



Memorandum

To: Erik A. Bredfeldt, PhD, AICP, Economic Development and Innovation Director

Copy: Kara Brecken, Land Rights Coordinator – City of Gainesville

From: Rory Causseaux, Colliers International

Date: July 29, 2021

Subject: 803 NE Waldo Road, Ace Check Cashing

I have spoken with a representative of the owners of the Ace Check Cashing facility located in the NW quad of NE 8th Avenue and NE Waldo Road. The individual I spoke with stated they are open to receiving an offer to purchase the property even though the property is currently not on the market for sale. The owner's representative was not willing to identify a price acceptable to the owners. Accordingly, we administered a market search of comparable sales in the recent past in order to base a recommended purchase offer which will be subject to validation by an appraisal ordered by the City. A draft FARBAR contract is attached for City review to represent the offer.

The recommend an offer price of \$70/sf x 3000 sf or \$210,000. The building is on .65 acres and surrounded by City owned land or streets. I have attached a file created from past sales along the NE Waldo Road corridor over the past 3 years. Some are businesses and some are better positioned land with one having Dunkin as the buyer. This is an unsolicited offer since the property is not on the market, so the price is intended to be in the upper middle of the closely similar sales comps.

The timeline is 180 days total to close. The initial 90-day inspection period is intended to allow time for a survey, appraisal, and phase 1 environmental audit, if needed. The second timeline is 90 days after the initial 90-day inspection period to close for an "as-is" closing. I trust this would allow enough time for the real estate policies to be administered and for the Manager to request City Commission approval of the contract.

Attachments

Property Summary Report

806 NE Waldo Rd

Gainesville, FL 32641 - Downtown Gainesville MF Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1981
GLA:	3,000 SF
Floors:	1
Typical Floor:	3,000 SF

LAND

Land Area:	0.65 AC
Zoning:	B2
Parcel	10515-002-000

EXPENSES PER SF

Taxes:	\$1.42 (2019)
--------	---------------

AMENITIES

Bus Line, Pylon Sign, Signage

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	30,761 on NE Waldo Rd & NE 8th Ave (2018)
	31,135 on Waldo Road & NE 12th Ave (2020)
Frontage:	172' on NE 8th Ave
	146' on NE Waldo Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	8 Surface Spaces are available; Ratio of 2.67/1,000 SF
Airport:	11 minute drive to Gainesville Regional Airport
Walk Score ®:	Car-Dependent (46)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	DMB Trust	Recorded Owner:	Jsa Realty Holdings Llc
-------------	-----------	-----------------	-------------------------

Property Summary Report

806 NE Waldo Rd

Gainesville, FL 32641 - Downtown Gainesville MF Submarket



MARKET CONDITIONS

Vacancy Rates			NNN Asking Rents Per SF		
Current	YOY		Current	YOY	
Current Building	0.0%	↔	0.0%		
Market Overall	2.5%	↑	0.3%		
Submarket Leasing Activity			NNN Asking Rents Per SF		
Current	YOY		Current	YOY	
12 Mo. Leased SF	38,446	↑	29.5%		
Months On Market	24.5	↑	18.9 mo		
			Market Overall	\$19.92	↓ -0.3%

Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Industrial					
Sale Price	\$510,000	\$510,000	\$510,000	\$510,000	1
RBA	20,000 SF	20,000 SF	20,000 SF	20,000 SF	1
Price per SF	\$25.50	\$25.50	\$25.50	\$25.50	1
Actual Cap Rate	-	-	-	-	-
Days on Market	-	-	-	-	-
Sale Price to Asking Price Ratio	-	-	-	-	-
General Retail					
Sale Price	\$129,900	\$311,656	\$290,000	\$725,000	9
Center Size	840 SF	3,326 SF	1,435 SF	8,844 SF	9
Price per SF	\$47.92	\$93.71	\$154.64	\$247.26	9
Actual Cap Rate	8.00%	8.00%	8.00%	8.00%	1
Days on Market	-	-	-	-	-
Sale Price to Asking Price Ratio	98.66%	98.66%	98.66%	98.66%	1
Totals					
Sold Transactions	Total Sales Volume:		\$3,314,901	Total Sales Transactions:	
				10	
Survey Criteria					
basic criteria: Type of Property - Industrial, Retail; Sale Date - from 3/22/2018; Sale Status - Sold, Under Contract/Pending; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes					
geography criteria: Geography - User Defined Polygon Search					



Copyrighted report licensed to Colliers - 1065344.

