

## Hertz, Chris

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**To:** Hertz, Chris  
**Subject:** FW: Lincoln Lane

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**From:** [larrylarsen8888@gmail.com](mailto:larrylarsen8888@gmail.com) <[larrylarsen8888@gmail.com](mailto:larrylarsen8888@gmail.com)>

**Sent:** Tuesday, June 9, 2020 9:49 AM

**To:** Rob Neihart <[rob@performance-ec.com](mailto:rob@performance-ec.com)>

**Subject:** RE: Lincoln Lane

Robbie,

We had very few sales in the area for raw land so I took a sale from 2 years ago that is an adjacent 2.0 acre property with a rental for \$1250 month and discounted the property \$100,000 for the home. I also have 1 pending sale witch is the subject property. Pending sale is \$250,000 less a sewer hookup charge for a price of \$220,000

517 Lincoln \$149900/1.983 Acres (86,379 SQFT) = \$1.74 SQFT a

549-1092 Lincoln \$220,000/2.317 Acres (100,929 SQFT)=\$2.18 SQFT

This is consistent with other raw land sales we have seen before annexation and zone changes. You can use the \$2.18 SQFT as a suggested sale price. Call with any questions



**Premier Group** REAL ESTATE HUB  
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