

## 2026 Southgate Commercial Land Analysis

|           |                    |                     |           |              |                |               |             |               |           | MIN PER SQ FT           | \$0.13  |
|-----------|--------------------|---------------------|-----------|--------------|----------------|---------------|-------------|---------------|-----------|-------------------------|---------|
|           |                    |                     |           |              |                |               |             |               |           | MAX PER SQ FT           | \$43.64 |
|           |                    |                     |           |              |                |               |             |               |           | MEDIAN AVG PER SQ FT    | \$8.77  |
|           |                    |                     |           |              |                |               |             |               |           | WEIGHTED AVG PER SQ FT  | \$5.17  |
| CVT       | Parcel Number      | Street Address      | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |             | LAND RESIDUAL | NET ACRES | LAND RESIDUAL PER SQ FT |         |
| WYANDOTTE | 57 003 07 0152 001 | 1231 FORT           | 12/06/23  | \$616,000    | \$165,700      | 26.90         | \$382,566   | \$233,434     | 0.29      | \$18.54                 |         |
| SOUTHGATE | 53 001 04 0173 000 | 12554 FORT ST       | 10/11/24  | \$333,500    | \$114,500      | 34.33         | \$229,685   | \$103,815     | 0.24      | \$9.93                  |         |
| SOUTHGATE | 53 001 05 0100 002 | 12820 FORT ST       | 04/29/22  | \$699,000    | \$178,300      | 25.51         | \$434,249   | \$264,751     | 0.44      | \$13.81                 |         |
| SOUTHGATE | 53 001 06 1150 001 | 13378 NORTHLINE     | 08/08/24  | \$160,000    | \$41,900       | 26.19         | \$82,107    | \$77,893      | 0.47      | \$3.80                  |         |
| SOUTHGATE | 53 001 06 1150 001 | 13378 NORTHLINE     | 02/23/23  | \$125,000    | \$37,700       | 30.16         | \$82,107    | \$42,893      | 0.13      | \$7.57                  |         |
| SOUTHGATE | 53 003 99 0010 006 | 11275 ALLEN RD      | 05/25/23  | \$785,000    | \$439,700      | 56.01         | \$724,389   | \$60,611      | 0.13      | \$10.70                 |         |
| SOUTHGATE | 53 004 99 0005 702 | 12888 REECK RD      | 08/01/24  | \$3,000,000  | \$1,353,200    | 45.11         | \$2,666,670 | \$333,330     | 2.11      | \$3.63                  |         |
| SOUTHGATE | 53 008 99 0026 000 | 12045 DIX-TOLEDO    | 05/16/24  | \$299,000    | \$93,500       | 31.27         | \$187,727   | \$111,273     | 2.50      | \$1.02                  |         |
| SOUTHGATE | 53 009 01 1957 004 | 13703 NORTHLINE     | 01/20/22  | \$283,900    | \$89,900       | 31.67         | \$199,856   | \$84,044      | 0.22      | \$8.77                  |         |
| SOUTHGATE | 53 009 01 1962 001 | 13635 NORTHLINE     | 12/30/22  | \$650,000    | \$211,900      | 32.60         | \$467,958   | \$182,042     | 0.18      | \$23.22                 |         |
| SOUTHGATE | 53 009 01 1967 000 | 13605 NORTHLINE     | 12/30/22  | \$650,000    | \$211,900      | 32.60         | \$467,958   | \$182,042     | 0.46      | \$9.09                  |         |