Sale Comps Map & List Report

Sale Comparables

10

Avg. Cap Rate

8.0%

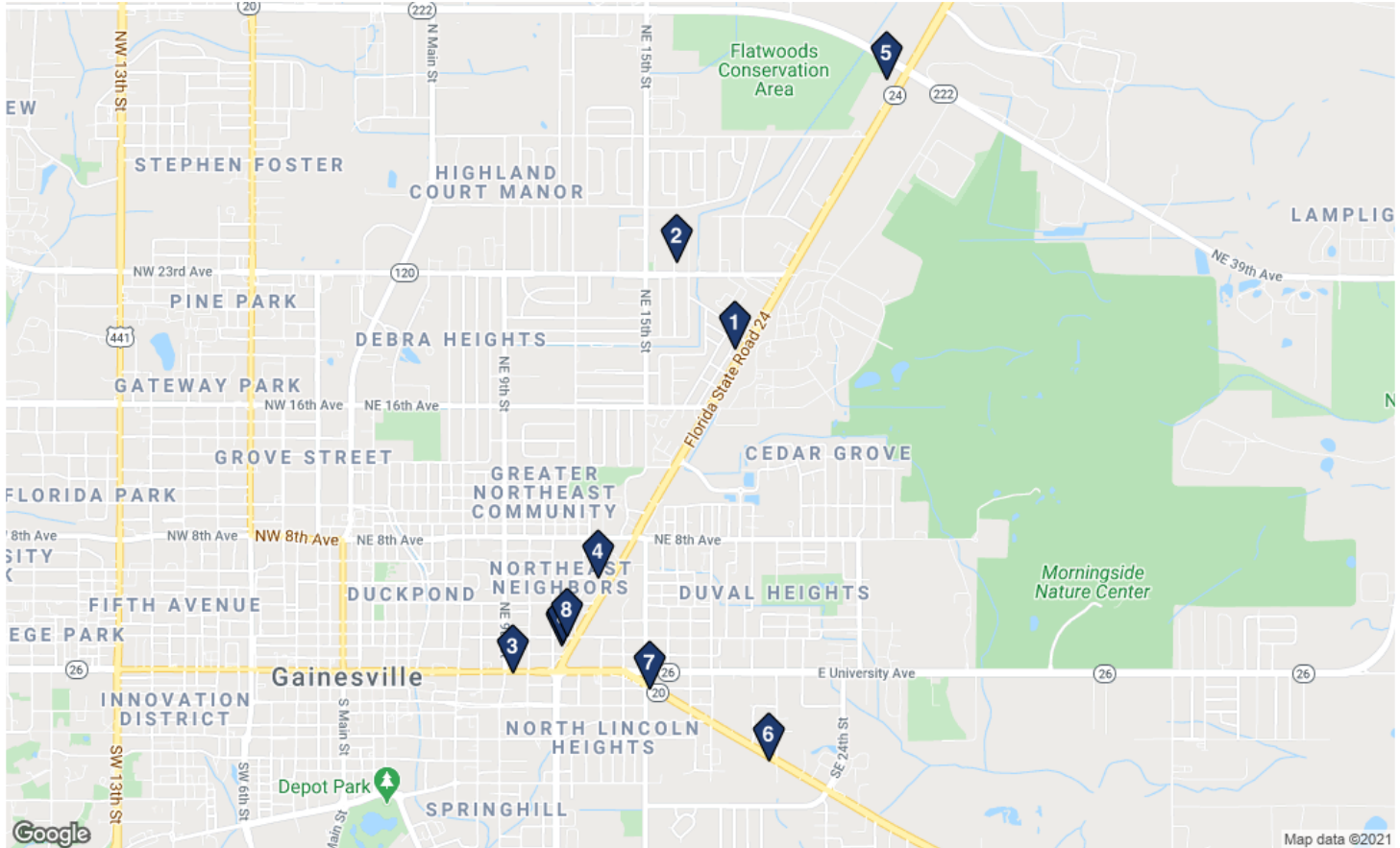
Avg. Price/SF

\$135

Avg. Vacancy At Sale

-





















SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$129,900	\$331,490	\$292,500	\$725,000
Price Per SF	\$26	\$135	\$118	\$247
Cap Rate	8.0%	8.0%	8.0%	8.0%
Time Since Sale in Months	4.3	22.4	26.1	31.0
Property Attributes	Low	Average	Median	High
Building SF	840 SF	4,993 SF	2,821 SF	20,000 SF
Floors	1	1	1	1
Typical Floor	840 SF	4,993 SF	2,821 SF	20,000 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1955	1967	1968	1981
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 1.7	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	1938 NE Waldo Rd  Gainesville, FL 32609	Storefront Retail/Office 	1956	4,206 SF	-	3/27/2019	\$235,000	\$56/SF	-
2	1616 NE 23rd Ave  Gainesville, FL 32609	Freestanding 	1964	6,052 SF	-	8/8/2019	\$290,000	\$48/SF	8.0%
3	UNI AUTO CENTER  915 E University Ave Gainesville, FL 32601	Auto Repair 	1977	5,100 SF	-	11/8/2018	\$295,000	\$58/SF	-
4	530 NE Waldo Rd  Gainesville, FL 32641	Day Care Center 	1981	8,844 SF	-	9/20/2018	\$725,000	\$82/SF	-
5	3500 NE Waldo Rd  Gainesville, FL 32609	Warehouse 	1967	20,000 SF	-	11/13/2020	\$510,000	\$26/SF	-
6	2047 SE Hawthorne...  Gainesville, FL 32641	Restaurant 	1972	840 SF	-	7/28/2020	\$129,900	\$155/SF	-
7	1509 SE Hawthorne...  Gainesville, FL 32641	Restaurant 	1960	1,110 SF	-	10/18/2019	\$225,000	\$203/SF	-
