SUBJECT PROPERTY: 7750 S Orange Blossom Trail - 32809										I									
Distance to Subject Property	Applicable Zoning	Total Acres	\$Price /	\$Price / SF Land	Applicable Lot Size for C-1 Zoning ONLY	Total sq ft of Building(s) Area	Total C-1	\$Price per Square Foot of BUILDING	Sold Date	SALE PRICE	Address	Year Built	Subject Property Inferior / Superior with Estimate	ADJUSTED PRICES FOR SUBJECT PROPERTY BASED ON COMP COMPARISON: Total Price per Acre for Comp of SUBJECT Building Area for Comp [D* 1.95 acres]	SUBJECT Building Area based	Approximation of Value +/- (figure out how to assign value)	Verified by a Human		Current Owner:
3.8 miles	C-1 (Vacant Land Pad)	0.667 acres / 29,055 sf	\$4.2M	\$96	29055 sf	N/A : Land Only	N/A : Land Only	N/A : Land Only	07/30/2025	\$2,800,000	4675 S ORANGE BLOSSOM TRL ORLANDO, FL 32839-1705	N/A Vacant Land	Superior	\$8.2M		plus the value of 22,344 concrete 1990 buildings w/ 10-Bays	Yes	Yes	RICHARD J ROSENTHAL
312 ft	C-1 Retail MULTI-TENANT	0.3872 acres / 16,868 sf	\$7M	\$163	16,830 sf	16,830 sf	16,830 sf	\$163 / sf	03/05/2024	\$2,746,000	7900 S ORANGE BLOSSOM TRL # 1 ORLANDO, FL 32809-6910	1974	Comproble in purchased condition	\$7M		Purchased as a renowation project. Land belongs to condo association, not the Owner. He owns the Building itself. Relisted at renovated and full tenancy for \$6M. This property is located 312 ft from neighboring driveway, which is Subject Property.	Yes	Yes	HOLLYWOOD-HARRISON DEVELOPMENT L L C
	C-1 RETAIL MULTI-TENANT (1105)Zoning: P-D/PLANNED DEVELOPMENT	1.8178 ocres / 79,185 sf	\$2.75M		79,185 sf	17,880 sf	17,880 sf	\$280 / sf	10/02/2025	\$5,000,000	222 NEIGHBORHOOD MARKET RD STE 114 ORLANDO, FL 32825-3525	2008	Inferior due to age; -\$500K for a/c, roof, and old interior. Adjusted Comp is \$4.9M	\$5.4M	\$6.25M	(most similar comp compared to surroundings, traffic patterns, development area, sq footage, and lot size.	! Yes	Yes	222 ORLANDO PLAZA LL
29 miles	C-3 WHOLESALE COMMERCIAL	0.8461 acres / 36,855 sf	\$1.57M	\$36	×	13,321 sf	×	\$100 / sf	06/02/2025	\$1,329,200	9320 S ORANGE BLOSSOM TRL ORLANDO, FL 32837	1992	Unknown	\$3.1M		Superior C-1 vs C-3 yields +\$60 x 22,344 = +1.341M add to value	Yes	Yes	ORLANDO X1 LLC
	P-D Planned Development / Two-Story Office Building	1.6752 ocres / 72,970 sf	\$4.3M		×	20,096 sf	x	\$368/sq ft	09/03/2025	\$7,350,000	6052 TURKEY LAKE RD STE 204 ORLANDO, FL 32819-4219	2009	Inferior	\$8.5M	\$8.22M	Inferior: Note: Across Street from Universal Orlando	Yes	Yes	6052 TURKEY LAKE ROAL
	ONDO-WAREHOUSE	0.0852 acres / 3712 sq ft	\$26M		×	4.760 sf	¥	\$462 / sq ft	07/15/2025	\$2,200,000	7330 Exchange Dr, #10 - Orlando, FL 32809	2018	Inferior						MIM CUSTOM CABINETRY LL