



CBA Researched CMA Sales Summary 1st Quarter Report (2023 vs 2022)

		2022		
Totals by Month		# of Sales	Sales Volume (\$)	Total SF
1st Qtr	January	174	\$1,592,738,785	7,887,743
	February	151	\$2,326,530,651	10,419,596
	March	173	\$1,134,616,212	8,776,217
	1st Qtr Totals	498	\$5,053,885,648	27,083,556

		2023		
# of Sales		Sales Volume (\$)	Total SF	
	146	\$540,275,191	9,569,665	
	94	\$319,817,201	5,093,069	
	132	\$626,363,540	4,293,815	
	372	\$1,486,455,932	18,956,549	

2023 vs 2022 Change				
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
-28	-16.1%	(\$1,052,463,594)	-66.1%	1,681,922
-57	-37.7%	(\$2,006,713,450)	-86.3%	(5,326,527)
-41	-23.7%	(\$508,252,672)	-44.8%	(4,482,402)
-126	-25.3%	(\$3,567,429,716)	-70.6%	(8,127,007)

		# of Sales	Sales Volume (\$)	Total SF
1st Qtr	King	220	\$3,792,619,845	14,536,202
	Snohomish	64	\$440,947,925	2,106,749
	Pierce	103	\$492,778,539	8,974,134
	Spokane	59	\$168,843,305	695,384
	Kitsap	21	\$34,313,658	174,286
	Thurston	31	\$124,382,376	596,801
	1st Qtr Totals	498	\$5,053,885,648	27,083,556

		# of Sales	Sales Volume (\$)	Total SF
	144	\$829,688,406	5,601,724	
	66	\$283,223,799	6,471,595	
	78	\$164,659,192	5,131,830	
	51	\$154,192,835	887,422	
	16	\$38,270,000	746,325	
	17	\$16,421,700	117,653	
	372	\$1,486,455,932	18,956,549	

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
-76	-34.5%	(\$2,962,931,439)	-78.1%	(8,934,478)
2	3.1%	(\$157,724,126)	-35.8%	4,364,846
-25	-24.3%	(\$328,119,347)	-66.6%	(3,842,304)
-8	-13.6%	(\$14,650,470)	-8.7%	192,038
-5	-23.8%	\$3,956,342	11.5%	572,039
-14	-45.2%	(\$107,960,676)	-86.8%	(479,148)
-126	-25.3%	(\$3,567,429,716)	-70.6%	(8,127,007)

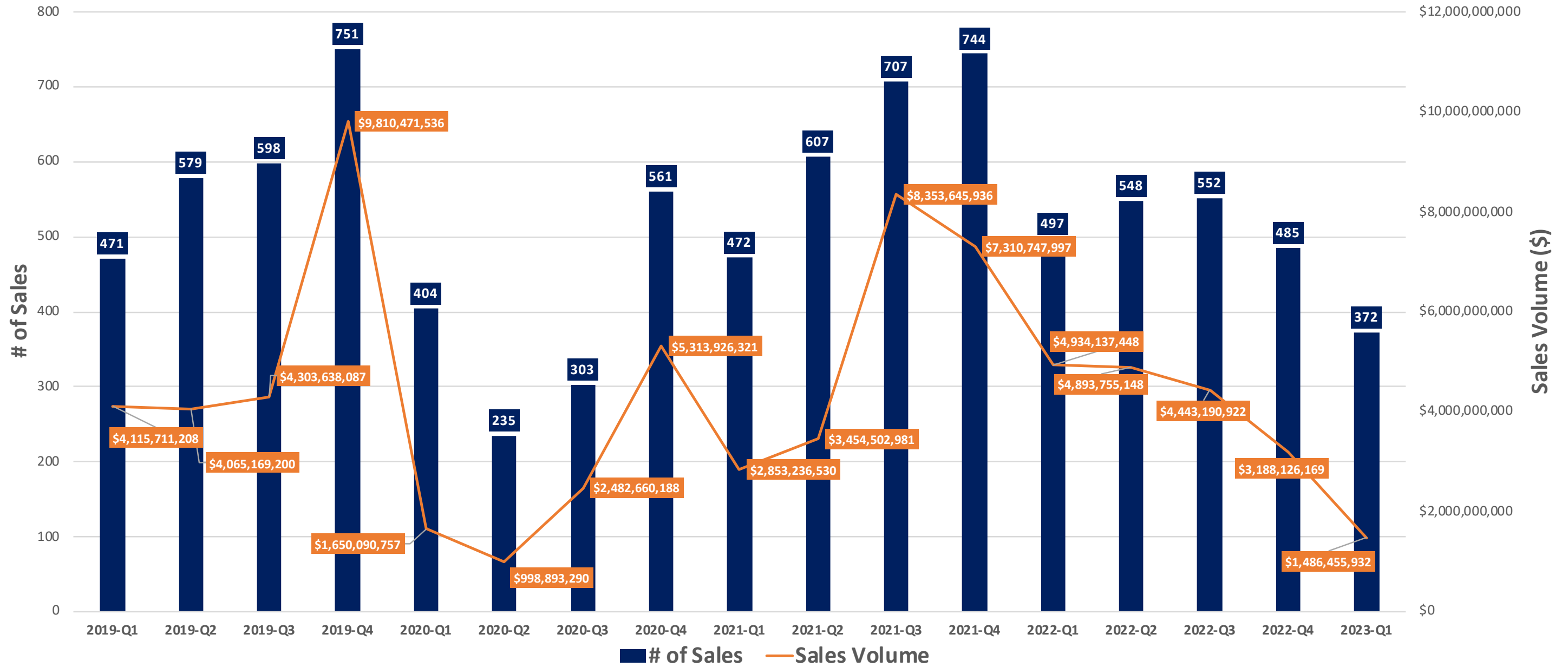
		# of Sales	Sales Volume (\$)	Total SF
1st Qtr	Office	121	\$1,678,689,931	3,655,359
	Retail	191	\$613,781,064	1,894,783
	Industrial/Flex	65	\$836,686,533	3,134,083
	Land	52	\$437,416,670	15,406,301
	Multifamily	69	\$1,487,311,450	2,993,030
	1st Qtr Totals	498	\$5,053,885,648	27,083,556