8	Dunkin' Donuts  104 Waldo Rd Gainesville, FL 32641	Fast Food 	1968	1,435 SF	-	8/23/2018	\$324,940 Part of Portfolio	\$226/SF	-
8	Multi-Property Sale  114 Waldo Rd Gainesville, FL 32641	Freestanding 	1973	1,288 SF	-	8/23/2018	\$318,460 Part of Portfolio	\$247/SF	-
8	Multi-Property Sale  204 Waldo Rd Gainesville, FL 32641	Freestanding 	1955	1,058 SF	-	8/23/2018	\$261,601 Part of Portfolio	\$247/SF	-

1616 NE 23rd Ave

Gainesville, FL 32609

Freestanding Building of 6,052 SF Sold on 8/8/2019 for
\$290,000 - Public Record

buyer

Sheffield Properties

seller

Hope Life Estate
512 SE County Road 234
Gainesville, FL 32641
(352) 372-9882



vital data

Escrow/Contract:	120 days	Sale Price:	\$290,000
Sale Date:	8/8/2019	Status:	Confirmed
Days on Market:	-	Building SF:	6,052 SF
Exchange:	No	Price/SF:	\$47.92
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	22,211	Actual Cap Rate:	8.00%
Acres:	0.51	Down Pmnt:	-
\$/SF Land Gross:	\$13.06	Pct Down:	-
Year Built, Age:	1964 Age: 55	Doc No:	-
Parking Spaces:	8	Trans Tax:	-
Parking Ratio:	1.32/1000 SF	Corner:	No
FAR:	0.27	Zoning:	I1
Lot Dimensions:	-	No Tenants:	1
Frontage:	223 feet on NE 16th Ter 116 ...	Percent Improved:	55.9%
Tenancy:	Single	Submarket:	-
Comp ID:	4855579	Map Page:	-
		Parcel No:	08196-021-020
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$5,197
	- Operating Expenses	
	Total Expenses	\$5,197