| SOUTHGATE | 53 009 02 0139 301 | 13230 TRENTON RD    | 05/26/23  | \$445,000    | \$114,900      | 25.82         | \$232,269   | \$212,731     | 0.46      | \$10.62                 |         |
| SOUTHGATE | 53 009 03 0201 000 | 13450 DIX-TOLEDO    | 11/01/24  | \$580,000    | \$121,200      | 20.90         | \$243,195   | \$336,805     | 0.46      | \$16.81                 |         |
| SOUTHGATE | 53 009 03 0201 000 | 13450 DIX-TOLEDO    | 02/09/22  | \$240,000    | \$103,200      | 43.00         | \$230,382   | \$9,618       | 0.28      | \$0.79                  |         |
| SOUTHGATE | 53 009 03 0530 000 | 13206 DIX-TOLEDO    | 06/10/24  | \$650,000    | \$154,300      | 23.74         | \$309,938   | \$340,062     | 0.28      | \$27.88                 |         |
| SOUTHGATE | 53 010 02 0257 300 | 13760 DIX-TOLEDO    | 06/21/24  | \$860,000    | \$198,200      | 23.05         | \$397,819   | \$462,181     | 0.31      | \$34.23                 |         |
| SOUTHGATE | 53 014 99 0003 741 | 13555 PRECHTER BLVD | 07/25/22  | \$8,500,000  | \$3,047,100    | 35.85         | \$6,757,376 | \$1,742,624   | 5.22      | \$7.66                  |         |
| SOUTHGATE | 53 015 01 0158 300 | 18618 EUREKA        | 07/24/23  | \$549,000    | \$136,100      | 24.79         | \$288,985   | \$260,015     | 0.71      | \$8.41                  |         |
| SOUTHGATE | 53 015 01 0158 300 | 18618 EUREKA        | 11/24/24  | \$460,000    | \$146,700      | 31.89         | \$288,985   | \$171,015     | 4.32      | \$0.91                  |         |
| SOUTHGATE | 53 015 02 0058 301 | 19218 EUREKA        | 07/23/24  | \$260,000    | \$78,700       | 30.27         | \$134,525   | \$125,475     | 0.28      | \$10.29                 |         |
| SOUTHGATE | 53 015 99 0064 000 | 19014 EUREKA        | 10/28/22  | \$900,000    | \$272,800      | 30.31         | \$575,831   | \$324,169     | 0.28      | \$26.58                 |         |
| SOUTHGATE | 53 017 02 0070 300 | 13248 FORT ST       | 03/09/23  | \$400,000    | \$117,700      | 29.43         | \$265,129   | \$134,871     | 0.16      | \$19.35                 |         |
| SOUTHGATE | 53 017 02 0078 000 | 13160 FORT ST       | 09/08/23  | \$300,000    | \$98,900       | 32.97         | \$205,289   | \$94,711      | 0.97      | \$2.24                  |         |
| SOUTHGATE | 53 017 03 1189 001 | 12885 NORTHLINE     | 06/16/23  | \$295,000    | \$141,000      | 47.80         | \$283,462   | \$11,538      | 0.28      | \$0.95                  |         |
| SOUTHGATE | 53 017 04 1583 300 | 13235 NORTHLINE     | 01/10/25  | \$400,000    | \$165,300      | 41.33         | \$327,501   | \$72,499      | 0.23      | \$7.24                  |         |
| SOUTHGATE | 53 017 04 1591 301 | 13225 NORTHLINE     | 11/22/24  | \$325,000    | \$155,600      | 47.88         | \$311,649   | \$13,351      | 0.18      | \$1.70                  |         |
| SOUTHGATE | 53 017 08 0265 000 | 13293 NORTHLINE     | 03/15/24  | \$287,500    | \$72,200       | 25.11         | \$156,506   | \$130,994     | 0.40      | \$7.52                  |         |
| SOUTHGATE | 53 018 02 0080 001 | 13046 EUREKA        | 07/29/22  | \$190,000    | \$52,200       | 27.47         | \$116,011   | \$73,989      | 0.32      | \$5.31                  |         |