		# of Sales	Sales Volume (\$)	Total SF
	84	\$276,885,028	1,154,661	
	126	\$247,605,630	998,304	
	57	\$275,199,645	1,277,524	
	64	\$214,315,404	14,388,305	
	41	\$472,450,225	1,137,755	
	372	\$1,486,455,932	18,956,549	

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
-37	-30.6%	(\$1,401,804,903)	-83.5%	(2,500,698)
-65	-34.0%	(\$366,175,434)	-59.7%	(896,479)
-8	-12.3%	(\$561,486,888)	-67.1%	(1,856,559)
12	23.1%	(\$223,101,266)	-51.0%	(1,017,996)
-28	-40.6%	(\$1,014,861,225)	-68.2%	(1,855,275)
-126	-25.3%	(\$3,567,429,716)	-70.6%	(8,127,007)

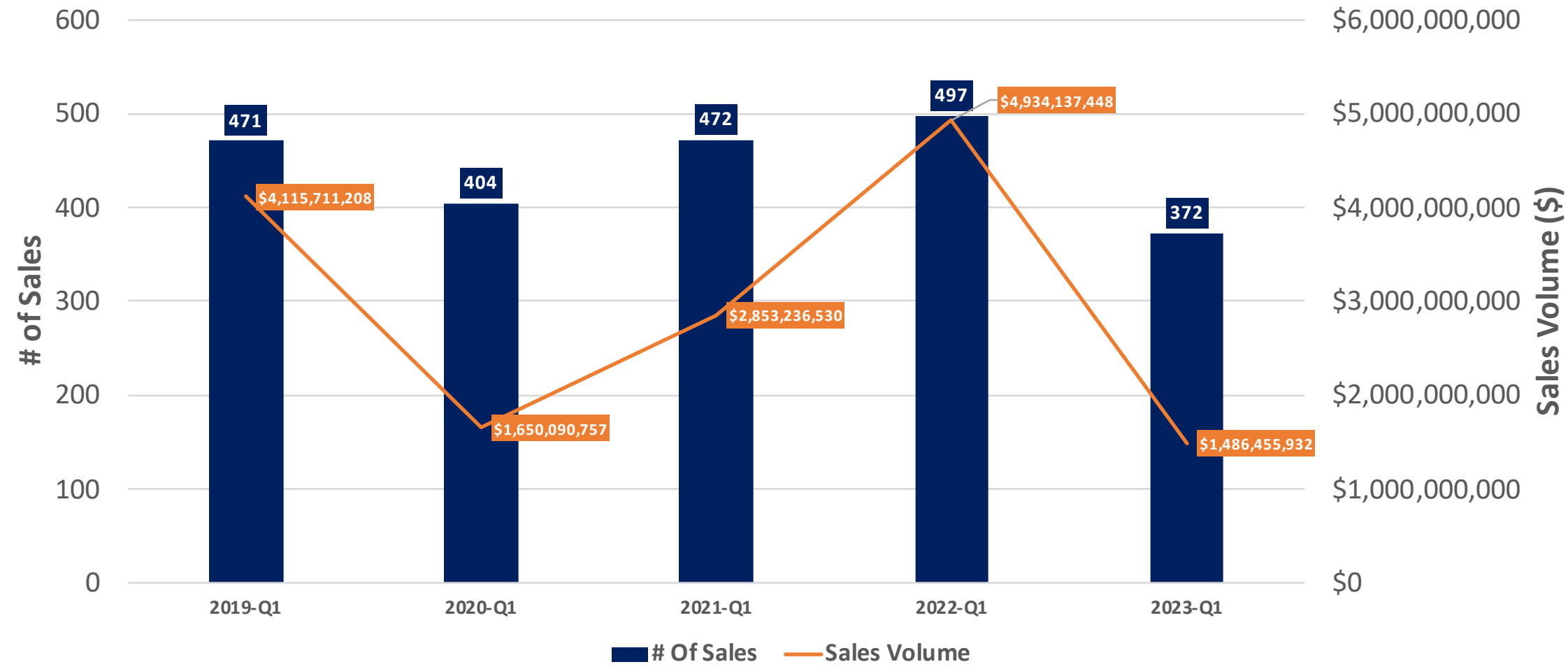


Sales Velocity & Volume (\$) Past 17 Quarters (2019-2023)



