

Attachment 1

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FORA AVERAGE LAND SALE PRICE CALCULATIONS

Actual Land Sales:				
Property	Acreage	Transaction Price	Price per Acre	Date Sold
Marina Heights	248	\$ 10,620,000	\$ 42,823	2006
Imjin Office Park	4.6	\$ 1,616,947	\$ 348,480	2007
East Garrison: Monterey County	244	\$ 3,673,270	\$ 15,054	2007
Young Nak Church	1.5	\$ 298,000	\$ 205,517	2006
Salinas Valley Memorial Health Care System	5.6	\$ 2,400,000	\$ 431,655	2010
Interim - Rockrose	3.3	\$ 240,000	\$ 72,072	2002
Dunes on Monterey Bay	290	\$ 48,000,000	\$ 165,517	2005
The Promontory	8.54	\$ 1,900,000	\$ 222,482	2014
Del Rey Oaks	73	\$ 3,000,000	\$ 41,096	2014
Seaside Surplus II	85	\$ 18,000,000	\$ 165,852	2016
Average Price per Acre per Transaction				\$ 171,055
Rounded				\$ 171,000

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