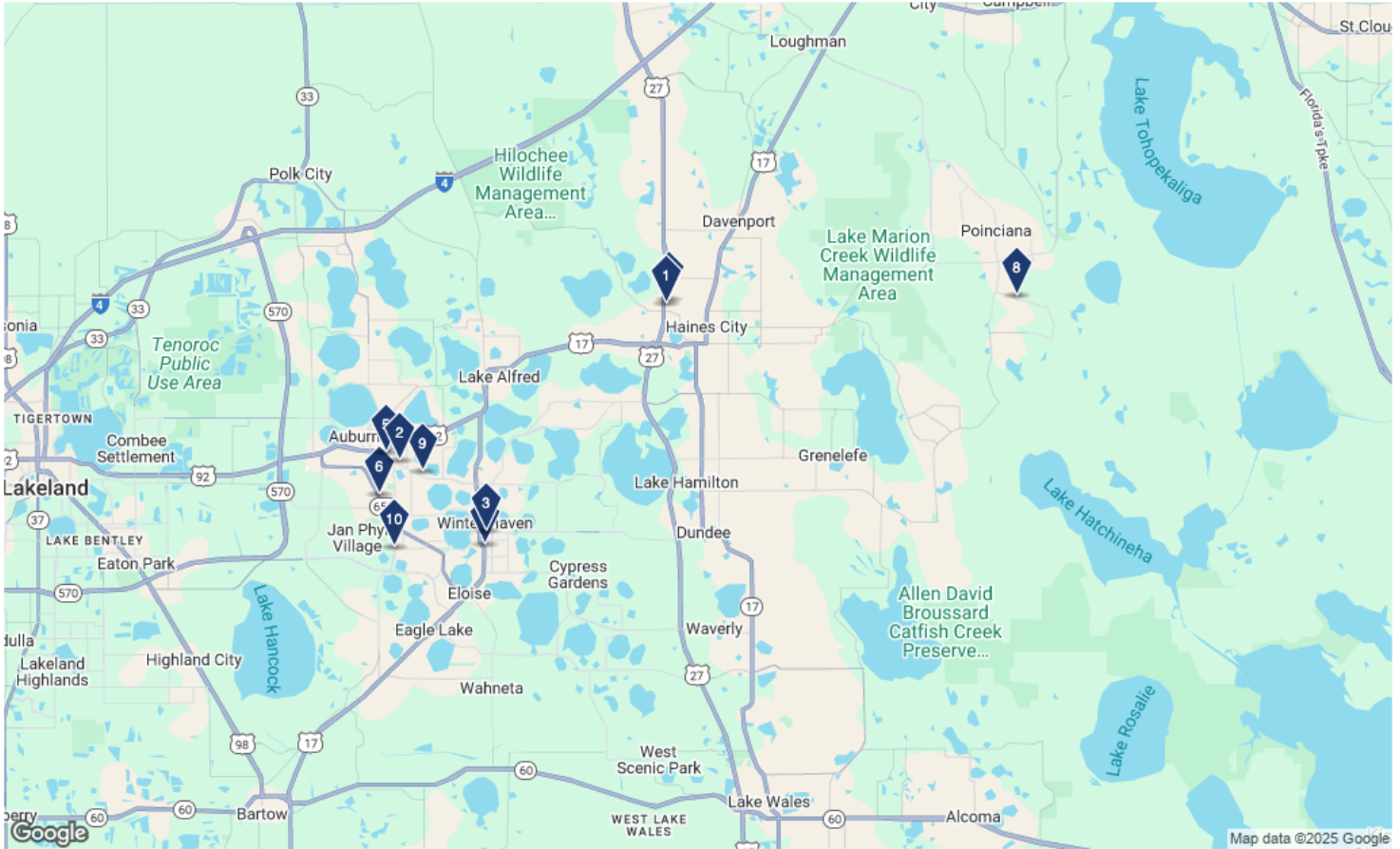




Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$500,000	\$1,110,140	\$1,075,000	\$1,857,900
Sale Price Per SF	\$89	\$190	\$167	\$680
Cap Rate	7.4%	7.5%	7.5%	7.6%
Sale Price Per AC	\$317,460	\$928,941	\$1,024,304	\$3,508,537
Property Attributes	Low	Average	Median	High
Building SF	2,116 SF	5,828 SF	5,183 SF	10,760 SF
Year Built	1957	1991	1991	2023
% Leased At Sale	100%	100%	100%	100%
Star Rating	★☆☆☆☆ 2	★☆☆☆☆ 2.6	★★★★☆ 3	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	35985 US Hwy 27 N Haines City, FL 33844	Retail ★★★★☆	2023	3,017 SF (100%)	5/15/2025	\$1,100,000 (\$364.60/SF)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	3670 Havendale Blvd Winter Haven, FL 33881	Retail ★★★★☆ Part of a Portfolio	2001	3,442 SF	2/28/2025	\$1,857,900 (\$539.77/SF)	-
3	Office Building 260 Avenue A SW Winter Haven, FL 33880	Retail ★★★★☆	1957	3,250 SF	1/17/2025	\$500,000 (\$153.85/SF)	-
4	620 3rd St SW Winter Haven, FL 33880	Retail ★★★★☆	1970	2,116 SF	12/16/2024	\$1,438,500 (\$679.82/SF)	7.65% Actual
5	300 Havendale Blvd Auburndale, FL 33823	Retail ★★★★☆	1980	9,732 SF	11/19/2024	\$1,200,000 (\$123.30/SF)	-
6	Southern States Toyotalift 5127 Recker Hwy Winter Haven, FL 33880	Retail ★★★★☆ Part of a Portfolio	1980	10,760 SF	9/6/2024	\$1,050,000 (\$97.58/SF)	-
7	Dollar General 1391 Southern Dunes Blvd Haines City, FL 33844	Retail ★★★★☆	2003	8,125 SF (100%)	7/22/2024	\$725,000 (\$89.23/SF)	-
8	Family Dollar 695 Walnut St Kissimmee, FL 34759	Retail ★★★★☆	2014	8,480 SF	6/4/2024	\$1,530,000 (\$180.42/SF)	7.40% Actual
9	2883 Havendale Blvd NW Winter Haven, FL 33881	Retail ★★★★☆	1976/1987	6,925 SF	9/6/2023	\$1,050,000 (\$151.62/SF)	-
