable to the much smaller size of Land Sale 5.

Based on the available information, upward date of sale adjustments of 20% have been applied to Land Sales 1 and 2, while upward adjustments of 15% have been concluded for Land Sales 3 and 4. Finally, an upward adjustment of 7.5% has been made to Land Sale 5.

Location:

The subject is located just west of the boundaries of Old Town Peoria, with surrounding land uses including several small vacant lots, a few small commercial buildings, several mostly older (1920s to 1950s) single-family residences, a couple of small churches, and a City of Peoria park and ride lot. Notably, the subject has one roadway frontage, with availability of street parking along both sides of Washington Street, and access from an alleyway. Land Sale 1 is adjacent west of the subject and has virtually identical locational characteristics.

Land Sales 2 through 5 are also located in downtown Peoria, however, only Land Sale 3 is located within the boundaries of Old Town Peoria. For this reason, a slight downward location adjustment has been applied to Land Sale 3. Land Sale 2 has dual roadway frontages, availability of street parking and alleyway access, and is similarly located just outside of Old Town Peoria. Due to its dual roadway frontage, a slight downward location adjustment is deemed necessary to Land Sale 2.

Land Sales 4 and 5 similarly have only one roadway frontage along with alleyway access, and are located just outside of Old Town Peoria, however, both lack availability of nearby street parking. Therefore, slight upward location adjustments are considered warranted to both of these comparables.

Land Sale 6 is located adjacent to the Historic Downtown Glendale, and is situated along a collector roadway, with available street parking, and additional access via an alleyway. Similar to Old Town Peoria, downtown Glendale includes municipal offices, courthouse, police and fire departments, civic center, chamber of commerce, and a public library. The downtown area also includes parks, and numerous shops, restaurants and small offices, with most being situated in former single-family residences that were converted for commercial use. Overall, the downtown Glendale area is more build-out with various commercial uses in comparison to Old Town Peoria. In consideration of the various locational factors, no location adjustment has been concluded for Land Sale 6.

Physical Characteristics:

Adjustments for physical characteristics are necessary when the physical characteristics of a comparable property are different from those of the subject. Factors analyzed include site size, configuration, utilities, on-site development requirements and off-site development requirements.

Size:

Typically, the smaller the parcel, the higher the per square foot price, which is due to economies of scale, with smaller parcels being more affordable to a greater pool of potential buyers, thus increasing demand and the per square foot price. The subject totals 7,000 square feet, which is the same as Land Sales 1, 2, 3 and 6 (7,000 square feet). As a result, no adjustments are necessary to these comparables. However, to account for the much smaller size of Land Sale 5 (3,500 square feet), which sold at the highest unit price, a downward size adjustment has been applied. In contrast, given Land Sale 4 is twice the size of the subject, a slight upward size adjustment is deemed necessary.

Configuration:

The subject and all of the comparables, except Land Sale 5, have functional rectangular configurations. Therefore, no adjustments for configuration are considered warranted to all of the comparables, except for Land Sale 5. While Land Sale 5 also has a rectangular configuration, it is very narrow, which negatively impacts its development potential. Consequently, a slight upward adjustment for configuration has been concluded for Land Sale 5.

Utilities:

All customary utilities are available to the subject property and each comparable land sale.

On-site Development Requirements:

The subject and all of the comparables involve vacant and level sites, with no atypical on-site development requirements anticipated upon future development. Therefore, no adjustments have been concluded for this factor.

Off-site Development Requirements:

There are no off-site development requirements anticipated upon future development of the subject and the comparables.

Zoning/Use Potential:

As discussed, the subject and Land Sales 1 through 5 are zoned CCM, Core Commercial Mixed-Use, which is a designation that allows for retail and service businesses mixed with residential, cultural, educational, community, recreational, and entertainment uses. Some of the permitted uses under the CCM zoning district include, multi-family residential, professional and medical offices, restaurant and bars, entertainment and recreation, general retail, art galleries, group homes, churches, hotels and motels, retail/showroom, and various personal services. Land Sale 6 is zoned C-2, General Commercial, which allows for a wide variety of commercial oriented uses, along with multi-family residential uses. However, to account for the more permissive development standards and greater allowable intensity of uses associated with the subject CCM zoning, an upward adjustment for zoning/use potential has been concluded for Land Sale 6.

Summary Of Land Sales Analysis

Several factors were considered in the land value analysis, including property rights conveyed, financing terms, conditions of sale, expenditures immediately after purchase, market conditions, location, physical characteristics, and zoning/use potential. The adjustment grid on the next page summarizes the adjustments concluded for the comparables. The adjusted unit prices range from \$19.75 to \$25.00 per square foot, with somewhat greater weight being attributed to Land Sale 1, which is virtually identical to the subject in terms of locational and physical characteristics, as well as zoning/use potential.

SUMMARY OF SALES COMPARISON APPROACH

Based on the location and physical characteristics of the subject site, zoning/use potential, and current market conditions, a unit price of \$23.00 per square foot was concluded. The application of this unit of value to the land area involved, reveals a market value of the fee simple interest in the subject property, as of December 4, 2025, of:

$$7,000 \text{ Sq. Ft.} \times \$23.00/\text{Sq. Ft.} = \text{\$161,000}$$

The valuation opinion expressed is subject to the underlying assumptions and limiting conditions included within the contents of this report.

COMPARABLE LAND SALES ADJUSTMENT GRID

Elements Of Comparison	Sale 1 - 7,000 SF Downtown Peoria	Sale 2 - 7,000 SF Downtown Peoria	Sale 3 - 7,000 SF Downtown Peoria	Sale 4 - 14,000 SF Downtown Peoria	Sale 5 - 3,500 SF Downtown Peoria	Sale 6 - 7,000 SF Downtown Glendale
Sales Price/Sq. Ft.	\$19.29	\$19.29	\$17.86	\$20.00	\$22.86	\$20.00
Property Rights	0	0	0	0	0	0
Adjusted Price	\$19.29	\$19.29	\$17.86	\$20.00	\$22.86	\$20.00
Financing Terms	0	0	0	-5%/-1.00	0	0
Adjusted Price	\$19.29	\$19.29	\$17.86	\$19.00	\$22.86	\$20.00
Conditions Of Sale	0	0	0	0	0	0
Adjusted Price	\$19.29	\$19.29	\$17.86	\$19.00	\$22.86	\$20.00
Expenditures After Sale	0	0	0	0	0	0
Adjusted Price	\$19.29	\$19.29	\$17.86	\$19.00	\$22.86	\$20.00
Date Of Sale	+20%/+\$3.86	+20%/+\$3.86	+15%/+\$2.68	+15%/+\$2.85	+7.5%/+\$1.71	0
Adjusted Price/Sq. Ft.	\$23.15	\$23.15	\$20.54	\$21.85	\$24.57	\$20.00
Location	Similar (=)	Slightly Superior (-)	Slightly Superior (-)	Slightly Inferior (+)	Slightly Inferior (+)	Similar (=)
Physical Characteristics	Similar (=)	Similar (=)	Similar (=)	Slightly Inferior (+)	Superior (-)	Similar (=)
Size	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Slightly Inferior (+)	Similar (=)
Configuration	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)
Utilities	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)
On-site Development	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)
Off-site Development	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)
Zoning/Use Potential	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Similar (=)	Inferior (+)
Final Adjusted Unit Price	\$23.00 to \$23.50	\$22.50 to \$23.00	\$19.75 to \$20.25	\$23.50 to \$24.00	\$24.50 to \$25.00	\$21.75 to \$22.25

EXPOSURE PERIOD

The estimated exposure periods has been based on the actual exposure periods of recent land sales, current commercial and residential real estate market conditions, and discussions with several real estate brokers and market participants active in the metropolitan Phoenix real estate market. The comparables employed in this appraisal, opinions from market participants, and current supply and demand factors in the metropolitan Phoenix real estate markets suggest an exposure and marketing period for the subject of six months, or less. Therefore, the market value is based on an estimated exposure period of six months, or less. Additionally, if marketed properly, at a price commensurate with the market value concluded within this appraisal, it is reasonable to expect a marketing period of six months, or less.