Listing Broker

Bosshardt Realty Services LLC
5542 NW 43rd St
Gainesville, FL 32653
(352) 371-6100
Eric Ligman

Buyer Broker

Bosshardt Realty Services LLC
5542 NW 43rd St
Gainesville, FL 32653
(352) 371-6100
Eric Ligman

financing

1509 SE Hawthorne Rd

Gainesville, FL 32641

Restaurant Building of 1,110 SF Sold on 10/18/2019 for \$225,000 - Public Record

buyer

Jaclyn Marshall

seller

Borsos Sammy D

**vital data**

Escrow/Contract:	-	Sale Price:	\$225,000
Sale Date:	10/18/2019	Status:	-
Days on Market:	-	Building SF:	1,110 SF
Exchange:	No	Price/SF:	\$202.70
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	23,374	Actual Cap Rate:	-
Acres:	0.54	Down Pmnt:	-
\$/SF Land Gross:	\$9.63	Pct Down:	-
Year Built, Age:	1960 Age: 59	Doc No:	000003229321
Parking Spaces:	6	Trans Tax:	-
Parking Ratio:	5.41/1000 SF	Corner:	No
FAR:	0.05	Zoning:	BUS
Lot Dimensions:	-	No Tenants:	1
Frontage:	151 feet on SE 15th St 142 feet ...	Percent Improved:	18.9%
Tenancy:	-	Submarket:	-
Comp ID:	4990541	Map Page:	-
		Parcel No:	11748-000-000
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$3,120
	- Operating Expenses	
	Total Expenses	\$3,120

Listing Broker**Buyer Broker****financing****prior sale**

Date/Doc No:	1/29/2011
Sale Price:	\$265,000
CompID:	1873471

2047 SE Hawthorne Rd

Gainesville, FL 32641

Restaurant Building of 840 SF Sold on 7/28/2020 for \$129,900 - Public Record

buyer

A Fisher Trust Farm Llc

seller

Henderson Joseph A

**vital data**

Escrow/Contract:	-	Sale Price:	\$129,900
Sale Date:	7/28/2020	Status:	-
Days on Market:	-	Building SF:	840 SF
Exchange:	No	Price/SF:	\$154.64
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	27,443	Actual Cap Rate:	-
Acres:	0.63	Down Pmnt:	-
\$/SF Land Gross:	\$4.73	Pct Down:	-
Year Built, Age:	1972 Age: 48	Doc No:	000003283737
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	0/1000 SF	Corner:	No
FAR	0.03	Zoning:	MU1
Lot Dimensions:	-	Percent Improved:	29.1%
Frontage:	-	Submarket:	-
Tenancy:	-	Map Page:	-
Comp ID:	5272216	Parcel No:	11297-000-000
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$1,405
	- Operating Expenses	
	Total Expenses	\$1,405

Listing Broker**Buyer Broker****financing**

915 E University AveUNI AUTO CENTER
Gainesville, FL 32601Auto Repair Building of 5,100 SF Sold on 11/8/2018 for
\$295,000 - Public Record**buyer**Waffle House Inc
5986 Financial Dr
Norcross, GA 30071**seller**

Yoon Suk J & Hae S

**vital data**

Escrow/Contract:	-	Sale Price:	\$295,000
Sale Date:	11/8/2018	Status:	-
Days on Market:	-	Building SF:	5,100 SF
Exchange:	No	Price/SF:	\$57.84
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	13,778	Actual Cap Rate:	-
Acres:	0.32	Down Pmnt:	-
\$/SF Land Gross:	\$21.41	Pct Down:	-
Year Built, Age:	1977 Age: 41	Doc No:	000003158796
Parking Spaces:	8	Trans Tax:	-
Parking Ratio:	1.33/1000 SF	Corner:	No
FAR	0.37	Zoning:	MU1
Lot Dimensions:	-	No Tenants:	2
Frontage:	97 feet on E University Ave ...	Percent Improved:	52.2%
Tenancy:	Single	Submarket:	-
Comp ID:	4600288	Map Page:	-
		Parcel No:	12620-000-000
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$4,436
	- Operating Expenses	
	Total Expenses	\$4,436