| SOUTHGATE | 53 018 02 0096 001 | 12850 EUREKA        | 06/25/24  | \$290,000    | \$74,300       | 25.62         | \$146,327   | \$143,673     | 0.20      | \$16.49                 |         |
| SOUTHGATE | 53 019 06 0023 000 | 15720 FORT ST       | 05/24/23  | \$370,000    | \$99,300       | 26.84         | \$278,066   | \$91,934      | 0.11      | \$19.19                 |         |
| SOUTHGATE | 53 019 99 0010 000 | 13250 LEROY         | 03/23/23  | \$1,150,000  | \$319,400      | 27.77         | \$823,408   | \$326,592     | 0.31      | \$24.19                 |         |
| SOUTHGATE | 53 020 01 0384 002 | 16305 FORT ST       | 08/29/23  | \$250,000    | \$97,000       | 38.80         | \$201,938   | \$48,062      | 0.10      | \$11.03                 |         |
| SOUTHGATE | 53 021 01 0378 001 | 15067 EUREKA        | 01/21/22  | \$390,000    | \$169,800      | 43.54         | \$367,249   | \$22,751      | 1.00      | \$0.52                  |         |
| SOUTHGATE | 53 021 02 0013 000 | 15975 EUREKA        | 11/08/24  | \$300,000    | \$134,000      | 44.67         | \$266,047   | \$33,953      | 1.19      | \$0.66                  |         |
| SOUTHGATE | 53 022 01 0026 000 | 15001 ALLEN RD      | 08/24/22  | \$1,060,000  | \$218,900      | 20.65         | \$530,541   | \$529,459     | 0.46      | \$26.42                 |         |
| SOUTHGATE | 53 025 99 0012 002 | 15350 TRENTON RD    | 12/23/24  | \$600,000    | \$302,000      | 50.33         | \$590,731   | \$9,269       | 0.27      | \$0.79                  |         |
| SOUTHGATE | 53 025 99 0012 301 | 15312 TRENTON RD    | 09/27/22  | \$450,000    | \$145,400      | 32.31         | \$323,222   | \$126,778     | 0.47      | \$6.19                  |         |
| SOUTHGATE | 53 028 99 0070 706 | 16333 TRENTON RD    | 04/11/22  | \$1,900,000  | \$559,500      | 29.45         | \$1,120,576 | \$779,424     | 0.41      | \$43.64                 |         |

|           |                    |                  |          |            |           |       |           |           |        |         |
|-----------|--------------------|------------------|----------|------------|-----------|-------|-----------|-----------|--------|---------|
| WYANDOTTE | 57 006 05 0176 300 | 1200 FORD        | 03/01/22 | \$270,000  | \$99,300  | 36.78 | \$230,584 | \$39,416  | 0.79   | \$1.15  |
| WYANDOTTE | 57 011 03 0001 003 | 2910 VAN ALSTYNE | 09/19/24 | \$290,000  | \$86,000  | 29.66 | \$185,604 | \$104,396 | 0.79   | \$3.03  |
| WYANDOTTE | 57 011 03 0005 002 | 2955 BIDDLE      | 11/15/24 | \$825,000  | \$277,600 | 33.65 | \$733,890 | \$91,110  | 0.46   | \$4.55  |
| WYANDOTTE | 57 011 15 0004 002 | 3017 BIDDLE      | 08/29/24 | \$446,250  | \$174,800 | 39.17 | \$378,417 | \$67,833  | 12.18  | \$0.13  |
| WYANDOTTE | 57 011 15 0031 002 | 3209 BIDDLE      | 06/27/23 | \$350,000  | \$93,800  | 26.80 | \$225,205 | \$124,795 | 0.07   | \$41.52 |
| WYANDOTTE | 57 015 22 0014 000 | 2855 4TH         | 06/14/22 | \$355,000  | \$130,100 | 36.65 | \$285,745 | \$69,255  | 0.17   | \$9.24  |
| WYANDOTTE | 57 015 28 0013 000 | 450 SYCAMORE     | 03/19/25 | \$275,000  | \$100,600 | 36.58 | \$211,235 | \$63,765  | 0.16   | \$9.09  |
| WYANDOTTE | 57 016 04 0704 000 | 2121 FORD        | 03/31/25 | \$528,061  | \$230,100 | 43.57 | \$516,674 | \$11,387  | 0.31   | \$0.84  |
| WYANDOTTE | 57 016 04 0704 000 | 2121 FORD        | 12/31/24 | \$520,000  | \$230,100 | 44.25 | \$516,674 | \$3,326   | 0.31   | \$0.24  |
