

Sale Comps Map & List Report

Sale Comparables

5

Avg. Cap Rate

5.3%

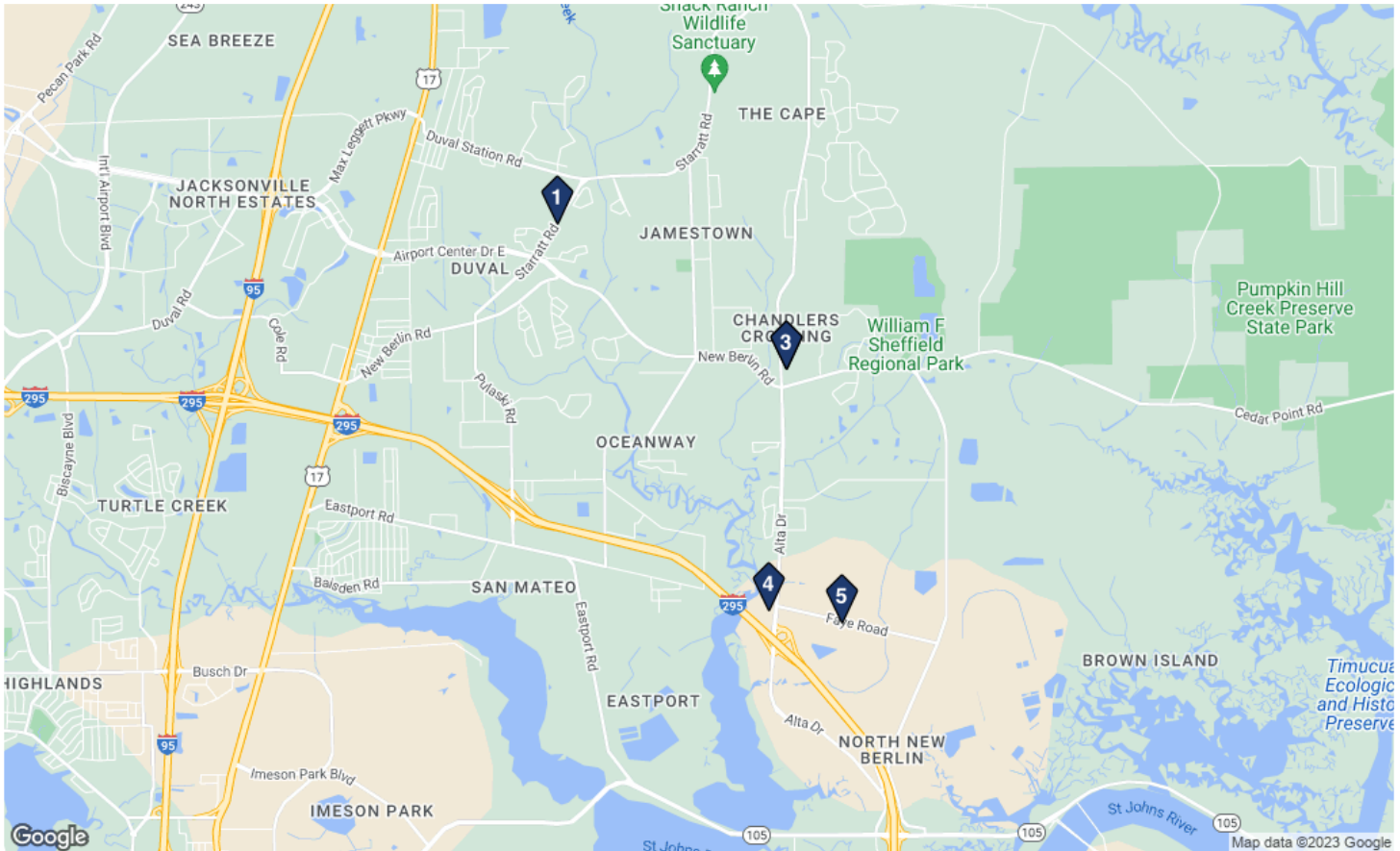
Avg. Price/SF

\$9

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$425,000	\$1,596,965	\$1,000,000	\$3,500,000
Price Per SF	\$4	\$9	\$5	\$24
Cap Rate	5.3%	5.3%	5.3%	5.3%
Time Since Sale in Months	1.0	15.0	18.0	23.0
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Floors	-	-	-	-
Typical Floor	-	-	-	-
Vacancy Rate at Sale	-	-	-	-
Year Built	-	-	-	-
Star Rating	★★★★★	★★★★★ 2.0	★★★★★ 2.0	★★★★★

Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate
1	Outparcel B Starratt Rd Jacksonville, FL 32218	Land ★ ★ ★ ★ ★	-	1.95 AC	-	6/7/2023	\$425,000	\$217,949/AC	5.3%
2	12517 Yellow Bluff Rd Jacksonville, FL 32226	Land	-	5.0 AC	-	7/11/2022	\$1,000,000	\$200,000/AC	-
3	12517 Yellow Bluff Rd Jacksonville, FL 32226	Land	-	4.982 AC	-	10/19/2021	\$850,000	\$170,627/AC	-
4	Dames Point Com... 0 Alta Jacksonville, FL 32226	Land	-	3.34 AC	-	1/11/2022	\$3,500,000	\$1,047,907/AC	-
5	11180 Blasius Rd 11180 Blasius Rd Jacksonville, FL 32226	Land ★ ★ ★ ★ ★	-	5.81 AC	-	8/5/2021	\$2,209,825	\$380,349/AC	-