Listing BrokerCampus Realty Group
1109 NW 13th St
Gainesville, FL 32601
(352) 336-3900
Manny Disgdiertt**Buyer Broker****financing**

104 Waldo Rd

Dunkin' Donuts
Gainesville, FL 32641

Fast Food Building of 1,435 SF Sold on 8/23/2018 for \$324,940 -
Research Complete (Part of Multi-Property)

buyer

Southern Star Restaurant Management Inc
524 Carnation Dr
Winter Park, FL 32792
(407) 951-5241

seller

Bum J & Ok-chin K Kwak
9218 21st Ave
Gainesville, FL 32607
(352) 332-5725

**vital data**

Escrow/Contract:	180 days	Sale Price:	\$324,940
Sale Date:	8/23/2018	Status:	Allocated
Days on Market:	-	Building SF:	1,435 SF
Exchange:	No	Price/SF:	\$226.44
Conditions:	Redevelopment Project	Pro Forma Cap Rate:	-
Land Area SF:	6,970	Actual Cap Rate:	-
Acres:	0.16	Down Pmnt:	-
\$/SF Land Gross:	\$46.62	Pct Down:	-
Year Built, Age:	1968 Age: 50	Doc No:	000003144094
Parking Spaces:	10	Trans Tax:	-
Parking Ratio:	6.97/1000 SF	Corner:	No
FAR:	0.21	Zoning:	BUS
Lot Dimensions:	-	No Tenants:	1
Frontage:	88 feet on NE 1st St 71 feet on ...	Percent Improved:	-
Tenancy:	Single	Submarket:	-
Comp ID:	4516795	Map Page:	-
		Parcel No:	-
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$4,215
	- Operating Expenses	
	Total Expenses	\$4,215

