

COMPARABLE NO. 1:



Folio Number: 003007.0000
Date of Sale: August 2022
Grantor: Beverly Larmon
Grantee: Andres Gomez 7 Montana Byrd
O.R. Book/Page: 2022428679
Location: 6811 Ehrlich Road, Tampa, Florida 33625; northeast corner of Ehrlich and Del Valle Roads, just west of the Veteran's Expressway in the Citrus Park area of Tampa
Access/Frontage: 105' on Del Valle / 200' on Ehrlich (upland area)
Size: 9,148 sf or 0.21 upland acres (0.62 gross acres)
Shape: Rectangular
Zoning/Land Use: CPV-A-2 /CPV by Hillsborough County
Topography: Basically level; the east side is a heavily wooded wetland area
Utilities: All available
Sale Price: \$150,000
Price/SF: \$16.40
Verification: By Tod Marr, January 2023
With realtor, Ruth Primeau (727-504-8000)
Financing: Cash to seller
Conditions of Sale: Arm's-length

Comments: This comparable was listed for \$169,000 and on the market for less than a week. The site contains a gross area of 0.62 acres; however, the eastern portion is wetlands. The property is improved with a 1983 mobile home that is in fair condition and reportedly had no contributory value.

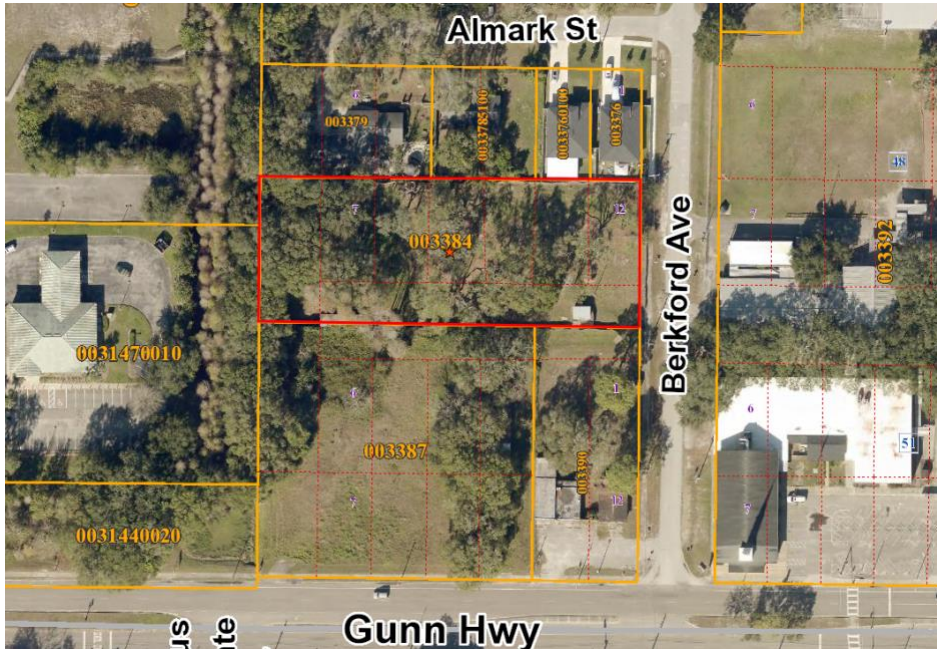
COMPARABLE NO. 2:



Folio Numbers: 003402.0000, 003403.0000, 003404.0000
Date of Sale: May 2022
Grantor: John Michael Property Management, LLC
Grantee: Wahoo Real Estate, LLC
O.R. Book/Page: 202261642
Location: 7509 Ehrlich Road, Tampa, Florida 33625; northwest corner of Ehrlich Road and Basswood Avenue, west of the Veteran's Expressway in the Citrus Park area of Tampa
Access/Frontage: 260' on Ehrlich Rd & Altaloma St / 196.6' on Basswood Ave
Size: 51,116 sf or 1.17 acres
Shape: Rectangular
Zoning/Land Use: CPV-A-1 /CPV by Hillsborough County
Topography: Basically level & mostly cleared with scattered oaks
Utilities: All available
Sale Price: \$850,000
Price/SF: \$16.63
Verification: By Tod Marr, January 2023
With realtor, Ray Prendes (813.784.6191)
Financing: Cash to seller
Conditions of Sale: Arm's-length

Comments: This comparable previously sold in September 2019 for \$720,000. The grantor in this transaction purchased it as an investment and immediately relisted it back for sale. The market was slow until after COVID subsided and then there were several companies looking at this parcel. It sold for the asking price of \$850,000. The site is being improved with Jalo Express & Full Service Car Wash.

COMPARABLE NO. 3:



Folio Number: 003384.0000
Date of Sale: May 2022
Grantor: Dr. Jones Holdings, LLC
Grantee: Likelike Way, LLC
O.R. Book/Page: 2022275878
Location: 14508 Berkford Avenue, Tampa, Florida 33625; west side of Berkford about 370' north of Ehrlich Road, west of the Veteran's Expressway in the Citrus Park area of Tampa 143; on Berkford Avenue
Access/Frontage: 143; on Berkford Avenue
Size: 50,960 sf or 1.17 upland acres (53,196 sf or 1.22 gross acres)
Shape: Rectangular
Zoning/Land Use: CPV-A-1 /CPV by Hillsborough County
Topography: Basically level & mostly cleared with typical landscaping
Utilities: All available
Sale Price: \$750,000
Price/SF: \$14.72
Verification: By Tod Marr, January 2023
With realtor, Gregory Leavell (813.857-7586)
Financing: Cash to seller
Conditions of Sale: Arm's-length

Comments: This comparable was approved for 10 townhomes. It was listed for \$750,000 and sold at the asking price. The sale was on the market for about 6 months. The property previously sold in 2021 for \$285,000 and 2019 for \$240,000. There was an old shed on the property with no contributory value. Although the property was approved for townhomes, the buyer plans a family compound with 3 dwelling units. Based on the information provided there is a small pond near the southwest side (2,236 sf) that is considered wetlands.