ADDENDA

EXHIBIT A

Old Town Mixed-Use District (OTMU)

21-619 Intent	19
21-620 General Provisions	19
21-621 Zoning Districts	19
21-622 Land Use Matrix	20
21-623 General Regulations for Non-Residential Uses	22
21-624 Property Development Standards	22

21-619 Intent ^{*8}

- A. The Old Town Mixed-Use Districts are intended to facilitate the revitalization of Old Town Peoria by encouraging a mixture of appropriate uses to be established within the same development or on the same lot. The design for the mixtures of uses intends to promote pedestrian activities and to create economic niches in the Old Town area. The Old Town Mixed-Use Districts implement the goals and policies set forth in the Central Peoria Revitalization Plan and the Peoria General Plan. The design of the Old Town Mixed-Use Districts aims to promote the following land uses:
1. High-quality office, storefront retail, restaurant and entertainment to integrate with various residential components in order to create an urban center where people live, work, and entertain.
 2. Developments that create a compacted pedestrian environment and promote pedestrian activities that would balance day and night uses.
 3. Innovative integration of compatible uses through the conversion of existing buildings and the development of new buildings in a manner that fosters sensitive and sustainable site design and architectural style.

21-620 General Provisions

- A. The Old Town Mixed-Use Districts are designed to direct development in the Peoria central core area by allowing complimentary mixtures of commercial, specialized retail, office, and various types of residential developments. Development standards are modified to enhance the urban setting and to encourage private investment. All uses shall be subject to the applicable provisions of the Zoning Ordinance. However, where the regulations and standards established by the Old Town Mixed-Use Districts conflict with other provisions of the ordinance, the regulations and standards set forth in the Old Town Mixed-Use Districts shall govern.

21-621 Zoning Districts

- A. The Old Town Mixed-Use Districts encompass an area within the original town plat of Peoria with Grand Ave to the east, Monroe Street to the south, 85th Ave to the west and Peoria Ave to the north. The Old Town Mixed-Use Districts compose of three zoning districts: Core Commercial Mixed-Use (CCM), Core Residential Mixed-Use (CRM), and Park/Open Space (PO).

1. Core Commercial Mixed-Use (CCM)
The Commercial Mixed-Use designation allows for retail and service businesses mixed with residential, cultural, educational, community, recreational, entertainment uses. Architecturally enhanced parking structure, street level office, business, or community uses that create a pedestrian friendly environment are strongly encouraged.
2. Core Residential Mixed-Use (CRM)
The Residential Mixed-Use designation allows for primarily single-family residential uses. Limited types of non-residential uses adapted to the residential structures are permitted in the Residential Mixed-Use area. Non-residential uses may include small-scale entrepreneurial, pedestrian-oriented goods and services, family-owned business, bed and breakfast establishments, and small professional or home business whose business is primarily oriented to users in the Old Town area.
3. Park/Open Space (PO)
The Park/Open Space designation is reserved for open space, passive recreational activities and support facilities. The Park and Open Space designation also provides venues for seasonal activities and short-term events such as arts and crafts sales, farmers’ markets, out-door performances and similar uses in an urban park-like setting.

21-622 Land Use Matrix ^{*17}

- A. Uses permitted in specific zoning districts within the Old Town Mixed-Use Districts as permitted by right, permitted subject to a Conditional Use Permit, and permitted as an accessory to a principal use on the same lot are established in the Mixed Use Land Use Matrix (Table 21-622). In the event of a specific use not being identified on the matrix, the Community Development Director or designee(s) shall determine the closest associated use based on the provisions of this ordinance. The City will permit any accessory use customarily incidental to a permitted principal use on the same lot.

Table 21-622			
LAND USE TYPES	CCM	CRM	PO
Multi-Family Residential	P	P	-
Single-Family Residential	-	P	-
ADMINISTRATIVE & FINANCIAL			
Automatic Teller Machine (ATM)	A	-	-
Medical, Dental or Health Offices	P	-	-
Professional, Administrative, or Business Offices	P	P	-
AUTOMOTIVE USES ^{*9}			
Automobile Diagnostic and/or Service Establishment, including engine and transmission overhaul, repair facilities and similar services #	C		

- P** = Permitted Use
- C** = Conditional Use Permit required.
- A** = Accessory use
- = Due to potential traffic impacts, residential use shall be the primary use in these categories
- # = Subject to special limitations as set forth in Section 21-505.

Table 21-622			
EATING & DRINKING ESTABLISHMENTS	CCM	CRM	PO
Catering Establishment	P	-	-
Microbrewery or Distillery	P	-	-
Outdoor Dining and Seating Areas ^{*15}	P	-	-
Restaurants, without drive-thru	P	-	-
Restaurants less than 2,000 square feet, without drive-thru	P	P	-
Tavern, Bar, Lounge or establishment that sells alcoholic beverages for consumption on premise, excluding restaurants #	C	-	-
ENTERTAINMENT AND RECREATION			
Dance, Theatrical, Arts, Music Studio and similar uses ^{*10}	P	P	-
Health and Exercise Center	P	-	-
Indoor Recreation or Entertainment and similar uses	P	-	-
Recreation and Social Clubs	P	-	-
Theater, Indoor	P	-	-
Wedding and Reception Center #	C	C	C
GENERAL RETAIL			
Antiques, Crafts, and Collectibles Sales	P	P•	-
Book, Stationery and Greeting Card Store	P	P•	-
Candy and Ice Cream Store	P	P•	-
Florist	P	P•	-
Gift, Novelty and Souvenir Shop	P	P•	-
Hobby, Stamp and Coin Shop	P	P•	-
Newsstand	P	P•	-
Retail Sales of New and Used Merchandise, Indoor	P	P•	-
Water and Ice Store	P	P•	-
INSTITUTIONAL			
Art Gallery	P	P	-
Day Care Centers or Pre-School Centers #	C	C	-
Group Care Facility or Community Residential Facility #	C	C	-
Group Homes, less than 10 residents	P	P	-
Nursing or Convalescent Home, Long Term Care Facility #	C	C	-
Public Facilities	P	P	P
Religious Institutions and similar places of worship #	P	P	-
LODGING			
Bed and Breakfast Inn #	P	C	-
Hotel or Motel #	P	-	-
Living quarter for night guards	A	A	A
TRANSPORTATION			
Parking lots or structures	A	-	-

- P = Permitted Use
- C = Conditional Use Permit required.
- A = Accessory use
- = Due to potential traffic impacts, residential use shall be the primary use in these categories
- # = Subject to special limitations as set forth in Section 21-505.

Table 21-622			
INTENSE RETAIL			
Appliance, Furniture, and Household Equipment Sales, Rentals , and Repair	P	-	-
Commercial Service Establishments combining retail, showroom with workshop #	P	-	-
Farmer’s and Crafts Markets	P	-	P
Outdoor Sales and Display Area #	P	-	-
PERSONAL SERVICES			
Dry Cleaning, Laundry Establishment, Laundromat, self-service	P	-	-
Locksmith	P	-	-
Massage Establishment #	P	-	-
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	P	P•	-
Photographic Studio	P	P•	-
Shoe Sales and Service, Clothing Alteration	P	P•	-
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor, and similar uses	P	-	-
Tattoo & Body Piercing Studio	C	-	-
Ticket and Travel Agency	P	-	-

- P = Permitted Use
- C = Conditional Use Permit required.
- A = Accessory use
- = Due to potential traffic impacts, residential use shall be the primary use in these categories
- # = Subject to special limitations as set forth in Section 21-505.