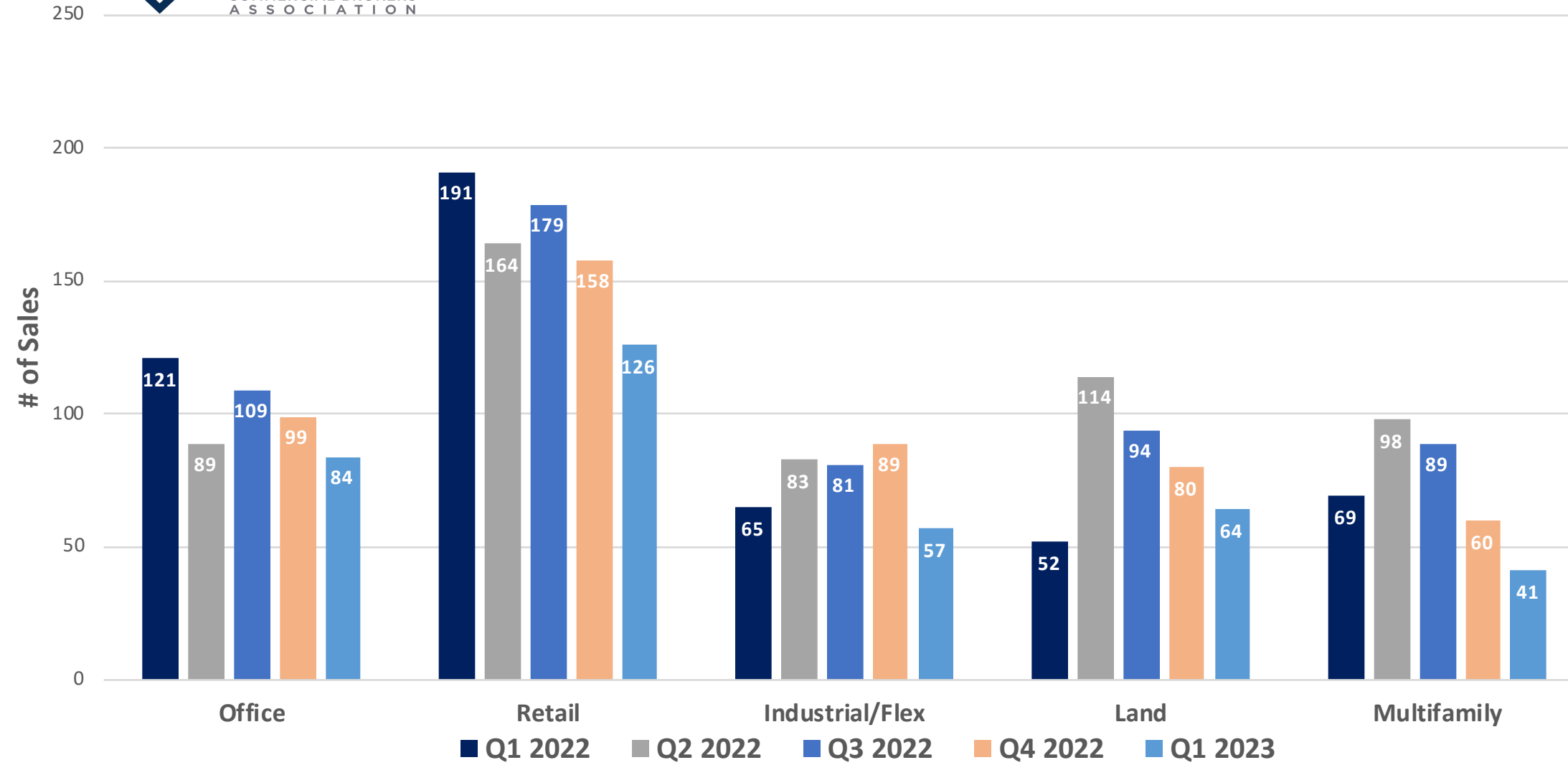


Sales Velocity & Volume (\$) 1st Quarter Comparisons 2019-2023



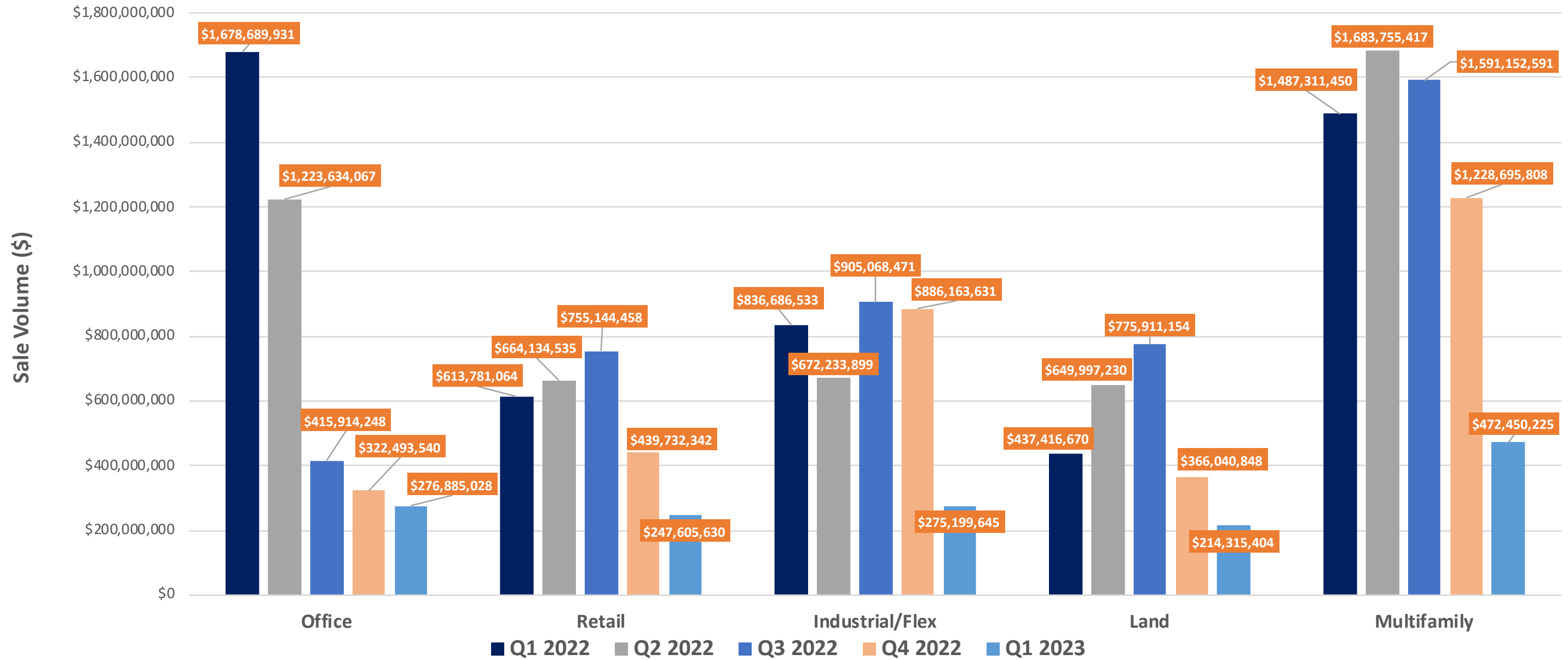


Sales Velocity by Asset Class Last 5 Quarters





Sales Volume (\$) by Asset Class Last 5 Quarters





CBA Researched CMA Sales

Comparison by Asset Class and County: January 2023 vs January 2022

January 2022			
Asset Class	# of Sales	Sales Volume (\$)	Total SF
Office			
King County	13	\$455,030,000	945,982
Snohomish County	5	\$104,600,000	355,397
Pierce County	10	\$10,413,999	79,785
Spokane County	9	\$32,597,657	169,221
Kitsap County	2	\$2,130,000	18,754
Thurston County	6	\$31,712,000	138,224
Totals:	45	\$636,483,656	1,707,363
Notable Sales: Second & Seneca Bldg, Seattle: \$320.2m			
Retail			
King County	20	\$58,170,541	130,521
Snohomish County	5	\$9,170,000	15,222
Pierce County	11	\$31,785,750	97,296
Spokane County	16	\$37,813,499	141,482
Kitsap County	4	\$1,950,000	13,112
Thurston County	4	\$4,748,500	20,391
Totals:	60	\$143,638,290	418,024
Industrial/High Tech Flex			
King County	13	\$101,328,840	394,811
Snohomish County	2	\$6,300,000	32,901
Pierce County	5	\$12,670,000	67,232
Spokane County	3	\$2,339,999	15,280
Kitsap County	0	\$0	0
Thurston County	1	\$900,000	7,250
Totals:	24	\$123,538,839	517,474
Land			
King County	9	\$140,618,000	942,638
Snohomish County	3	\$27,550,000	799,762
Pierce County	4	\$30,990,000	2,471,159
Spokane County	1	\$400,000	26,136
Kitsap County	0	\$0	0
Thurston County	0	\$0	0
Totals:	17	\$199,558,000	4,239,695
Multifamily			
King County	26	\$485,110,000	988,773
Snohomish County	1	\$2,250,000	9,604
Pierce County	1	\$2,160,000	6,810
Totals:	28	\$489,520,000	1,005,187
Notable Sales: Talisman, Redmond: \$173m Coppins Well, Seattle: \$106.5m			
Grand Totals:	174	\$1,592,738,785	7,887,743

