

COMMERCIAL SALES STUDY

January 1, 2021 - December 31, 2021

<u>Parcel Number</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Current Assessment</u>	<u>S.F.</u>	<u>Sale \$/S.F.</u>
201 - OFFICE PROPERTIES ON INCOME APPROACH						
76-24-12-351-015	17520 W 12 MILE RD	8/9/2021	\$690,000	513,350	19,442	\$35.49
76-24-07-351-032	29000 INKSTER RD	2/16/2021	\$2,095,000	553,350	17,163	\$122.06
201 - OFF CONDO						
76-24-18-451-004	26545 AMERICAN DR	12/8/2021	\$3,950,000	1,046,960	51,863	\$78.96
76-24-18-451-005	26495 AMERICAN DR	10/27/2021	\$2,282,280	974,020	20,755	\$114.23
201 - AUTO DEALERSHIPS						
76-24-17-201-073	28275 TELEGRAPH RD	12/3/2021	\$1,800,000	1,318,470	8,937	\$201.41
76-24-08-401-015	29929 TELEGRAPH RD	5/10/2021	\$3,500,000	1,550,660	17,037	\$205.44
201 - OFF CLASS A BUILD >1970						
76-24-07-326-154	29566 NORTHWESTERN HWY	7/26/2021	\$1,365,000	910,800	22,564	\$60.49
76-24-20-477-019	25200 TELEGRAPH RD	4/19/2021	\$9,200,000	5,003,760	191,500	\$48.42
76-24-27-226-008	24901 NORTHWESTERN HWY	3/25/2021	\$11,647,526	5,269,820	232,762	\$50.63
76-24-20-326-212	24800 DENSO DR	3/25/2021	\$5,533,640	3,406,980	82,904	\$66.88
201 - APARTMENT SENIOR						
76-24-20-426-029	24111 CIVIC CENTER DR	3/12/2021	\$17,000,000	8,141,510	635,626	\$53.49
201 - AUTOMOTIVE CENTER						
76-24-34-376-031	21366 W 8 MILE RD	5/20/2021	\$275,000	177,670	4,532	\$60.68
201 - OFF CLASS A MED						
76-24-18-226-020	25811 W 12 MILE RD	3/12/2021	\$800,000	601,790	14,232	\$131.93
201 - OFF CLASS B						
76-24-18-476-007	26500 AMERICAN DR	6/29/2021	\$17,000,000	5,415,140	104,471	\$162.72

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201 - OFF CLASS D MULTI STY/MULTI TEN

76-24-30-226-008	25901 W 10 MILE RD	8/16/2021	\$505,000	286,430	12,532	\$40.30
76-24-13-126-017	17251 W 12 MILE RD	3/24/2021	\$545,000	274,780	9,744	\$55.93

201 - DATA CENTERS

76-24-33-476-056	21107 LAHSER RD	7/27/2021	\$3,950,000	2,191,410	50,660	\$77.97
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201 - OFF CLASS D ONE STY/MULTI TEN

76-24-13-280-024	28005 GREENFIELD RD	7/9/2021	\$515,000	133,900	3,865	\$133.25
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201 - RELIGIOUS FACILITIES

76-24-27-176-033	21575 W 10 MILE RD	3/30/2021	\$830,000	0	0	\$163.58
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201 - RESTAURANT FAST FOOD

76-24-33-452-028	22650 W 8 MILE RD	4/22/2021	\$480,000	254,380	2,249	\$213.43
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201 - HEALTH CARE FACILITIES

76-24-23-454-016	18900 W 10 MILE RD	2/19/2021	\$375,000	157,520	2,161	\$173.53
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201 - HEALTH CARE FACILITIES

76-24-23-479-021	25255 SOUTHFIELD RD	7/15/2021	\$285,000	114,240	3,410	\$83.58
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201 - OFF MED SINGLE TENANT <2010

76-24-22-101-011	21721 W 11 MILE RD	2/11/2021	\$193,900	105,590	1,464	\$132.45
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201 - OFF MED SINGLE TENANT 1 STY CONDO