10	845 Spirit Lake Rd Winter Haven, FL 33880	Retail ★★★★☆	2002	2,436 SF (100%)	6/23/2023	\$650,000 (\$266.83/SF)	-

**35985 US Hwy 27 N**

Haines City, FL 33844 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	5/15/2025
Sale Price	\$1,100,000 (\$364.60/SF)
GLA (% Leased)	3,017 SF (100%)
Price Status	Confirmed
Built	2023
Land Area	1.11 AC/48,479 SF
Sale Comp Status	Research Complete
Sale Comp ID	7189962
Parcel Numbers	27-27-20-749034-000010



Contacts

Type	Name	Location	Phone
Recorded Buyer	Tk527 Llc	-	-
True Buyer	Supertest Oil Company	Tampa, FL 33609	(813) 286-0032
Contacts	Carolyn Thatcher (813) 833-5361		
Recorded Seller	East Madeira Corporation	-	-
True Seller	East Madeira Corporation	Saint Petersburg, FL 33712	(727) 392-8789
Contacts	Richard Travis (727) 204-4642		

Property Details

Tenancy	Single	Building FAR	0.06
Number of Tenants	1		
Parking Spaces	30 Surface Spaces; Ratio of 9.94/1,000 SF		

Transaction Details

Sale Date	5/15/2025	Recording Date	5/20/2025
Sale Price	\$1,100,000 (\$364.60/SF)	Transfer Tax	\$7,700
Land Price	\$988,387/AC (\$22.69/SF)	Zoning	C
Sale Type	Investment	% Improved	63.08%
Hold Period	28 Months	Document Number	13554-0233
Parcel Number	27-27-20-749034-000010		



3670 Havendale Blvd (Part of a 142-Property Portfolio)

Winter Haven, FL 33881 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	2/28/2025
Sale Price	\$1,857,900 (\$539.77/SF)
GLA (% Leased)	3,442 SF (100%)
Price Status	Full Value
Built	2001
Land Area	1.15 AC/50,094 SF
Sale Comp Status	Research Complete
Sale Comp ID	7088085
Parcel Numbers	25-28-13-340500-000130
Sale Conditions	Sale Leaseback +2



