



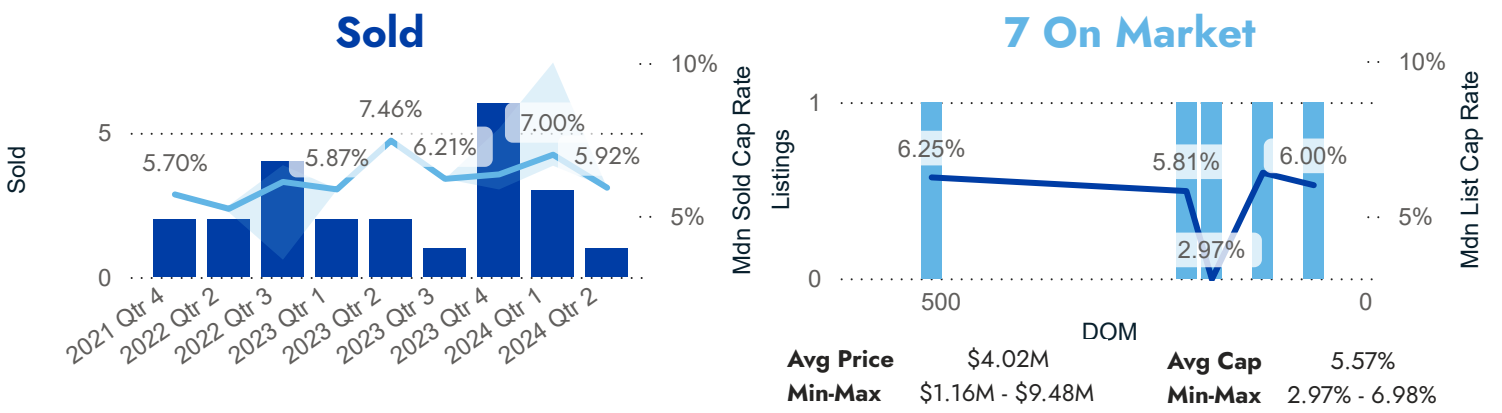
Sunbelt Rentals



3.30 14,501 8.7
 Avg Land Avg RBA Avg LTR (At Sale)

Q2	Sold Deals	Price	Cap Rate	DOM	
	1 Last Qtr: 3 (-66.67%)	\$5.78M Last Qtr: \$2.51M (+129.95%)	5.92% Last Qtr: 7.98% (-25.85%)	80 Last Qtr: 162 (-50.52%)	

Year	2023			2024	
	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
Sold Deals	2	1	6	3	1
Avg Price	\$2.85M	\$2.90M	\$2.38M	\$2.51M	\$5.78M
Min - Max	\$2.85M - \$2.85M		\$1.03M - \$4.99M	\$1.59M - \$3M	
Avg Cap Rate	7.46%	6.21%	6.62%	7.98%	5.92%
Min - Max	7.46% - 7.46%		5.75% - 8.2%	6.6% - 10.35%	
DOM	122	86	151	162	80



Five Most Recent Sales

Type	City	State	Built Ren	Rent/SF	Price/SF	Term	LTR	Expenses	Sold Price	Sold Cap	Sale Date
-	Madison	AL	2024	\$28.51	\$482	12	11.8	NN	\$5,779,000	5.92%	May-24
-	Columbus	GA	1972 2023	\$6.46	\$98	13	11.9	NN	\$2,954,600	6.60%	Feb-24
FS	Corfu	NY	1987 2021	\$6.31	\$61			NN	\$1,585,000	10.35%	Jan-24
-	New Castle	PA	1974 2022	\$4.77	\$68		8.8	NN	\$3,000,000	7.00%	Jan-24
-	West Monroe	LA	2005	\$9.13	\$111	5	3.5	NN	\$1,025,000	8.20%	Dec-23

Five Most Recent On Market

Type	City	State	Built Ren	Rent/SF	Price/SF	Term	LTR	Expenses	List Price	List Cap	On Market
-	Goldsboro	NC	2024	\$48.34	\$806	15	14.9	NN	\$3,640,000	6.00%	Mar-24
FS	Toledo	OH	1981	\$6.25	\$98	10	9.0	NN	\$2,870,800	6.40%	Jan-24
-	Arlington	TX	1966 2018	\$5.20	\$175		2.0	G	\$9,481,500	2.97%	Dec-23
-	Ventura	CA	1962	\$10.23	\$176		5.3	NNN	\$6,100,000	5.81%	Nov-23
FS	Paducah	KY	2006	\$11.14	\$178	5	0.8	NN	\$1,158,080	6.25%	Jan-23

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