January 2023			
# of Sales	Sales Volume (\$)	Total SF	
13	\$38,580,999	154,772	
4	\$5,851,000	12,886	
3	\$3,945,000	17,733	
5	\$5,168,000	20,294	
1	\$800,000	8,000	
3	\$1,095,000	3,481	
29	\$55,439,999	217,166	
12	\$25,603,913	61,940	
5	\$12,130,000	43,887	
13	\$48,565,500	179,203	
8	\$6,060,000	58,258	
2	\$5,650,000	28,881	
2	\$2,848,000	25,100	
42	\$100,857,413	397,269	
12	\$78,577,821	196,701	
4	\$26,290,000	89,992	
4	\$6,300,000	55,452	
7	\$7,080,000	65,712	
1	\$572,500	4,000	
2	\$994,880	21,220	
30	\$119,815,201	433,077	
15	\$54,375,000	2,029,461	
7	\$54,811,279	4,477,097	
6	\$6,759,799	1,555,092	
0	\$0	0	
0	\$0	0	
0	\$0	0	
28	\$115,946,078	8,061,650	
10	\$87,095,000	225,676	
4	\$40,631,500	139,352	
3	\$20,490,000	95,475	
17	\$148,216,500	460,503	
146	\$540,275,191	9,569,665	

Change (Jan 2023 vs Jan 2022)				
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
0	0.0%	(\$416,449,001)	-91.5%	(791,210)
-1	-20.0%	(\$98,749,000)	-94.4%	(342,511)
-7	-70.0%	(\$6,468,999)	-62.1%	(62,052)
-4	-44.4%	(\$27,429,657)	-84.1%	(148,927)
-1	-50.0%	(\$1,330,000)	-62.4%	(10,754)
-3	-50.0%	(\$30,617,000)	-96.5%	(134,743)
-16	-35.6%	(\$581,043,657)	-91.3%	(1,490,197)
-8	-40.0%	(\$32,566,628)	-56.0%	(68,581)
0	0.0%	\$2,960,000	32.3%	28,665
2	18.2%	\$16,779,750	52.8%	81,907
-8	-50.0%	(\$31,753,499)	-84.0%	(83,224)
-2	-50.0%	\$3,700,000	189.7%	15,769
-2	-50.0%	(\$1,900,500)	-40.0%	4,709
-18	-30.0%	(\$42,780,877)	-29.8%	(20,755)
-1	-7.7%	(\$22,751,019)	-22.5%	(198,110)
2	100.0%	\$19,990,000	317.3%	57,091
-1	-20.0%	(\$6,370,000)	-50.3%	(11,780)
4	133.3%	\$4,740,001	202.6%	50,432
1	N/A	\$572,500	N/A	4,000
1	100.0%	\$94,880	10.5%	13,970
6	25.0%	(\$3,723,638)	-3.0%	(84,397)
6	66.7%	(\$86,243,000)	-61.3%	1,086,823
4	133.3%	\$27,261,279	99.0%	3,677,335
2	50.0%	(\$24,230,201)	-78.2%	(916,067)
-1	-100.0%	(\$400,000)	-100.0%	(26,136)
0	0.0%	\$0	0.0%	-
0	0.0%	\$0	0.0%	-
11	64.7%	(\$83,611,922)	-41.9%	3,821,955
-16	-61.5%	(\$398,015,000)	-82.0%	(763,097)
3	300.0%	\$38,381,500	1705.8%	129,748
2	200.0%	\$18,330,000	848.6%	88,665
-11	-39.3%	(\$341,303,500)	-69.7%	(544,684)
-28	-16.1%	(\$1,052,463,594)	-66.1%	1,681,922

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	81	\$1,240,257,381	3,402,725
Snohomish	16	\$149,870,000	1,212,886
Pierce	31	\$88,019,749	2,722,282
Spokane	29	\$73,151,155	352,119
Kitsap	6	\$4,080,000	31,866
Thurston	11	\$37,360,500	165,865
Grand Totals	174	\$1,592,738,785	7,887,743