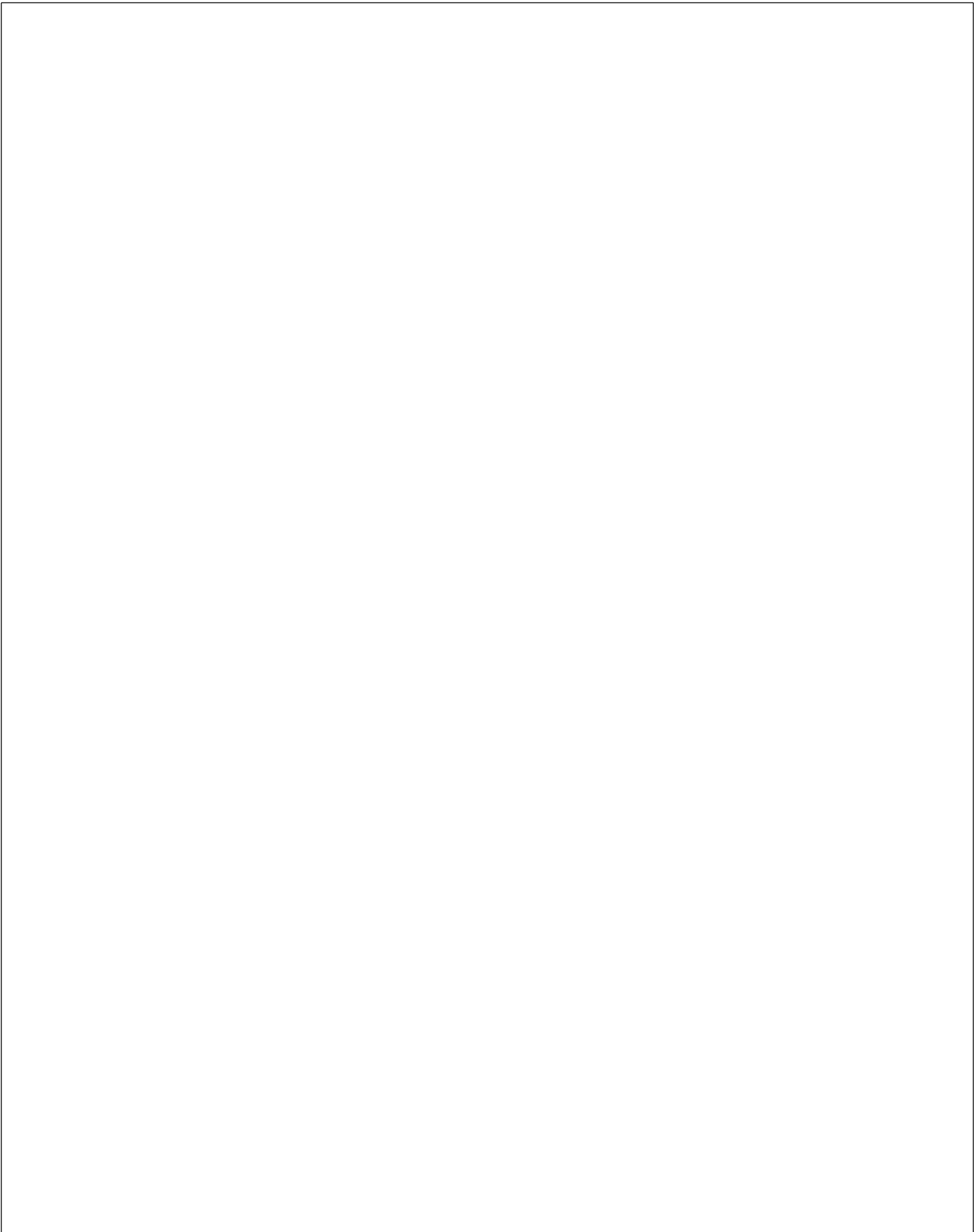
Listing Broker

Thomas Group Realty LLC
5346 91st Ter
Gainesville, FL 32608
(352) 226-8228
John Thomas

Buyer Broker

Avison Young
132 NW 76th Dr
Gainesville, FL 32607
(352) 505-3884
Jason Hurst

financing



114 Waldo Rd

Gainesville, FL 32641

Freestanding Building of 1,288 SF Sold on 8/23/2018 for \$318,460 - Research Complete (Part of Multi-Property)

buyer

Southern Star Restaurant Management Inc
524 Carnation Dr
Winter Park, FL 32792
(407) 951-5241

seller

Bum J & Ok-chin K Kwak
9218 21st Ave
Gainesville, FL 32607
(352) 332-5725

**vital data**

Escrow/Contract:	180 days	Sale Price:	\$318,460
Sale Date:	8/23/2018	Status:	Allocated
Days on Market:	-	Building SF:	1,288 SF
Exchange:	No	Price/SF:	\$247.25
Conditions:	Redevelopment Project	Pro Forma Cap Rate:	-
Land Area SF:	9,592	Actual Cap Rate:	-
Acres:	0.22	Down Pmnt:	-
\$/SF Land Gross:	\$33.20	Pct Down:	-
Year Built, Age:	1973 Age: 45	Doc No:	000003144094
Parking Spaces:	10	Trans Tax:	-
Parking Ratio:	7.76/1000 SF	Corner:	No
FAR	0.13	Zoning:	BUS
Lot Dimensions:	-	Percent Improved:	-
Frontage:	104 feet on Waldo Rd (with 2 ...	Submarket:	-
Tenancy:	Single	Map Page:	-
Comp ID:	4516795	Parcel No:	-
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$4,215
	- Operating Expenses	
	Total Expenses	\$4,215

