

| | Address | Parcel ID | City | County | Acres | Topography | Water | Sewer | Electricity/Gas | Sale Date | Current/List Val | Price/SF | Amenities/ |
|----------------|--------------------------|------------|---------|----------|--------|------------|--------|--------|--------------------|----------------|------------------|-------------|------------|
| SUBJECT | 0 HARALSON MILL RD | 0810010004 | CONYERS | ROCKDALE | 101.42 | HILLY | WELL | SEPTIC | ELECTRICITY/NO GAS | | n/a | | |
| COMP #1 | 2670 HIGHWAY 139 SW | 290010014 | CONYERS | ROCKDALE | 48.60 | POND | WELL | SEPTIC | ELECTRICITY/NO GAS | 11/1/2023 | \$650,000.00 | \$13,374.49 | |
| COMP #2 | 4175 HARALSON MILL RD NE | 0810010014 | CONYERS | ROCKDALE | 25.28 | HILLY | WELL | SEPTIC | ELECTRICITY/NO GAS | 11/29/2022 | \$611,000.00 | \$24,169.30 | |
| COMP #3 | 2355 NE ZINGARA | 0550010158 | CONYERS | ROCKDALE | 23.54 | HILLY | PUBLIC | SEPTIC | ELECTRICITY/NO GAS | 9/6/2022 | \$500,500.00 | \$21,261.68 | |
| COMP #4 | NE HI ROC RD | 540010026 | Conyers | Rockdale | 243.76 | HILLY | WELL | SEPTIC | ELECTRICITY | ACTIVE LISTING | \$12,000,000.00 | \$49,228.75 | |

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TOTAL COMPS VALUE \$13,761,500.00
AVG PRICE/SF \$40,335.01

SUGGESTED LIST PRICE **\$4,090,777.10** \$3,068,082.82
 Suggested list price range between \$2,850,000 and \$3,150,000