through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for \$270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms. The landscaping screen is light for this adjoining home due to it being a new planted landscaping buffer.

Adjoining Residential Sales After Solar Farm Approved												
Solar	Address	A	cres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins 6	509 Neal Hawki	ns	1.42	3/20/2017	\$270,000	1934	3,427	\$78.79	4/2	Open	2-Brick	
Not	1418 N Moden	a	4.81	4/17/2018	\$225,000	1930	2,906	\$77.43	3/3	2-Crprt	2-Brick	
Not	363 Dallas Bes	s	2.90	11/29/2018	\$265,500	1968	2,964	\$89.57	3/3	Open	FinBsmt	
Not	1612 Dallas Ch	ry	2.74	9/17/2018	\$245,000	1951	3,443	\$71.16	3/2	Open	2-Brick	Unfin bath
Adjoining Sales Adjusted Avg												
Addr	ess T	ime	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
609 Neal	Hawkins								\$270,000			225
1418 N I	Modena \$7	7.319		do 700	400 071		¢10.000		\$057 000	E 0/		
	viouciia or	,319		\$2,700	\$32,271		-\$10,000		\$257,290	5%		
363 Dall		,319 746		\$2,700 -\$27,081		-\$10,000	-\$10,000	\$53,100	\$257,290 \$262,456	5% 3%		
363 Dall 1612 Dal	as Bess \$,		,	\$33,179	-\$10,000	-\$10,000	\$53,100 \$10,000				

I also considered the newer adjoining home identified as Parcel 5 that sold later in 2017 and it likewise shows no negative impact on property value. This is also considered a light landscaping buffer.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style
Adjoins	611 Neal Hawkins	0.78	7/6/2017	\$288,000	1991	2,256	\$127.66	5/3	2-Gar	1.5 Brick
Not	1211 Still Frst	0.51	7/30/2018	\$280,000	1989	2,249	\$124.50	3/3	2-Gar	Br Rnch
Not	2867 Colony Wds	0.52	8/14/2018	\$242,000	1990	2,006	\$120.64	3/3	2-Gar	Br Rnch
Not	1010 Strawberry	1.00	10/4/2018	\$315,000	2002	2,330	\$135.19	3/2.5	2-Gar	1.5 Brick

Adjoining Sales Adjusted								Avg			
Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
611 Neal Hawkins								\$288,000			145
1211 Still Frst	\$1,341		\$2,800	\$697				\$284,838	1%		
2867 Colony Wds	\$7,714		\$1,210	\$24,128				\$275,052	4%		
1010 Strawberry	-\$4,555		-\$17,325	-\$8,003	\$5,000			\$290,116	-1%		
										2%	