| WYANDOTTE | 57 016 05 0096 002 | 2211 FORT        | 02/22/22 | \$575,000  | \$200,600 | 34.89 | \$488,510 | \$86,490  | 0.12   | \$17.27 |
| WYANDOTTE | 57 018 03 0083 000 | 3387 FORT        | 10/12/22 | \$775,000  | \$192,800 | 24.88 | \$378,436 | \$396,564 | 0.35   | \$25.79 |
| WYANDOTTE | 57 019 07 0051 000 | 4297 QUARRY      | 11/16/22 | \$525,000  | \$206,700 | 39.37 | \$458,547 | \$66,453  | 0.41   | \$3.71  |
| WYANDOTTE | 57 020 02 0001 300 | 375 EUREKA       | 11/20/24 | \$790,000  | \$224,700 | 28.44 | \$467,916 | \$322,084 | 0.32   | \$23.03 |
|           |                    |                  |          | 36,527,211 |           |       |           | 9,751,545 | 43.275 |         |

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## 2026 Southgate Industrial Land Analysis

|           |                    |                      |           |              |                |               |             |               |           | MIN PER SQ FT           | \$0.26 |
|-----------|--------------------|----------------------|-----------|--------------|----------------|---------------|-------------|---------------|-----------|-------------------------|--------|
|           |                    |                      |           |              |                |               |             |               |           | MAX PER SQ FT           | \$8.19 |
|           |                    |                      |           |              |                |               |             |               |           | MEDIAN AVG PER SQ FT    | \$2.26 |
|           |                    |                      |           |              |                |               |             |               |           | WEIGHTED AVG PER SQ FT  | \$1.54 |
| CVT       | Parcel Number      | Street Address       | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |             | LAND RESIDUAL | NET ACRES | LAND RESIDUAL PER SQ FT |        |
| RIVERVIEW | 51 013 01 0003 000 | 11901 LONGSDORF      | 12/01/23  | \$330,000    | \$96,200       | 29.15         | \$205,942   | \$124,058     | 0.69      | \$4.13                  |        |
| ROCKWOOD  | 52 006 05 0135 017 | 32755 WOOD           | 12/21/22  | \$450,000    | \$104,300      | 23.18         | \$240,957   | \$209,043     | 0.93      | \$5.19                  |        |
| ROMULUS   | 80 008 01 0012 000 | 6830 METROPLEX       | 12/31/22  | \$1,100,000  | \$359,300      | 32.66         | \$1,064,926 | \$35,074      | 1.92      | \$0.42                  |        |
| ROMULUS   | 80 008 02 0008 000 | 6532 BEVERLY PLAZA   | 06/27/23  | \$650,000    | \$306,900      | 47.22         | \$549,474   | \$100,526     | 4.93      | \$0.47                  |        |
| ROMULUS   | 80 004 99 0007 000 | 28035 BEVERLY        | 05/24/23  | \$3,000,000  | \$1,131,400    | 37.71         | \$2,409,889 | \$590,111     | 25.63     | \$0.53                  |        |
| ROMULUS   | 80 002 99 0013 000 | 28486 BEVERLY        | 06/27/23  | \$550,000    | \$210,800      | 38.33         | \$483,752   | \$66,248      | 5.01      | \$0.30                  |        |
| ROMULUS   | 80 114 99 0006 008 | 36801 WABASH         | 03/06/23  | \$230,608    | \$101,400      | 43.97         | \$194,051   | \$36,557      | 2.50      | \$0.34                  |        |