Contacts

Type	Name	Location	Phone
True Buyer	Blue Owl	New York, NY 10022	(212) 419-3000
True Seller	SouthState Bank	Winter Haven, FL 33880	(800) 277-2175
Listing Broker	JLL	Miami, FL 33131	(305) 375-8000
Contacts	Alex Sharrin (773) 320-2558		
Listing Broker	JLL	Dallas, TX 75219	(817) 334-8100
Contacts	Coler Yoakam (214) 265-0880		
Listing Broker	JLL	Chicago, IL 60601	(312) 782-5800
Contacts	Brian Shanfeld (847) 370-7044, Michael Roberts (224) 456-3324		
Listing Broker	JLL	Irvine, CA 92614	(949) 885-2900
Contacts	Jeffrey Cicurel (773) 573-8118		
Listing Broker	JLL	Miami, FL 33131	(305) 448-1333
Contacts	Josh Katlin (847) 542-1026		

Property Details

Tenancy	Single	Building FAR	0.07
Number of Tenants	1		
Parking Spaces	22 Surface Spaces; Ratio of 6.39/1,000 SF		

Transaction Details

Sale Date	2/28/2025	Hold Period	20+ Years
Sale Price	\$1,857,900 (\$539.77/SF)	Recording Date	3/6/2025
Land Price	\$1,615,565/AC (\$37.09/SF)	Transfer Tax	\$1,414,827
Sale Type	Investment	Document Number	20250133934
Sale Conditions	Sale Leaseback +2		
Parcel Number	25-28-13-340500-000130		





260 Avenue A SW - Office Building

Winter Haven, FL 33880 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	1/17/2025
Sale Price	\$500,000 (\$153.85/SF)
GLA	3,250 SF
Built	1957
Land Area	0.15 AC/6,578 SF
Sale Comp Status	Public Record
Sale Comp ID	7040917
Parcel Numbers	26-28-29-630500-000121



Contacts

Type	Name	Location	Phone
Recorded Buyer	Twosixty Sw Llc	Winter Haven, FL	-
Recorded Seller	Free Dog Llc	-	-

Property Details

Tenancy	Single	Building FAR	0.49
Number of Tenants	1		
Parking Spaces	5 Surface Spaces; Ratio of 1.54/1,000 SF		

Transaction Details

Sale Date	1/17/2025	Recording Date	1/21/2025
Sale Price	\$500,000 (\$153.85/SF)	Zoning	BR
Land Price	\$3,311,037/AC (\$76.01/SF)	Document Number	13406-1674
Hold Period	20+ Years		
Parcel Number	26-28-29-630500-000121		

Loan

1st Mortgage

Balance	\$450,000	Interest Rate	10.0%
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**620 3rd St SW**

Winter Haven, FL 33880 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	12/16/2024
Sale Price	\$1,438,500 (\$679.82/SF)
GLA	2,116 SF
Price Status	Confirmed
Built	1970
Land Area	0.41 AC/17,860 SF
Actual Cap Rate	7.65%
Sale Comp Status	Research Complete
Sale Comp ID	7002159
Parcel Numbers	26-28-29-620000-007040



Contacts

Type	Name	Location	Phone
Recorded Buyer	28530 Us Hwy 19 Llc	-	-
True Buyer	Insa	Chicopee, MA 01013	(877) 500-4672
Contacts	Peter Gallagher (413) 896-8392		
Recorded Seller	Vdm Winter Haven Llc	-	-
True Seller	Vision Development & Management	Orlando, FL 32828	(407) 249-2004

Property Details

Number of Tenants	1	Building FAR	0.12
Frontage	145' on 3rd Street (with 1 curb cut), 123' on Avenue G (with 1 curb cut)		

Transaction Details

Sale Date	12/16/2024	Recording Date	12/20/2024
Sale Price	\$1,438,500 (\$679.82/SF)	Zoning	BR
Land Price	\$3,508,458/AC (\$80.54/SF)	% Improved	25.79%
Sale Type	Investment	Document Number	13374-0988
Hold Period	4 Months		
Parcel Number	26-28-29-620000-007040		

Loan

1st Mortgage	First National Bank of Pasco		
Loan Type	Conventional	Balance	\$968,100

Previous Sale

Sale Date	8/8/2024	Comp ID	6821188
Sale Price	\$943,000 (\$445.65/SF)	Comp Status	Research Complete
Sale Type	Investment	Sale Conditions	High Vacancy Property