21-623 General Regulations for Non-Residential Uses

- A. All activities, except as otherwise permitted herein, shall be conducted entirely within enclosed buildings.
- B. Outdoor storage of goods and materials shall be prohibited.
- C. Warehousing or indoor storage of goods and material beyond that normally incidental to permitted uses shall be prohibited.
- D. Automotive Uses shall be limited to developments with arterial street frontages and to properties having a Certificate of Occupancy as of July 1, 2005. *9

21-624 Property Development Standards *13

- A. All mixed-use developments integrating a residential component in the CCM District shall be consistent with the *Non-Residential Design Standards* (Design Review).
- B. All mixed-use developments integrating a non-residential component in the CRM District shall be consistent with the *Residential Design Standards* (Design Review).
- C. Parking Facilities *9
 - 1. There is no minimum requirement for parking spaces in the Old Town Mixed-Used Districts. To promote the urban form outlined in Section 21-619, developments are encouraged to locate parking facilities behind buildings and structures, and/or offer shared or joint parking arrangements.

D. Landscape Requirements

1. There are no minimum on-site landscape requirements. However, all portions of the development not occupied by buildings, structures, vehicular access and parking shall be landscaped or finished with a natural topping material which may include, but is not limited to, turf (subject to Section 21-818.B.2., ground cover, decomposed granite (at a minimum size of ¾” minus and at a depth of 2”), river run rock, expanded shale or bark. A pre-emergent herbicide shall be applied to the ground prior to and after the initial installation of natural surface materials in any landscaped area to prevent weed growth.

E. CCM and PO District Standards:

DEVELOPMENT STANDARDS	CCM	PO
SETBACKS ^a (FT)		
Front Minimum ^b	0	0
Front Maximum ^c	10	0
Rear	0	0
Side	0	0
Interior	0	0
MAXIMUM BUILDING HEIGHT	60	30
LANDSCAPE BUFFER ABUTTING RESIDENTIAL ZONES	10	N/R
ACCESSORY BUILDING	●	●

N/R No minimum requirement

- ^a The Planning Commission and City Council may require additional setback requirements to mitigate potential adverse impacts of proposed uses on adjoining developments.
- ^b A street frontage landscape buffer with a minimum width of 15 feet is required for any parking structure developed within the Old Town Mixed-Use District. ^{*9}
- ^c Activities within the front setback areas shall be associated with the primary use of the building. Parking spaces within the front setback areas are discouraged. ^{*9}
- All regulations and development standards applicable to the principal building shall apply.

F. CRM District Standards:

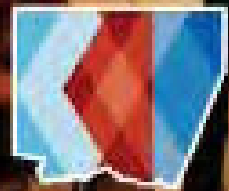
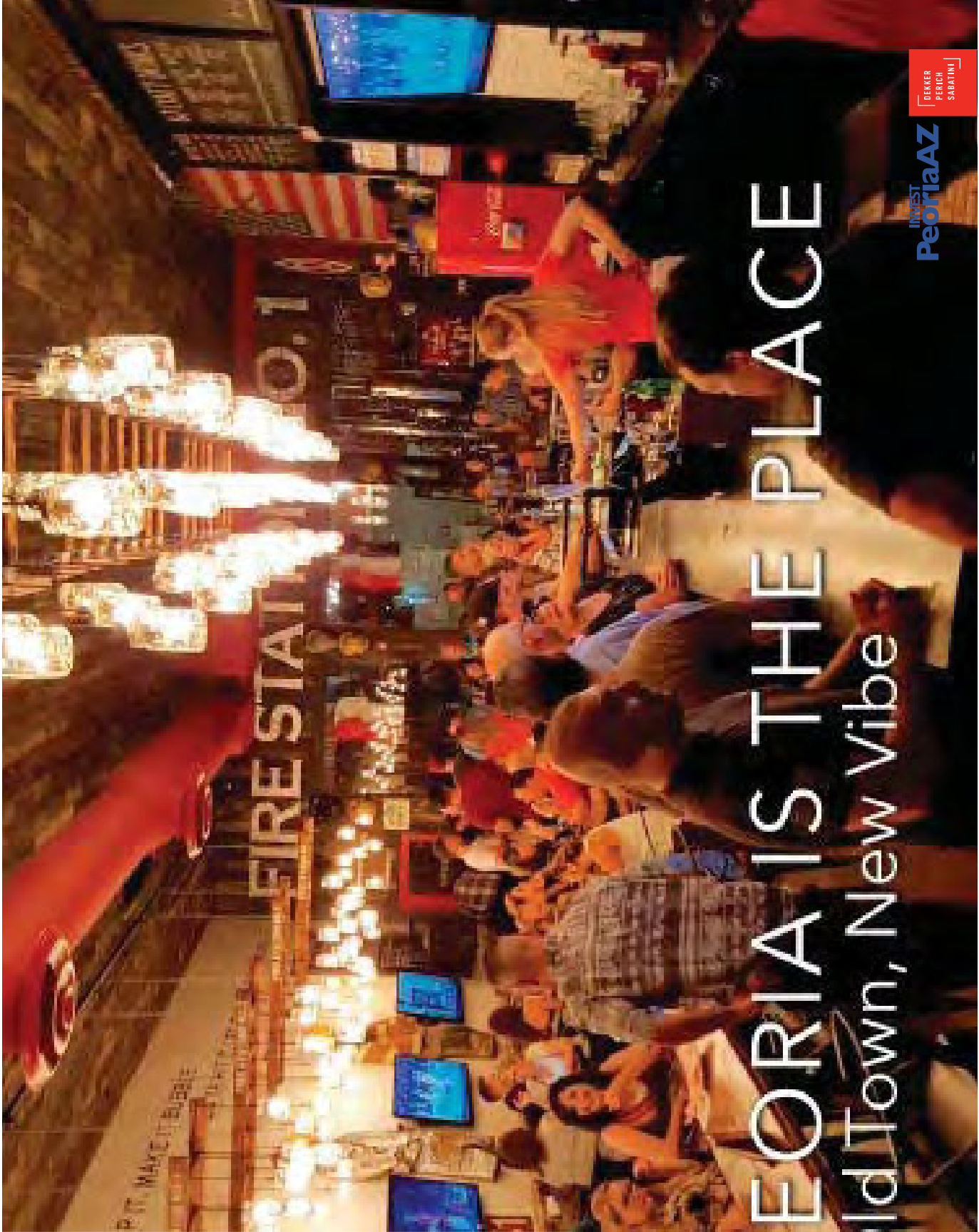
DEVELOPMENT STANDARDS	Single-Family Residence as the Primary Use	Multi-Family Residence as the Primary Use
MINIMUM SETBACKS ^a (FT) ^{*4}		
Front	10	10
Rear	5	5
Side ^{*9}	5	5 ^b
Corner Side ^{*12}	8	8
MAXIMUM LOT COVERAGE (%)	45	N/R
MAXIMUM BUILDING HEIGHT (FT)	25	30
ACCESSORY BUILDING	●	●

N/R No minimum requirement

- ^a The Planning Commission and City Council may require additional setback requirements to mitigate potential adverse impacts of proposed uses on adjoining developments.
- ^b No minimum building separation along common wall. ^{*9}
- Accessory buildings shall be subject to the limitations contained in Section 21-422 of this Ordinance.