| ROMULUS   | 80 002 99 0013 000 | 28486 BEVERLY        | 01/25/24  | \$675,000    | \$210,800      | 31.23         | \$483,752   | \$191,248     | 5.01      | \$0.88                  |        |
| ROMULUS   | 80 077 20 0020 003 | 11900 HUNT           | 01/04/22  | \$185,000    | \$67,400       | 36.43         | \$146,235   | \$38,765      | 0.51      | \$1.74                  |        |
| ROMULUS   | 80 126 99 0008 004 | 15995 HURON RIVER DR | 10/28/24  | \$550,000    | \$217,100      | 39.47         | \$434,958   | \$115,042     | 1.17      | \$2.26                  |        |
| ROMULUS   | 80 095 99 0011 000 | 29160 NORTHLINE      | 05/17/22  | \$515,000    | \$145,700      | 28.29         | \$417,093   | \$97,907      | 0.92      | \$2.45                  |        |
| ROMULUS   | 80 095 99 0007 001 | 29030 NORTHLINE      | 02/07/23  | \$410,000    | \$125,800      | 30.68         | \$296,687   | \$113,313     | 0.94      | \$2.77                  |        |
| ROMULUS   | 80 048 99 0041 000 | 27990 WICK           | 06/23/23  | \$388,000    | \$87,200       | 22.47         | \$222,330   | \$165,670     | 0.85      | \$4.47                  |        |
| ROMULUS   | 80 008 01 0042 300 | 7025 METROPLEX       | 03/10/23  | \$1,750,000  | \$408,700      | 23.35         | \$1,233,377 | \$516,623     | 2.62      | \$4.53                  |        |
| TAYLOR    | 60 008 99 0020 704 | 6770 MONROE          | 04/23/24  | \$1,900,000  | \$763,900      | 40.21         | \$1,868,945 | \$31,055      | 2.79      | \$0.26                  |        |
| TAYLOR    | 60 008 99 0020 703 | 6750 MONROE          | 03/10/23  | \$2,000,000  | \$604,900      | 30.25         | \$1,827,993 | \$172,007     | 2.10      | \$1.88                  |        |
| TAYLOR    | 60 056 03 0039 000 | 12443 DELTA          | 04/13/22  | \$948,288    | \$227,900      | 24.03         | \$862,682   | \$85,606      | 0.97      | \$2.03                  |        |
| TAYLOR    | 60 046 99 0011 702 | 27265 WICK           | 10/18/23  | \$1,800,000  | \$569,600      | 31.64         | \$1,289,157 | \$510,843     | 3.84      | \$3.05                  |        |
| TAYLOR    | 60 077 99 0002 716 | 26111 NORTHLINE      | 09/28/23  | \$2,950,000  | \$1,080,100    | 36.61         | \$2,411,589 | \$538,411     | 2.79      | \$4.43                  |        |
| TAYLOR    | 60 005 99 0010 000 | 5875 TULANE          | 10/27/22  | \$450,000    | \$125,700      | 27.93         | \$334,343   | \$115,657     | 0.55      | \$4.82                  |        |
| TAYLOR    | 60 056 03 0042 000 | 12303 DELTA          | 11/28/23  | \$850,000    | \$244,900      | 28.81         | \$604,645   | \$245,355     | 1.04      | \$5.42                  |        |
| TAYLOR    | 60 056 02 0018 000 | 12201 UNIVERSAL DR   | 03/25/24  | \$1,400,000  | \$382,200      | 27.30         | \$900,671   | \$499,329     | 1.40      | \$8.19                  |        |
| TRENTON   | 54 026 01 0020 001 | 5616 HOOVER          | 04/08/24  | \$460,000    | \$83,500       | 18.15         | \$301,894   | \$158,106     | 1.70      | \$2.14                  |        |
|           |                    |                      |           | 23,541,896   |                |               |             | 4,756,554     | 70.793    |                         |        |

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