

COMMERCIAL VACANT LAND SALES IN SAGINAW CHARTER TOWNSHIP SORTED BY ZONING, STREET AND SALE PRICE

March 5, 2009

TAXROLL	STREET	ZONE	OCCUPANCY		FTG	DEPTH	ACRES	SALES INFORMATION	\$ F.F.	\$ SQ.FT.	PER ACRE	LIBR	PAGE	COMMENTS
			AFTER SALE											
12-4-20-1003-000	CENTER	B-1	OFFICE/MEDICAL		204	212	1.28	09/10/04 \$125,000	\$613	\$2.24	\$97,656	2286	2088	SALE INCLUDES 12-4-20-1024-000
12-4-11-3120-000	FASHION SQUARE	B-1	OFFICE		452			09/23/05 \$60,000	\$133	\$1.00	\$1	2329	1886	SPLIT FROM 12-4-11-3048-000
12-4-15-2004-001	MACKINAW	B-1	CHURCH		165		5.19	03/30/07 \$100,000	\$606	\$0.44	\$19,268			
12-4-19-4029-000	MIDLAND	B-1	VACANT				11.83	11/22/06 \$72,000	\$1	\$0.14	\$6,086			200 X 400 FTG - B-1 ZONING
12-4-15-1007-003	SHATTUCK	B-1	VACANT		328	280	1.66	01/17/03 \$120,000	\$366	\$1.66	\$72,289	2242	195	
12-4-10-3002-000	SHATTUCK	B-1	SINGLE FAMILY		232	285	1.47	03/08/07 \$120,000	\$517	\$1.87	\$81,633	2431	426	LOOKING TO REMOVE HOUSE
12-4-21-2307-000	STATE	B-1	VACANT		75	161	0.28	07/13/05 \$155,000	\$2,067	\$1.27	\$553,571			DEMOLISHED HOUSE
12-4-17-4101-000	STATE	B-1	BANK		158	185	0.67	03/31/05 \$525,000	\$3,323	\$17.99	\$783,582	2298	1365	DEMOLISHED OFFICE BLDG
12-4-16-4141-000	STATE	B-1	OFFICE/MEDICAL		148	183	0.62	06/03/03 \$92,500	\$625	\$2.28	\$149,194	2254	623	LOTS 6 & 7 ONLY.
12-4-17-4103-001	STATE	B-1	BANK		270	185	1.14	10/31/05 \$950,000	\$3,519	\$19.13	\$833,333	2339	2322	DEMOLISHED 2 BUILDINGS
12-4-07-4011-000	LAWNDALE	B-2	VACANT		120	125	0.34	03/30/07 \$50,000	\$417	\$0.34	\$147,059	2435	274	NEXT TO LAWNDALE MARKET
12-4-11-3122-000	VOGUE	B-2	VACANT		240	197		05/23/03 \$59,000	\$246	\$1.25	\$1	2252	2074	
12-4-19-1617-000	AMANDA	B-3	HEALTH CLUB		176	310		12/11/03 \$43,000	\$244	\$0.79	\$1			
12-4-19-1616-000	AMANDA	B-3	LIGHT STORAGE		176	310		07/07/04 \$45,000	\$256	\$0.82	\$1	2282	60	
12-4-15-1034-002	BAY	B-3	KANROCK TIRES		175	250	1.00	03/30/07 \$275,000	\$1,571	\$6.31	\$275,000	2434	437	AUTO SERVICE CENTER
12-4-10-1801-000	CABARET TRAIL	B-3	VACANT		135	181		03/22/05 \$34,000	\$252	\$1.39	\$1			
12-4-02-3001-008	FASHION SQUARE	B-3	OFFICE/MEDICAL		122		1.28	10/13/03 \$166,500	\$1,365	\$2.99	\$130,078	2264	1524	FLAG SHAPE
12-4-11-2005-003	FASHION SQUARE	B-3	OFFICE		332	400	3.04	12/19/07 \$62,000	\$187	\$0.47	\$20,395			
12-4-30-4016-000	GRATIOT	B-3	VACANT				7.80	10/01/04 \$1	\$1			2286	1926	NEED SALE FROM PTA
12-4-20-2002-004	LAWNDALE	B-3	VACANT		311	228	1.70	05/04/05 \$500,000	\$1,608	\$6.75	\$294,118	2300	178	
12-4-02-2013-000	LITTLE CAESAR	B-3	VACANT		112	102	0.26	08/18/05 \$180,000	\$1,607	\$15.76	\$692,308	2326	1289	
12-4-02-2010-000	LITTLE CAESAR	B-3	VACANT		60		0.84	04/28/05 \$240,000	\$4,000	\$6.56	\$285,714	2301	924	HOME WILL BE MOVED FROM SITE
12-4-02-2011-000	LITTLE CAESAR	B-3	VACANT		112	102	0.26	09/09/03 \$90,000	\$804	\$0.79	\$346,154	2262	1435	