EXHIBIT B

PEORIA
OLD TOWN
 CONCEPTUAL DESIGN

OLD-TOWN

PEORIA IS THE PLACE

OldTown, New Vibe

INVEST
PeoriaAZ

「DEKKEK
 PERICH
 SABATINI」

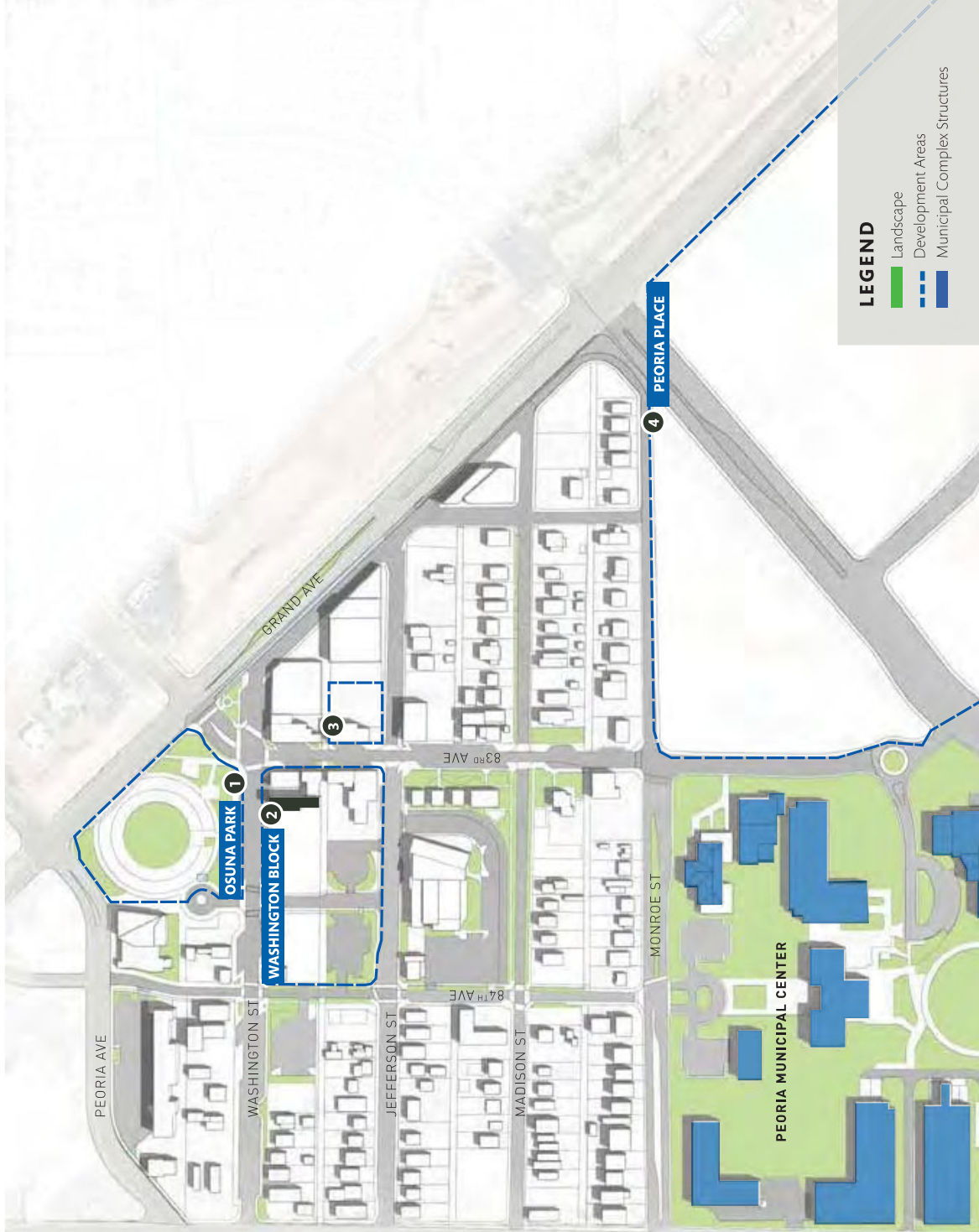
INTRODUCTION

Old Town Revitalization Through Strategic Public Investment

- 1 Osuna Park**
Identified as an opportunity zone in the Old Town Revitalization Plan
- 2 Washington Street Block**
Block market study indicates the following:

 - Food and Beverage, at a 20% market capture rate, could capture approximately 21,245 SF
 - Office, at a 20% market capture rate, could capture approximately 2,500 SF
 - Multi-family housing, at a 20% market capture rate could capture a minimum of 22 market rate units
- 3 NAPA AUTO PARTS Parcel**
Parcel was identified as an appropriate location to capture 22 multi-family housing units
- 4 Peoria Place**
Planned Area Development project directly south of Old Town featuring:

 - Medical Facility
 - Retail
 - Industrial Business Park
 - Housing

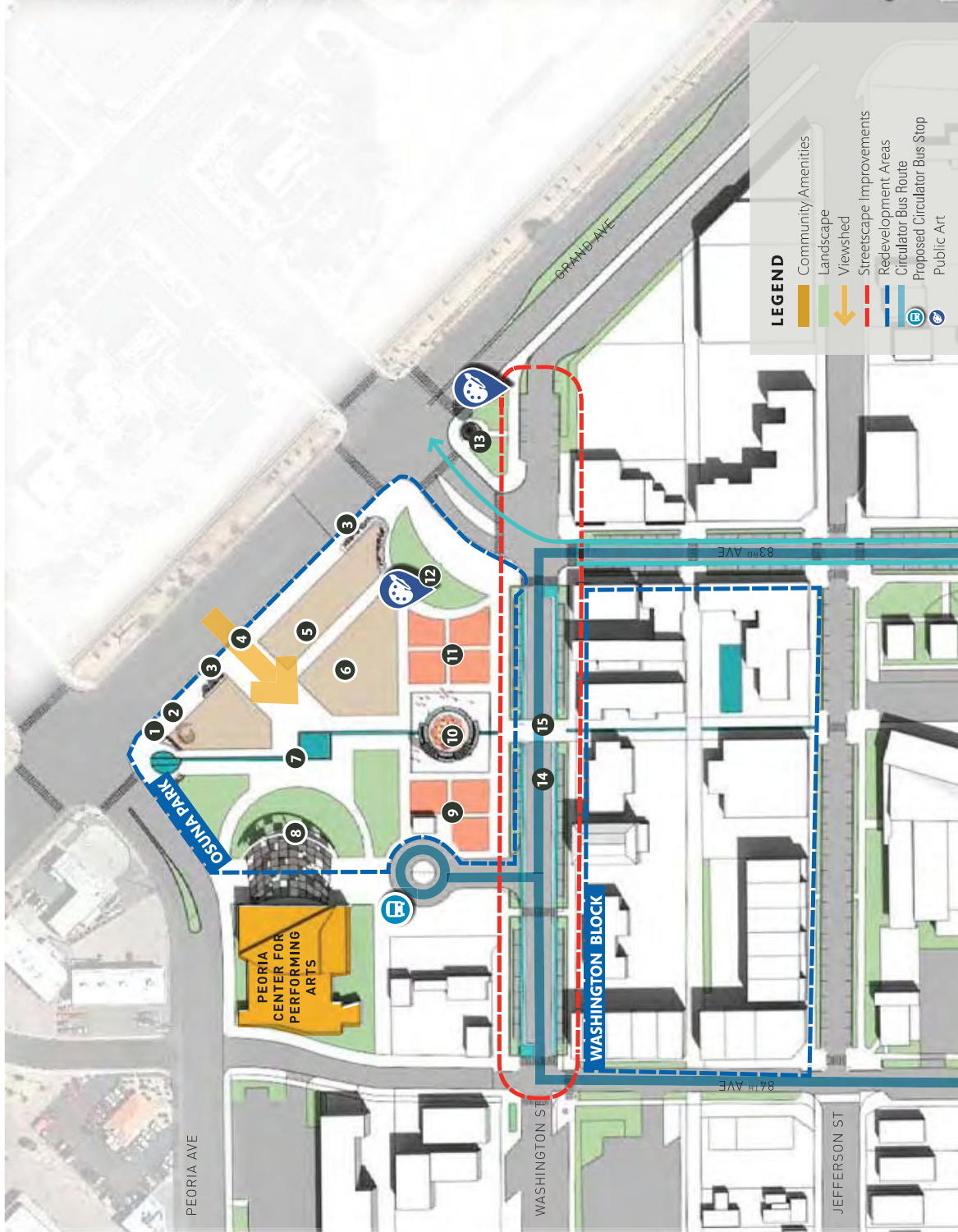


LEGEND

- Landscape
- Development Areas
- Municipal Complex Structures

CONCEPTS SITE PLAN

- 1 Interactive Gateway Signage**
 - Gateway sign at corner that can be utilized as interactive social media spot
- 2 Existing Art**
- 3 Logo Gateway Signage**
- 4 Viewshed**
 - Unobstructed view from Grand Ave to create connection
- 5 Tree Grove**
- 6 Active Entertainment Space Fountain and Irrigation Canals**
 - Water element that moves throughout the entire sites as an organizing theme
- 7 Performance Pavilion / Stage**
- 8 Interactive Musical Instruments**
- 9 Interactive Water Feature**
- 10 Rose Garden / Pioneer Statue**
- 11 Lawn**
- 12 Water Tower**
- 13 Washington Street Improvements**
 - Wider sidewalks, pedestrian bulb-outs / protected crossing
 - Street trees and low-impact development features
 - Parallel on-street parking
 - Unified site furnishings, lighting, banners, and signage
- 14 Pedestrian Table**