# of Sales	Sales Volume (\$)	Total SF
62	\$284,232,733	2,668,550
24	\$139,713,779	4,763,214
29	\$86,060,299	1,902,955
20	\$18,308,000	144,264
4	\$7,022,500	40,881
7	\$4,937,880	49,801
146	\$540,275,191	9,569,665

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
-19	-23.5%	(\$956,024,648)	-77.1%	(734,175)
8	50.0%	(\$10,156,221)	-6.8%	3,550,328
-2	-6.5%	(\$1,959,450)	-2.2%	(819,327)
-9	-31.0%	(\$54,843,155)	-75.0%	(207,855)
-2	N/A	\$2,942,500	N/A	9,015
-4	-36.4%	(\$32,422,620)	-86.8%	(116,064)
-28	-16.1%	(\$1,052,463,594)	-66.1%	1,681,922



CBA Researched CMA Sales Comparison by Asset Class and County: February 2023 vs February 2022

Asset Class	February 2022		
	# of Sales	Sales Volume (\$)	Total SF
Office			
King County	12	\$833,862,534	1,162,872
Snohomish County	8	\$10,995,000	35,654
Pierce County	6	\$3,681,950	51,174
Spokane County	3	\$3,845,000	14,589
Kitsap County	0	\$0	0
Thurston County	1	\$685,000	2,872
Totals:	30	\$853,069,484	1,267,161
Notable Sales:	Lakefront Blocks, Seattle: \$381.2m 609 Fairview Ave N, Seattle: \$420.5m		
Retail			
King County	21	\$154,375,000	596,460
Snohomish County	12	\$31,940,000	65,411
Pierce County	13	\$38,029,500	94,318
Spokane County	5	\$58,458,500	160,924
Kitsap County	5	\$9,930,000	24,022
Thurston County	3	\$9,410,000	32,775
Totals:	59	\$302,143,000	973,910
Industrial/High Tech Flex			
King County	10	\$64,633,000	211,971
Snohomish County	2	\$15,915,475	116,164
Pierce County	4	\$165,189,549	861,103
Spokane County	0	\$0	0
Kitsap County	2	\$4,995,000	36,748
Thurston County	2	\$11,623,000	13,090
Totals:	20	\$262,356,024	1,239,076
Notable Sales:	DuPont Corp Park - Bldg B, DuPont: \$155.1m		
Land			
King County	10	\$47,760,000	4,596,887
Snohomish County	0	\$0	0
Pierce County	8	\$17,892,143	781,031
Spokane County	0	\$0	0
Kitsap County	0	\$0	0
Thurston County	0	\$0	0
Totals:	18	\$65,652,143	5,377,918
Multifamily			
King County	20	\$769,900,000	1,366,962
Snohomish County	2	\$63,735,000	160,017
Pierce County	2	\$9,675,000	34,552
Totals:	24	\$843,310,000	1,561,531
Notable Sales:	Arras, Bellevue: \$175m Central Flats, Kent: \$149m West Edge, Seattle: \$293m		
Grand Totals:	151	\$2,326,530,651	10,419,596

February 2023		
# of Sales	Sales Volume (\$)	Total SF
3	\$37,720,000	123,090
3	\$3,741,000	16,356
5	\$4,200,300	15,144
4	\$14,900,000	136,156
1	\$2,085,000	25,740
3	\$3,195,000	28,869
19	\$65,841,300	345,355
13	\$19,394,229	35,428
5	\$7,190,000	30,105
14	\$17,008,966	56,523
3	\$11,170,854	72,810
3	\$2,150,000	22,173
0	\$0	0
38	\$56,914,049	217,039
3	\$11,645,000	37,089
0	\$0	0
0	\$0	0
3	\$1,442,500	13,222
2	\$13,877,500	71,739
0	\$0	0
8	\$26,965,000	122,050
4	\$4,155,000	659,934
5	\$8,125,000	626,393
8	\$14,352,127	2,853,180
0	\$0	0
0	\$0	0
0	\$0	0
0	\$0	0
17	\$26,632,127	4,139,507
10	\$140,152,225	255,914
2	\$3,312,500	13,204
0	\$0	0
12	\$143,464,725	269,118
94	\$319,817,201	5,093,069