76-24-17-328-001	27650 FRANKLIN RD	10/15/2021	\$3,550,000	213,780	35,672	\$596.44
76-24-17-328-002	27770 FRANKLIN RD	10/15/2021	\$3,550,000	228,140	35,672	\$558.88
76-24-17-328-003	27752 FRANKLIN RD	10/15/2021	\$3,550,000	228,140	35,672	\$558.88
76-24-17-328-004	27722 FRANKLIN RD	10/15/2021	\$3,550,000	191,150	35,672	\$667.04
76-24-17-328-005	27734 FRANKLIN RD	10/15/2021	\$3,550,000	235,000	35,672	\$542.56
76-24-17-328-007	27692 FRANKLIN RD	10/15/2021	\$3,550,000	185,010	35,672	\$689.19
76-24-17-328-008	27680 FRANKLIN RD	10/15/2021	\$3,550,000	185,010	35,672	\$689.19

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201 - RETAIL MARKET CONVENIENCE

76-24-10-479-057	29085 EVERGREEN RD	11/1/2021	\$250,000	146,830	4,256	\$67.93
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201 - DATA CENTERS

76-24-27-101-045	24660 LAHSER RD	9/9/2021	\$1,988,000	430,560	11,398	\$174.42
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201 - APT MULTIPLE RESIDENCE

76-24-08-476-004	29010 LANCASTER DR	12/1/2021	\$1,000,000,000	6,426,010	248,638	\$39,698.29
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201 - OFF SINGLE TENANT SINGLE STORY

76-24-17-352-002	25510 W 11 MILE RD	12/29/2021	\$2,163,000	2,672,710	66,180	\$32.68
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76-24-31-377-042	26732 W 8 MILE RD	4/13/2021	\$75,000	45,850	1,992	\$83.33
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201 - OFF MULTI TENANT 1 STORY CLASS C

76-24-36-353-025	17500 NORTHLAND PARK CT	7/12/2021	\$230,000	140,060	9,216	\$24.96
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76-24-22-351-096	25240 LAHSER RD	4/15/2021	\$655,000	476,410	15,199	\$97.17
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76-24-08-426-133	29688 TELEGRAPH RD	1/11/2021	\$740,000	381,060	12,975	\$57.03
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201 - OFF CONVERTED

76-24-23-456-017	18500 W 10 MILE RD	7/21/2021	\$169,000	91,130	2,116	\$99.65
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76-24-23-479-022	25239 SOUTHFIELD RD	3/15/2021	\$160,000	79,290	1,330	\$120.30
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201 - PHARMACY/DRUG STORE

76-24-23-483-009	18130 W 10 MILE RD	9/14/2021	\$5,577,149	813,990	10,653	\$523.53
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201 - RESTAURANT DINE IN

76-24-20-477-018	24030 W 10 MILE RD	8/16/2021	\$160,000	80,470	1,200	\$133.33
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76-24-12-230-024	30735 GREENFIELD RD	4/19/2021	\$160,000	82,370	1,620	\$98.77
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201 - RETAIL

76-24-29-227-003	24061 W 10 MILE RD	12/16/2021	\$322,000	159,170	5,767	\$55.83
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201 - STORES DISCOUNT

76-24-29-476-027	23455 TELEGRAPH RD	4/23/2021	\$1,350,000	601,780	26,167	\$51.59
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201 - NEIGHBORHOOD SHOPPING CENTER

76-24-24-353-001	25060 SOUTHFIELD RD	9/30/2021	\$3,000,000	767,260	22,600	\$258.62
76-24-24-353-008	25000 SOUTHFIELD RD	9/30/2021	\$3,000,000	476,260	11,000	\$272.73
76-24-07-326-031	29504 NORTHWESTERN HWY	8/4/2021	\$2,111,500	704,640	13,950	\$151.36

201 - SHOPPING CENTER SHELL BLDGS

76-24-36-476-050	21577 GREENFIELD RD	7/15/2021	\$11,093,000	5,077,340	1,641,341	\$93.70
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201 - WAREHOUSE DISTRIBUTION ON TELEGRAPH ROAD

76-24-29-427-019	23661 TELEGRAPH RD	8/6/2021	\$1,100,000	321,420	14,484	\$75.95
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201 - WAREHOUSE 2 STY DISTRIBUTION

76-24-33-451-006	22800 W 8 MILE RD	4/12/2021	\$850,000	379,860	30,400	\$27.96
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201 - WAREHOUSE SHOWROOM TELE & 8 MILE

76-24-34-456-018	21000 W 8 MILE RD	4/15/2021	\$1,427,640	680,690	45,310	\$356.91
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