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			BEFORE SALE	AFTER SALE											
12-4-02-2004-039	MCLEOD	B-3	OFFICE/MEDICAL		176	180		02/26/04	\$87,500	\$497	\$2.76	\$1	2272	2123	
12-4-02-2004-048	MCLEOD	B-3	VACANT		171	177		01/22/04	\$90,000	\$526	\$2.97	\$1	2271	960	
12-4-02-2004-049	MCLEOD	B-3	VACANT		175	175		01/22/04	\$90,000	\$514	\$2.94	\$1			
12-4-02-2004-018	MCLEOD	B-3	VACANT		175	190		03/25/03	\$92,000	\$526	\$2.77	\$1	2248	70	
12-4-32-4003-000	MICHIGAN	B-3	NEAR LANDFILL				4.16	06/30/08	\$120,000	\$1	\$0.66	\$28,846	2499	991	ENHANCE LANDFILL
12-4-15-2004-001	SCHUST	B-3	BANK		550	220	2.82	10/22/03	\$660,000	\$1,200	\$5.37	\$234,043	2265	1426	CREDIT UNION
12-4-19-1003-000	STATE	B-3	CAR WASH		408	412	3.86	12/12/03	\$1,250,000	\$3,064	\$7.43	\$323,834	2268	2251	FIREHOUSE CARWASH
12-4-17-3004-004	STATE	B-3	STORE/DISCOUNT				10.56	11/04/05	\$1,850,000	\$1	\$4.02	\$175,189			MENARDS
12-4-17-3009-000	STATE	B-3	STORE/DISCOUNT				16.00	11/04/05	\$2,350,000	\$1	\$3.37	\$146,875			MENARDS
12-4-18-4003-000	STATE	B-3	PART OF HORIZONS - RE				9.43	11/04/05	\$250,000	\$1	\$0.61	\$26,511			
12-4-16-3005-000	STATE	B-3	RETAIL		138	363	1.15	08/28/07	\$675,000	\$4,891	\$13.47	\$586,957	2458	833	FAZOLI'S DEMOLISHED
12-4-14-2029-000	WEISS	B-3	VACANT		73	90	0.15	05/13/03	\$86,000	\$1,178	\$13.09	\$573,333	2252	19	DEMOLISHED FOR PARKING AREA
12-4-02-2004-010	WENMAR	B-3	VACANT		180	175		03/25/03	\$92,000	\$511	\$2.92	\$1	2246	71	
12-4-02-2004-009	WENMAR	B-3	VACANT		180	175		03/27/03	\$96,000	\$533	\$3.05	\$1	2248	72	
12-4-10-1003-004	BAY	B-4	STORE RETAIL		165	1		06/20/05	\$5,000	\$30	\$30.30	\$1	2310	2181	PART OF OUTLOT A
12-4-11-2006-000	FASHION SQUARE	B-4	WAREHOUSES		332	948	7.22	06/02/04	\$300,000	\$904	\$0.95	\$41,551	2280	129	SOLD WITH 12-4-11-2011-001
12-4-11-3042-002	FASHION SQUARE	B-4	SCHOOL				1.29	03/04/03	\$85,000	\$1	\$1.51	\$65,891	2245	967	EXCESS LAND AT REAR OF MILLER PROPERTY FROM BANK TO INDIVIDUAL ADJACENT TO WOHLFIELS HARDWARE
12-4-03-1006-000	SCHUST	B-4	VACANT		472		7.19	03/25/05	\$280,000	\$593	\$0.94	\$38,943			
12-4-17-3009-001	STATE	B-4	VACANT		100	468	1.07	11/04/05	\$250,000	\$2,500	\$0.54	\$233,645			
12-4-19-4029-000	MIDLAND	FC-1	VACANT				11.83	02/04/05	\$65,000	\$1	\$0.13	\$5,495	2294	848	FAMILY SALE
12-4-11-1310-000	ENTERPRISE	M-1	VACANT				1.13	11/02/05	\$60,000	\$1	\$1.22	\$53,097			
12-4-18-3004-001	MIDLAND	M-1	VACANT				2.52	09/09/03	\$95,000	\$1	\$0.87	\$37,698	2267	1328	
12-4-03-1002-000	BAY	R-1A	VACANT				17.11	01/31/05	\$162,500	\$1	\$0.22	\$9,497	2294	2130	
12-4-11-2010-001	FASHION SQUARE	R-1A	VACANT		214	257		09/03/03	\$100,000	\$467	\$1.82	\$1	2262	830	
12-4-11-3005-001	FASHION SQUARE	R-1A	RETAIL		280	80	0.48	11/17/03	\$20,000	\$71	\$0.96	\$41,667	2267	688	

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12-4-11-2011-001	FASHION SQUARE	R-1A	SHOPPING CENTER	332	257	1.96	06/02/04 \$300,000	\$904	\$3.52	\$153,061			
12-4-18-2029-005	CHURCHHILL	R-3	MULTIPLE RESIDENCE	295	442	2.56	04/07/03 \$106,000	\$359	\$0.95	\$41,406	2255	1343	
12-4-18-2029-006	CHURCHHILL	R-3	MULTIPLE RESIDENCE	182	262	1.39	04/03/03 \$70,000	\$385	\$1.16	\$50,360	2248	872	
12-4-18-2029-007	CHURCHHILL	R-3	MULTIPLE RESIDENCE	300	196	1.25	04/07/03 \$80,000	\$267	\$1.80	\$64,000	2251	454	
12-4-18-2029-008	CHURCHHILL	R-3	DUPLEX			0.38	09/08/03 \$9,000	\$1	\$0.54	\$23,684	2263	534	

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