Change (Feb 2023 vs Feb 2022)				
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
-9	-75.0%	(\$796,142,534)	-95.5%	(1,039,782)
-5	-62.5%	(\$7,254,000)	-66.0%	(19,298)
-1	-16.7%	\$518,350	14.1%	(36,030)
1	33.3%	\$11,055,000	287.5%	121,567
1	N/A	\$2,085,000	N/A	25,740
2	N/A	\$2,510,000	N/A	25,997
-11	-36.7%	(\$787,228,184)	-92.3%	(921,806)
-8	-38.1%	(\$134,980,771)	-87.4%	(561,032)
-7	-58.3%	(\$24,750,000)	-77.5%	(35,306)
1	7.7%	(\$21,020,534)	-55.3%	(37,795)
-2	-40.0%	(\$47,287,646)	-80.9%	(88,114)
-2	-40.0%	(\$7,780,000)	-78.3%	(1,849)
-3	-100.0%	(\$9,410,000)	-100.0%	(32,775)
-21	-35.6%	(\$245,228,951)	-81.2%	(756,871)
-7	-70.0%	(\$52,988,000)	-82.0%	(174,882)
-2	-100.0%	(\$15,915,475)	-100.0%	(116,164)
-4	-100.0%	(\$165,189,549)	-100.0%	(861,103)
3	N/A	\$1,442,500	N/A	13,222
0	0.0%	\$8,882,500	177.8%	34,991
-2	-100.0%	(\$11,623,000)	-100.0%	(13,090)
-12	-60.0%	(\$235,391,024)	-89.7%	(1,117,026)
-6	-60.0%	(\$43,605,000)	-91.3%	(3,936,953)
5	N/A	\$8,125,000	N/A	626,393
0	0.0%	(\$3,540,016)	-19.8%	2,072,149
0	N/A	\$0	N/A	-
0	N/A	\$0	N/A	-
0	N/A	\$0	N/A	-
-1	-5.6%	(\$39,020,016)	-59.4%	(1,238,411)
-10	-50.0%	(\$629,747,775)	-81.8%	(1,111,048)
0	0.0%	(\$60,422,500)	-94.8%	(146,813)
-2	-100.0%	(\$9,675,000)	-100.0%	(34,552)
-12	-50.0%	(\$699,845,275)	-83.0%	(1,292,413)
-57	-37.7%	(\$2,006,713,450)	-86.3%	(5,326,527)

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	73	\$1,870,530,534	7,935,152
Snohomish	24	\$122,585,475	377,246
Pierce	33	\$234,468,142	1,822,178
Spokane	8	\$62,303,500	175,513
Kitsap	7	\$14,925,000	60,770
Thurston	6	\$21,718,000	48,737
Grand Totals	151	\$2,326,530,651	10,419,596

# of Sales	Sales Volume (\$)	Total SF
33	\$213,066,454	1,111,455
15	\$22,368,500	686,058
27	\$35,561,393	2,924,847
10	\$27,513,354	222,188
6	\$18,112,500	119,652
3	\$3,195,000	28,869
94	\$319,817,201	5,093,069

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
-40	-54.8%	(\$1,657,464,080)	-88.6%	(6,823,697)
-9	-37.5%	(\$100,216,975)	-81.8%	308,812
-6	-18.2%	(\$198,906,749)	-84.8%	1,102,669
2	25.0%	(\$34,790,146)	-55.8%	46,675
-1	-14.3%	\$3,187,500	21.4%	58,882
-3	-50.0%	(\$18,523,000)	-85.3%	(19,868)
-57	-37.7%	(\$2,006,713,450)	-86.3%	(5,326,527)



CBA Researched CMA Sales Comparison by Asset Class and County: March 2023 vs March 2022