300 Havendale Blvd

Auburndale, FL 33823 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	11/19/2024
Sale Price	\$1,200,000 (\$123.30/SF)
GLA	9,732 SF
Price Status	Full Value
Built	1980
Land Area	3.78 AC/164,657 SF
Sale Comp Status	Research Complete
Sale Comp ID	6971299
Parcel Numbers	25-28-11-000000-024020



Contacts

Type	Name	Location	Phone
Recorded Buyer	300 Havendale Llc	-	-
True Buyer	Derrick H. Kelley	Auburndale, FL 33823	(863) 594-8056
Contacts	Derrick Kelley (941) 984-5144		
Recorded Seller	Bank Of America National Association	-	(980) 335-3561
True Seller	Bank of America Corporation	Charlotte, NC 28202	(980) 335-3561
Contacts	Kathleen Luongo (804) 739-2520		
Listing Broker	JLL	Orlando, FL 32801	(407) 982-8550
Contacts	Billy Rodriguez (407) 443-3925		

Property Details

Tenancy	Single	Building FAR	0.06
Number of Tenants	1		
Frontage	Havendale Blvd, Melton Ave, Hughes Rd		

Transaction Details

Sale Date	11/19/2024	Hold Period	20+ Years
Sale Price	\$1,200,000 (\$123.30/SF)	Recording Date	11/25/2024
Land Price	\$317,460/AC (\$7.29/SF)	Zoning	CH
Sale Type	Owner User	% Improved	71.35%
Time On Market	1 Year 9 Months	Document Number	13345-0570
Parcel Number	25-28-11-000000-024020		



Sale Summary

Sold	9/6/2024
Sale Price	\$1,050,000 (\$97.58/SF)
GLA	10,760 SF
Price Status	Confirmed
Built	1980
Land Area	1.03 AC/45,002 SF
Sale Comp Status	Research Complete
Sale Comp ID	6939015
Parcel Numbers	25-28-23-000000-013040
Sale Conditions	Bulk/Portfolio Sale



Contacts

Type	Name	Location	Phone
True Buyer	Jadian Capital	New York, NY 10017	(212) 503-5900
True Seller	Jeffrey Fischer	Tampa, FL 33616	(228) 497-3963

Property Details

Number of Tenants	2	Building FAR	0.24
Parking Spaces	11 Surface Spaces; Ratio of 1.47/1,000 SF		
Frontage	137' on Recker Highway		

Transaction Details

Sale Date	9/6/2024	Hold Period	20+ Years
Sale Price	\$1,050,000 (\$97.58/SF)	Recording Date	9/10/2024
Land Price	\$1,016,355/AC (\$23.33/SF)	Transfer Tax	\$104,300
Sale Type	Investment	Document Number	2024378201
Sale Conditions	Bulk/Portfolio Sale		
Parcel Number	25-28-23-000000-013040		



Sale Summary

Sold	7/22/2024
Sale Price	\$725,000 (\$89.23/SF)
GLA (% Leased)	8,125 SF (100%)
Built	2003
Land Area	1.04 AC/45,472 SF
Sale Comp Status	Public Record
Sale Comp ID	6806757
Parcel Numbers	27-27-20-000000-034090



Contacts

Type	Name	Location	Phone
Recorded Buyer	Nu2you Inc	-	-
Recorded Seller	Kenneth B Crews Revocable Trust	-	-

Property Details

Tenancy	Single	Building FAR	0.18
Frontage	Southern Dunes Blvd		

Transaction Details

Sale Date	7/22/2024	Recording Date	7/25/2024
Sale Price	\$725,000 (\$89.23/SF)	Zoning	CG, County
Land Price	\$694,515/AC (\$15.94/SF)	Document Number	13204-1269
Hold Period	222 Months		
Parcel Number	27-27-20-000000-034090		

Loan

1st Mortgage

Loan Type	Conventional	Balance	\$507,500
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Previous Sale

Sale Date	1/31/2006	Comp ID	1117306
Sale Price	\$960,000 (\$118.15/SF)	Comp Status	Research Complete



695 Walnut St - Family Dollar

Kissimmee, FL 34759 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	6/4/2024
Sale Price	\$1,530,000 (\$180.42/SF)
GLA	8,480 SF
Price Status	Confirmed
Built	2014
Land Area	1.48 AC/64,565 SF
Actual Cap Rate	7.40%
Sale Comp Status	Research Complete
Sale Comp ID	6783755
Parcel Numbers	28-27-13-933480-020007



