

KING WILLIAM COUNTY VIRGINIA COMMERCIAL STUDY: A COMPARISON OF SURVEYS  
(2021 REASSESSMENT)

# A Comparison of Surveys

<b>Regional Sales, Market Survey, &amp; Reassessment Office Survey</b>			
	Regional Sales CoStar 3 Years	Market Survey RealtyRates 2019 Q1	2021 Reassessment Office I&E Survey
<b>OFFICE SPACE:</b>			
MEAN NOI (BLDG FOOT)	NO DATA	\$9.25	???
MEAN SALE PRICE (BLDG FOOT)	\$82.93	\$106	???
MEAN CAP RATE	NO DATA	8.70%	???
<b>RETAIL SPACE:</b>			
MEAN NOI (BLDG FOOT)	\$13.56	\$7.72	???
MEAN SALE PRICE (BLDG FOOT)	\$230.81	\$86.50	???
MEAN CAP RATE	5.87%	8.92%	???
<b>INDUSTRIAL WAREHOUSE SPACE:</b>			
RANGE NOI (BLDG FOOT)	NO DATA	\$4.20 to \$9.05	???
RANGE SALE PRICE (BLDG FOOT)	\$24.86 to \$80.88	\$46 to \$102	???
RANGE MEAN CAP RATE	NO DATA	9.13% to 8.87%	???
<b>APARTMENT UNITS:</b>			
MEAN ANNUAL NOI (PER UNIT)	NO DATA	\$6,180	???
MEAN SALE PRICE (PER UNIT)	NO DATA	\$76,783	???
MEAN CAP RATE	NO DATA	8.05%	???

\*The results of the 2021 Reassessment Office I&E Survey are published in a separate, heavily redacted, document.