Asset Class	March 2022			March 2023			Change (Mar 2023 vs Mar 2022)				
	# of Sales	Sales Volume (\$)	Total SF	# of Sales	Sales Volume (\$)	Total SF	# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
Office											
King County	18	\$146,289,230	453,653	11	\$26,767,500	96,825	-7	-38.9%	(\$119,521,730)	-81.7%	(356,828)
Snohomish County	9	\$13,700,000	43,924	7	\$23,031,020	75,463	-2	-22.2%	\$9,331,020	68.1%	31,539
Pierce County	7	\$13,617,842	92,278	7	\$12,350,000	36,547	0	0.0%	(\$1,267,842)	-9.3%	(55,731)
Spokane County	6	\$4,115,000	27,622	9	\$91,732,737	377,714	3	50.0%	\$87,617,737	2129.2%	350,092
Kitsap County	2	\$4,630,000	42,732	0	\$0	0	-2	-100.0%	(\$4,630,000)	-100.0%	(42,732)
Thurston County	4	\$6,784,719	20,626	2	\$1,722,472	5,591	-2	-50.0%	(\$5,062,247)	-74.6%	(15,035)
Totals:	46	\$189,136,791	680,835	36	\$155,603,729	592,140	-10	-21.7%	(\$33,533,062)	-17.7%	(88,695)
Retail											
King County	22	\$42,744,000	96,150	15	\$36,441,520	82,116	-7	-31.8%	(\$6,302,480)	-14.7%	(14,034)
Snohomish County	6	\$8,485,000	15,295	6	\$12,555,000	65,873	0	0.0%	\$4,070,000	48.0%	50,578
Pierce County	17	\$65,559,678	156,146	10	\$15,177,500	52,816	-7	-41.2%	(\$50,382,178)	-76.8%	(103,330)
Spokane County	14	\$28,613,000	128,902	8	\$9,438,744	79,286	-6	-42.9%	(\$19,174,256)	-67.0%	(49,616)
Kitsap County	6	\$10,678,658	38,918	4	\$10,975,000	79,537	-2	-33.3%	\$296,342	2.8%	40,619
Thurston County	7	\$11,919,438	67,438	3	\$5,246,404	24,368	-4	-57.1%	(\$6,673,034)	-56.0%	(43,070)
Totals:	72	\$167,999,774	502,849	46	\$89,834,168	383,996	-26	-36.1%	(\$78,165,606)	-46.5%	(118,853)
Industrial/High Tech Flex											
King County	11	\$373,256,020	925,316	5	\$74,225,000	313,808	-6	-54.5%	(\$299,031,020)	-80.1%	(611,508)
Snohomish County	4	\$20,230,000	85,214	6	\$37,324,500	282,875	2	50.0%	\$17,094,500	84.5%	197,661
Pierce County	2	\$10,645,000	94,746	1	\$6,500,000	40,000	-1	-50.0%	(\$4,145,000)	-38.9%	(54,746)
Spokane County	2	\$660,650	11,228	4	\$7,200,000	63,970	2	100.0%	\$6,539,350	989.8%	52,742
Kitsap County	0	\$0	0	1	\$1,850,000	12,720	1	N/A	\$1,850,000	N/A	12,720
Thurston County	2	\$46,000,000	261,029	2	\$1,319,944	9,024	0	0.0%	(\$44,680,056)	-97.1%	(252,005)
Totals:	21	\$450,791,670	1,377,533	19	\$128,419,444	722,397	-2	-9.5%	(\$322,372,226)	-71.5%	(655,136)
Notable Sales:		Vigor Shipyard, Seattle: \$180.6m									
Land											
King County	5	\$91,961,680	1,648,310	9	\$57,886,199	1,065,042	4	80.0%	(\$34,075,481)	-37.1%	(583,268)
Snohomish County	2	\$4,232,000	54,014	6	\$11,181,000	494,406	4	200.0%	\$6,949,000	164.2%	440,392
Pierce County	9	\$75,413,128	4,053,258	3	\$2,360,000	134,165	-6	-66.7%	(\$73,053,128)	-96.9%	(3,919,093)
Spokane County	0	\$0	0	0	\$0	0	0	0.0%	\$0	0.0%	-
Kitsap County	0	\$0	0	1	\$310,000	493,535	1	N/A	\$310,000	N/A	493,535
Thurston County	1	\$599,719	33,106	0	\$0	0	-1	-100.0%	(\$599,719)	-100.0%	(33,106)
Totals:	17	\$172,206,527	5,788,688	19	\$71,737,199	2,187,148	2	11.8%	(\$100,469,328)	-58.3%	(3,601,540)
Multifamily											
King County	10	\$27,581,000	74,896	9	\$137,069,000	263,928	-1	-10.0%	\$109,488,000	397.0%	189,032
Snohomish County	3	\$121,845,450	318,170	2	\$37,050,000	103,706	-1	-33.3%	(\$84,795,450)	-69.6%	(214,464)
Pierce County	4	\$5,055,000	33,246	1	\$6,650,000	40,500	-3	-75.0%	\$1,595,000	31.6%	7,254
Totals:	17	\$154,481,450	426,312	12	\$180,769,000	408,134	-5	-29.4%	\$26,287,550	17.0%	(18,178)
Notable Sales		Huntington Park, Everett: \$118.8m									
Grand Totals:	173	\$1,134,616,212	8,776,217	132	\$626,363,540	4,293,815	-41	-23.7%	(\$508,252,672)	-44.8%	(4,482,402)

County Totals:	# of Sales	Sales Volume (\$)	Total SF	# of Sales	Sales Volume (\$)	Total SF	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
King	66	\$681,831,930	3,198,325	49	\$332,389,219	1,821,719	-17	-25.8%	(\$349,442,711)	-51.3%	(1,376,606)
Snohomish	24	\$168,492,450	516,617	27	\$121,141,520	1,022,323	3	12.5%	(\$47,350,930)	-28.1%	505,706
Pierce	39	\$170,290,648	4,429,674	22	\$43,037,500	304,028	-17	-43.6%	(\$127,253,148)	-74.7%	(4,125,646)
Spokane	22	\$33,388,650	167,752	21	\$108,371,481	520,970	-1	-4.5%	\$74,982,831	224.6%	353,218
Kitsap	8	\$15,308,658	81,650	6	\$13,135,000	585,792	-2	-25.0%	(\$2,173,658)	-14.2%	504,142
Thurston	14	\$65,303,876	382,199	7	\$8,288,820	38,983	-7	-50.0%	(\$57,015,056)	-87.3%	(343,216)
Grand Totals	173	\$1,134,616,212	8,776,217	132	\$626,363,540	4,293,815	-41	-23.7%	(\$508,252,672)	-44.8%	(4,482,402)