CONCEPTS

BIG IDEAS



Daytime Rendering



1 LOGO GATEWAY SIGNAGE, LOOKING SOUTH

Nighttime Rendering



DRAFT



CONCEPTS

BIG IDEAS



Daytime Rendering



1 LOGO GATEWAY SIGNAGE, LOOKING WEST

Nighttime Rendering



DRAFT





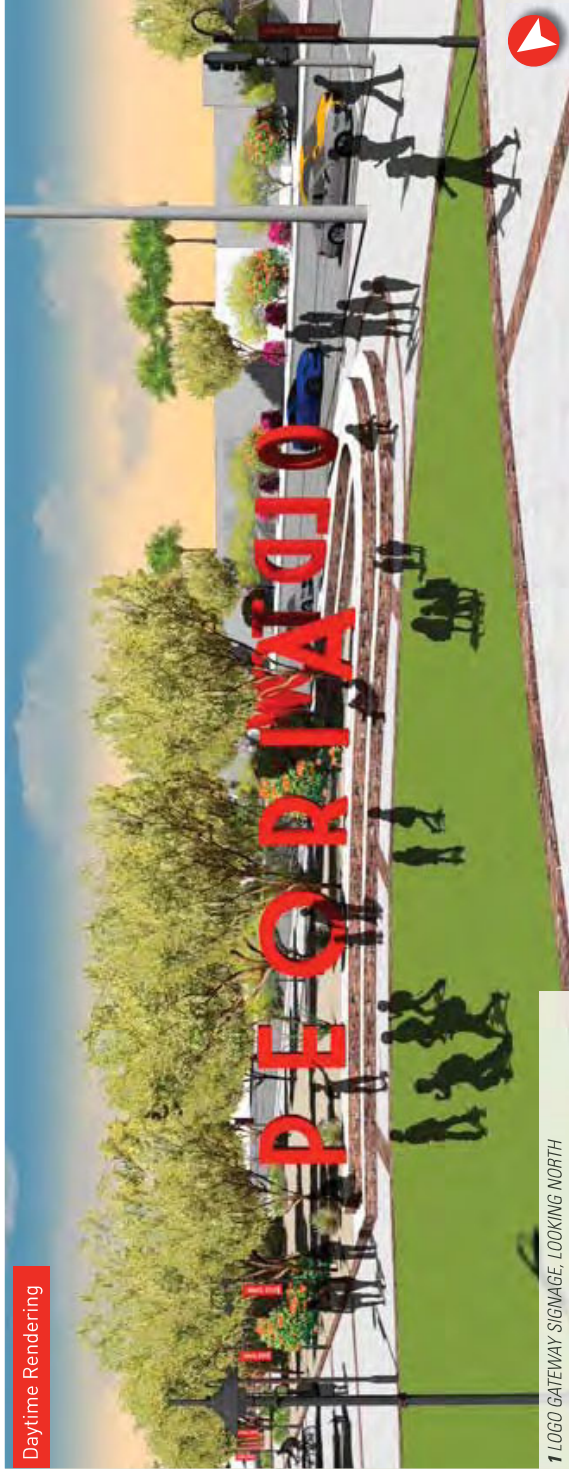
CONCEPTS

BIG IDEAS

LOGO GATEWAY SIGNAGE

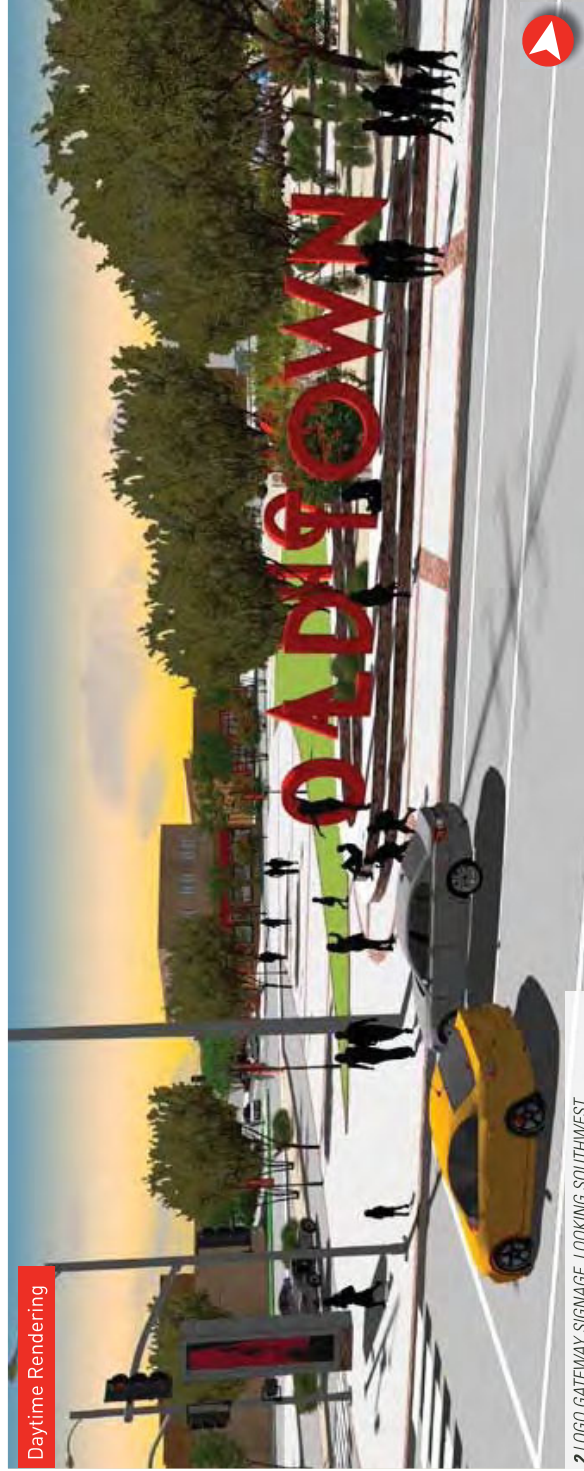


Daytime Rendering



1 LOGO GATEWAY SIGNAGE, LOOKING NORTH

Daytime Rendering



2 LOGO GATEWAY SIGNAGE, LOOKING SOUTHWEST

DRAFT

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PeoriaAZ

DEKOR
PERICH
SABATINI



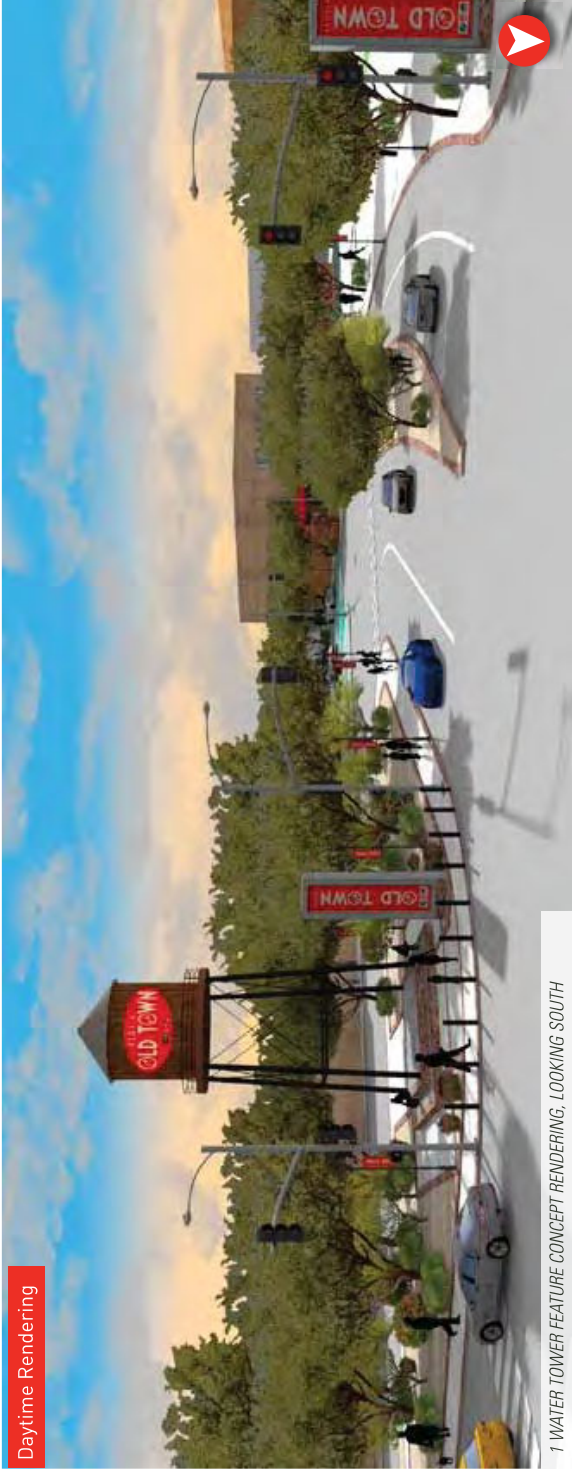
CONCEPTS

BIG IDEAS



WATER TANK GATEWAY ELEMENT

Daytime Rendering



1 WATER TOWER FEATURE CONCEPT RENDERING, LOOKING SOUTH

Nighttime Rendering

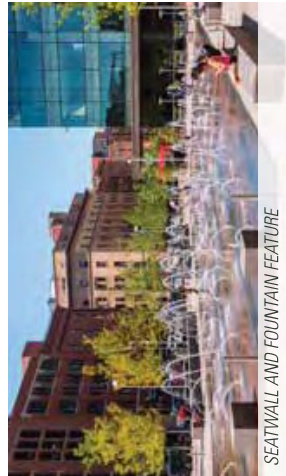


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PeoriaAZ

DEKER
PERICH
SABATINI

CONCEPTS
 BIG IDEAS



1 INTERACTIVE WATER FEATURE, LOOKING SOUTH EAST



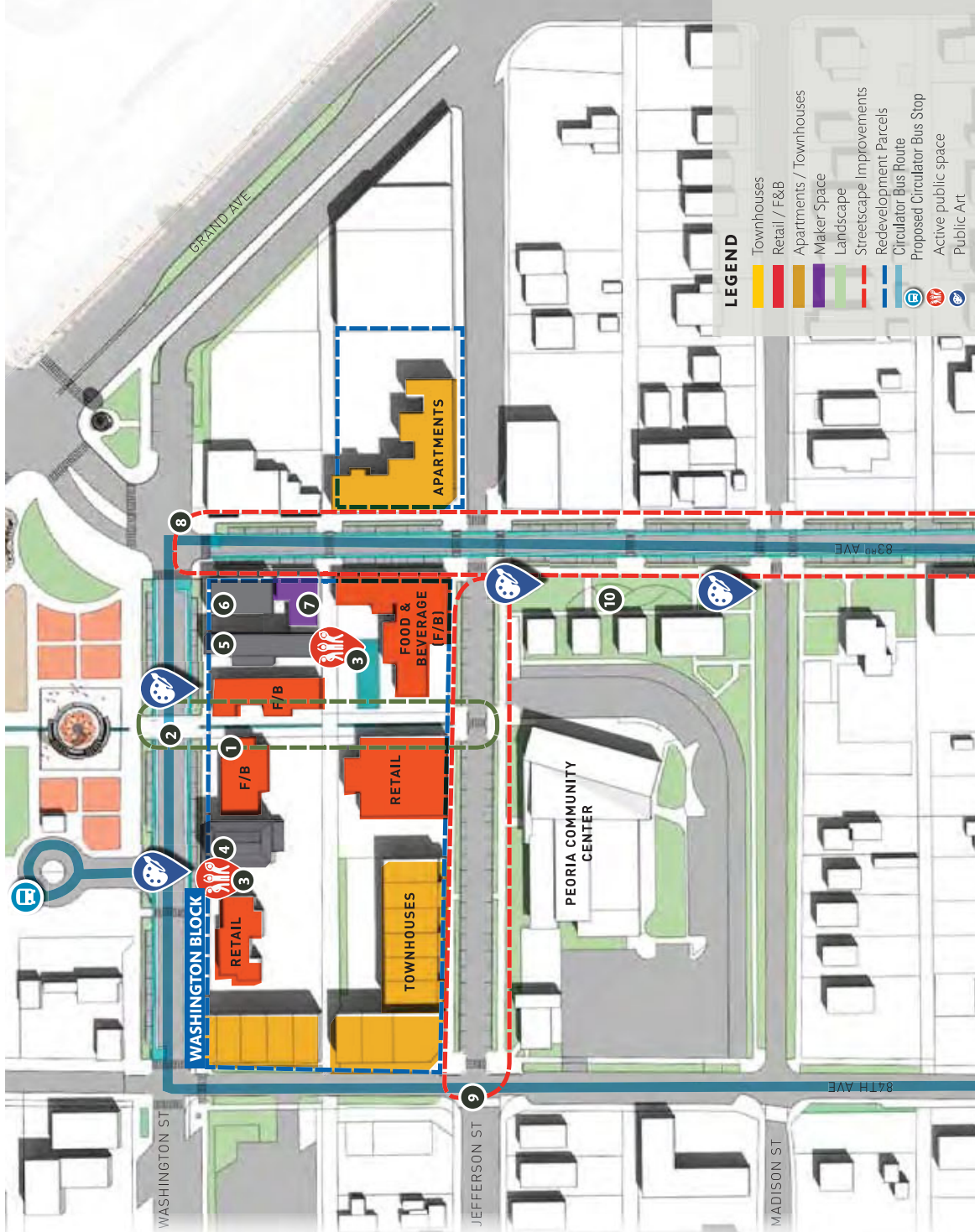
1 INTERACTIVE WATER FEATURE, LOOKING SOUTH EAST