Contacts

Type	Name	Location	Phone
Recorded Buyer	Pq Anthony Llc	-	-
True Buyer	RJL Real Estate Consultants	El Paso, TX 79901	(915) 587-8310
Contacts	Claiborne Gallagher (915) 203-6868		
Buyer Broker	Marcus & Millichap	San Francisco, CA 94111	(415) 963-3000
Contacts	Bill Schofield (415) 625-2136, Ryan Wilmer (650) 346-2005, Beckett Cole (415) 497-8663, Richard Merryman (415) 625-2126		
Recorded Seller	Mbg Assets LLC	-	-
True Seller	Murray & Sylvia Barnett	Boca Raton, FL 33496	(561) 997-8640
Contacts	Sylvia Barnett (561) 997-8640		
Listing Broker	Marcus & Millichap	San Francisco, CA 94111	(415) 963-3000
Contacts	Bill Schofield (415) 625-2136, Ryan Wilmer (650) 346-2005, Beckett Cole (415) 497-8663, Richard Merryman (415) 625-2126		

Property Details

Tenancy	Single	Building FAR	0.13
Number of Tenants	1		
Parking Spaces	33 Surface Spaces; Ratio of 3.89/1,000 SF		
Frontage	347' on Walnut St		

Transaction Details

Sale Date	6/4/2024	Sale Type	Investment
Sale Price	\$1,530,000 (\$180.42/SF)	Hold Period	106 Months
Land Price	\$1,032,243/AC (\$23.70/SF)	% Improved	69.20%
Parcel Number	28-27-13-933480-020007		

Previous Sale

Sale Date	8/4/2015	Comp ID	3375740
Sale Price	\$1,841,700 (\$217.18/SF)	Comp Status	Research Complete
Sale Type	Investment	Sale Conditions	1031 Exchange +1





2883 Havendale Blvd NW

Winter Haven, FL 33881 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	9/6/2023
Sale Price	\$1,050,000 (\$151.62/SF)
GLA	6,925 SF
Price Status	Confirmed
Built/Renovated	1976/1987
Land Area	1.30 AC/56,519 SF
Sale Comp Status	Research Complete
Sale Comp ID	6516958
Parcel Numbers	25-28-13-340700-007421



Contacts

Type	Name	Location	Phone
Recorded Buyer	Poinciana Medical Center Inc	-	-
True Buyer	HCA Healthcare, Inc.	Nashville, TN 37203	(615) 344-9551
Recorded Seller	Farrell Albert	-	-
True Seller	Albert Farrell	Winter Haven, FL 33881	(513) 794-1166
Contacts	Albert Farrell (513) 771-3772		

Property Details

Tenancy	Single	Building FAR	0.12
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Transaction Details

Sale Date	9/6/2023	Recording Date	9/12/2023
Sale Price	\$1,050,000 (\$151.62/SF)	Zoning	C3
Land Price	\$809,250/AC (\$18.58/SF)	% Improved	39.47%
Sale Type	Owner User	Document Number	12833-0776
Hold Period	20+ Years		
Parcel Number	25-28-13-340700-007421		



845 Spirit Lake Rd

Winter Haven, FL 33880 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	6/23/2023
Sale Price	\$650,000 (\$266.83/SF)
GLA (% Leased)	2,436 SF (100%)
Built	2002
Land Area	0.49 AC/21,344 SF
Sale Comp Status	Public Record
Sale Comp ID	6447738
Parcel Numbers	25-28-25-354200-001312



Contacts

Type	Name	Location	Phone
Recorded Buyer	Little Hands College Inc	-	-
Recorded Seller	Beechwood Childcare Llc	-	-

Property Details

Tenancy	Single	Building FAR	0.11
Parking Spaces	12 Surface Spaces; Ratio of 4.93/1,000 SF		
Frontage	142' on Spring Lake		

Transaction Details

Sale Date	6/23/2023	Hold Period	181 Months
Sale Price	\$650,000 (\$266.83/SF)	Recording Date	6/28/2023
Land Price	\$1,326,555/AC (\$30.45/SF)	Document Number	12745-0571
Parcel Number	25-28-25-354200-001312		

Loan

1st Mortgage

Balance	\$784,000
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Previous Sale

Sale Date	5/30/2008	Comp Status	Research Complete
Sale Price	\$578,000 (\$237.27/SF)	Sale Conditions	Purchase By Tenant
Comp ID	1545211		

