

From: Jonelle Tucker <jonelle.tucker@gmail.com>
Sent: Tuesday, January 25, 2022 10:38 AM
To: Victoria Simonsen <vsimonsen@townoflyons.com>
Subject: Initial Market Overview - 2186 Apple Valley Rd

Hi Victoria,
I'll call to follow up, but here's a quick view of the market. I had to consider properties with improvements as well as vacant land since we just don't have any vacant land examples. My recommendation is a minimum (but realistic in this market) list price of \$400 to \$450K and let it bid up. We would need to try to gather some information about the cost of demoing the water tank and make this available. Please confirm receipt.

<https://cloudcma.com/pdf/8b43bd1d45668b6d76d8decf308321a1>

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