DRAFT



CONCEPTS SITE PLAN

- 1 Pedestrian Corridor**
 - Activated pedestrian zone with storefronts, food or beverage establishments which is closed off to automobile traffic
- 2 Pedestrian Table**
- 3 Active Plaza**
 - Activated outdoor plaza with water feature
- 4 Edwards Hotel**
- 5 Fire Station # 1 Lucidi Distillery**
- 6 Art / Tattoo**
- 7 Maker Space / Creative Office**
- 8 83rd Ave Improvements**
 - Wider sidewalks, pedestrian bulb-outs / protected crossings
 - Street trees and low-impact development features
 - Parallel on-street parking
 - Unified site furnishings, lighting, banners, and signage
- 9 Jefferson Street Improvements**
 - Wider sidewalks, pedestrian bulb-outs / protected crossings
 - Street trees and low-impact development features
 - Parallel on-street parking
 - Unified site furnishings, lighting, banners, and signage
- 10 Historic Gardens**
 - Added walkways to create connections with 83rd Ave

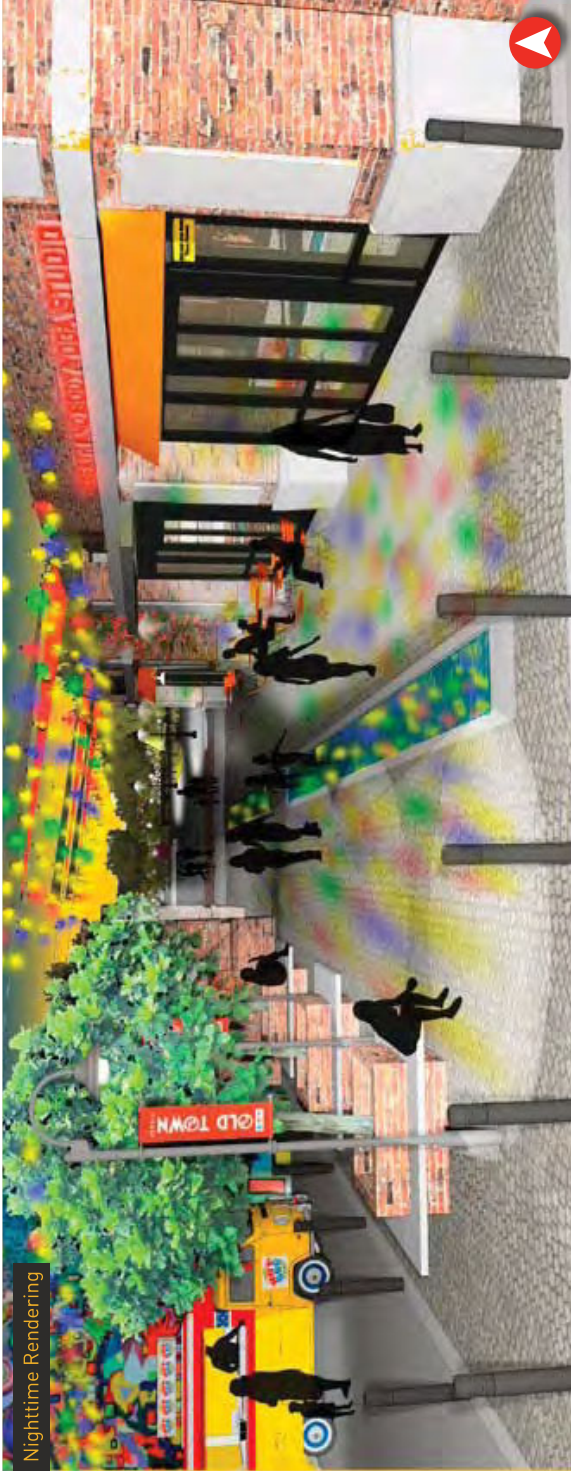


Daytime Rendering



1 PEDESTRIAN CORRIDOR, LOOKING NORTH

Nighttime Rendering



PEDESTRIAN CORRIDOR

CONCEPTS
STREET SECTIONS



OUTDOOR DINING AND VINES



MURALS AND GAMES



STRING LIGHTS OVER MALL



ART INSTALLATION AS SHADE



RETAIL ALONG PEDESTRIAN CORRIDOR



OUTDOOR PATIOS

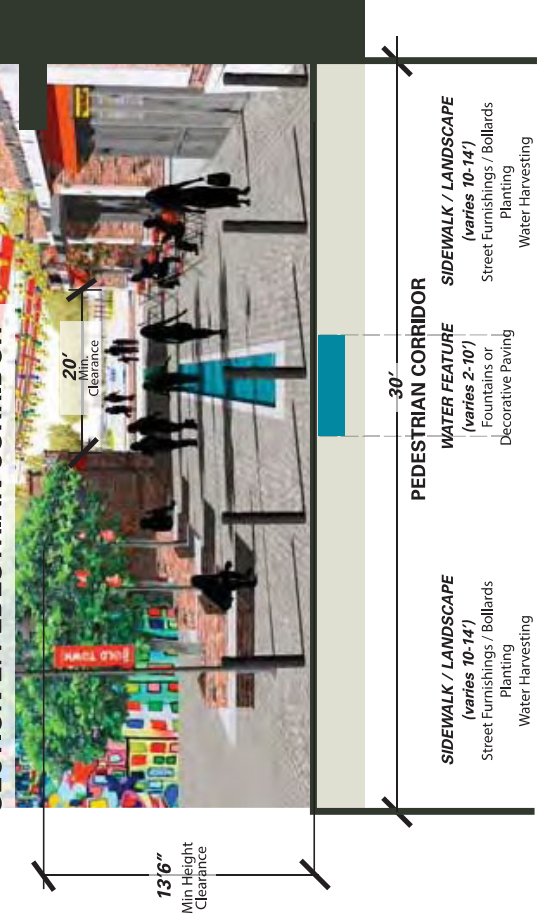


POCKETS OF VEGETATION



VARIETY OF SEATING TYPES

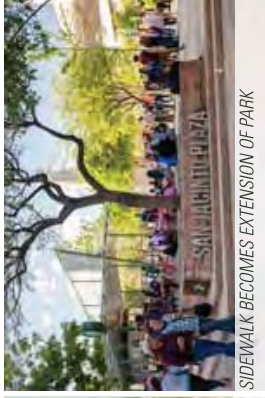
SECTION E: PEDESTRIAN CORRIDOR



CONCEPTS
STREET SECTIONS



CANTILEVER SOLAR SHADE CANOPY



SIDEWALK BECOMES EXTENSION OF PARK



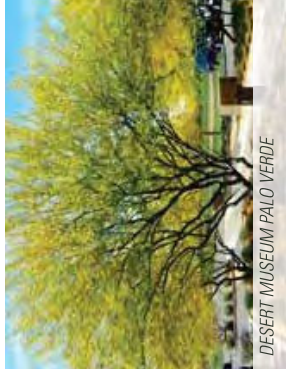
WATER HARVESTING SWALES



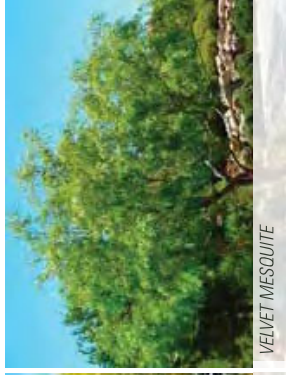
BENCHES @ PARK



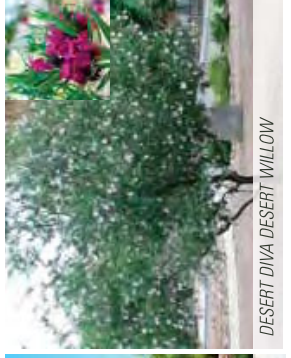
CANARY ISLAND DATE PALM



DESERT MUSEUM PALO VERDE



VELVET MESQUITE



DESERT DIVA DESERT WILLOW

SECTION A: WASHINGTON STREET



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CONCEPTS

STREET SECTIONS



CURB EXTENSIONS



STRING LIGHTS OVER ROAD



BUILDING AWNINGS PROVIDE SHADE



LANDSCAPE BUFFER



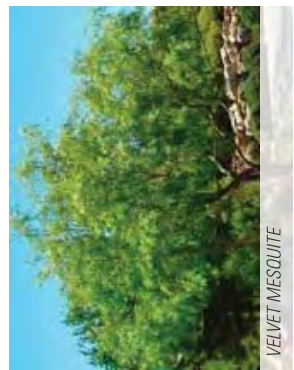
SWEET ACACIA



SOUTHERN LIVE OAK

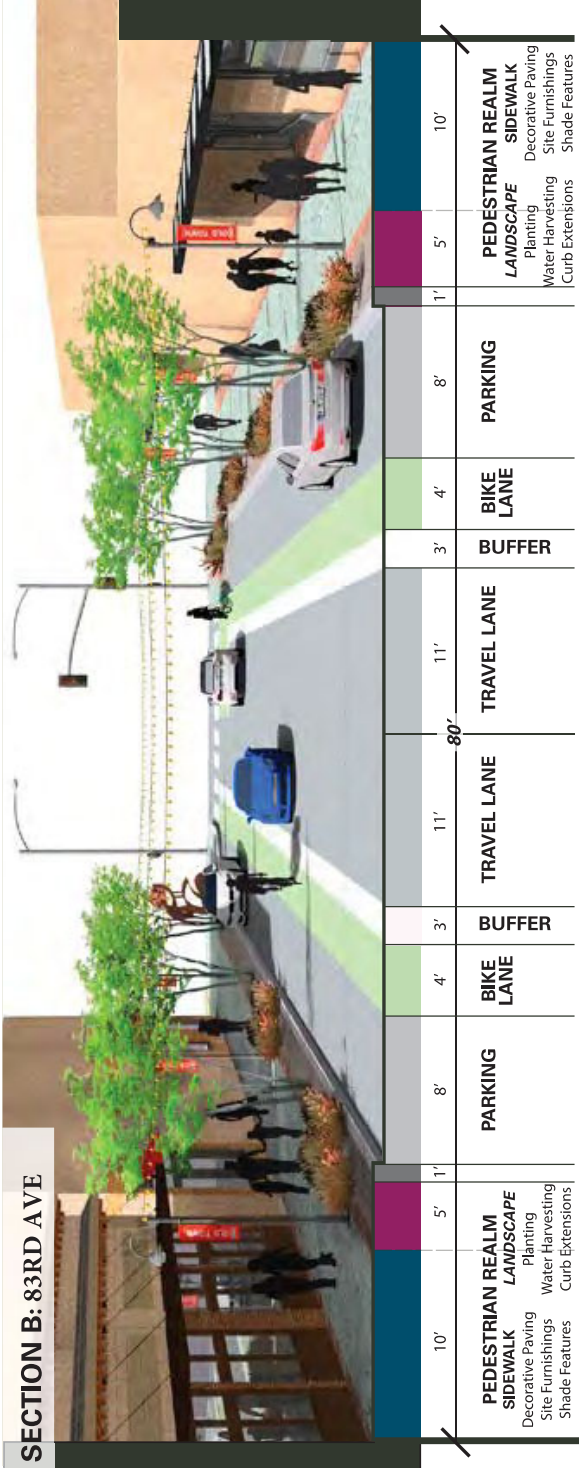


IRONWOOD TREE



VELVET MESQUITE

SECTION B: 83RD AVE



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CONCEPTS
STREET SECTIONS



VERSATILE SEATING



LANDSCAPE BUFFER AND POTS



WATER HARVESTING CURB CUTS AND DENSE PLANTING



DESERT MUSEUM PALO VERDE



PALO BLANCO

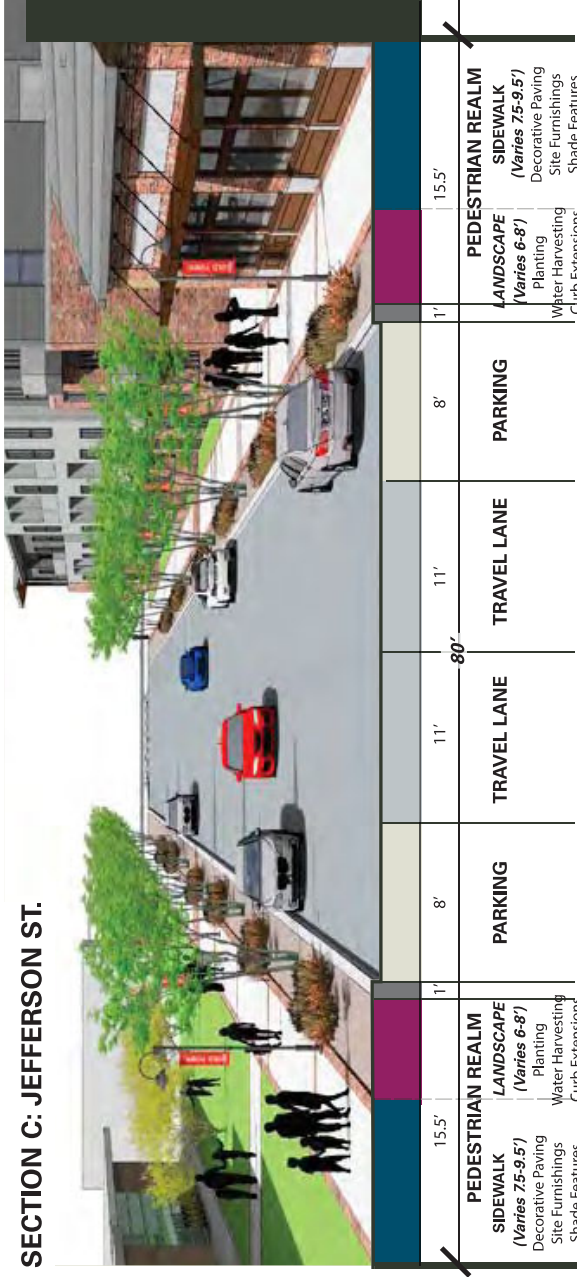


IRONWOOD TREE



VELVET MESQUITE

SECTION C: JEFFERSON ST.



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