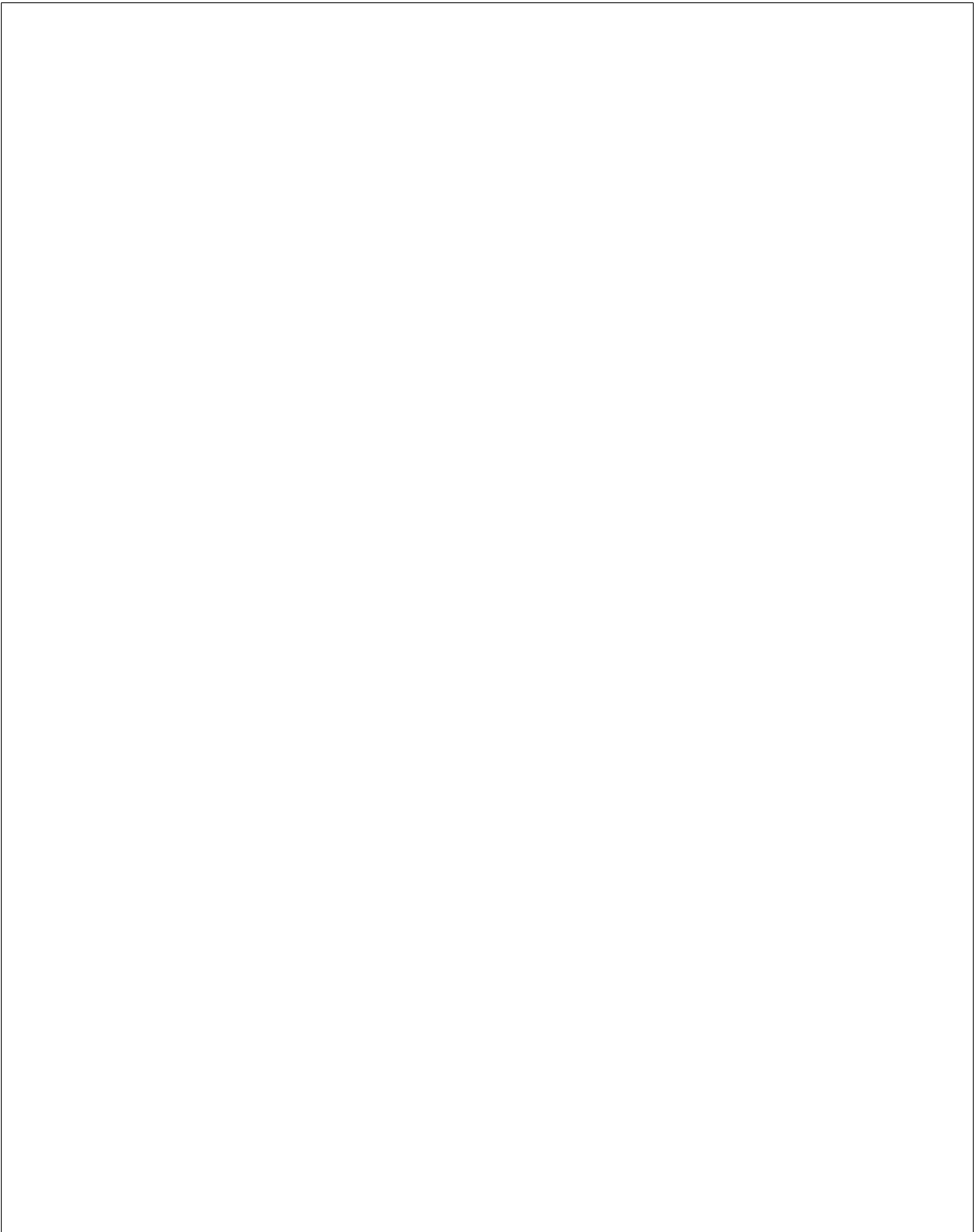
Listing Broker

Thomas Group Realty LLC
5346 91st Ter
Gainesville, FL 32608
(352) 226-8228
John Thomas

Buyer Broker

Avison Young
132 NW 76th Dr
Gainesville, FL 32607
(352) 505-3884
Jason Hurst

financing



204 Waldo Rd

Gainesville, FL 32641

Freestanding Building of 1,058 SF Sold on 8/23/2018 for \$261,601 - Research Complete (Part of Multi-Property)

buyer

Southern Star Restaurant Management Inc
524 Carnation Dr
Winter Park, FL 32792
(407) 951-5241

seller

Bum J & Ok-chin K Kwak
9218 21st Ave
Gainesville, FL 32607
(352) 332-5725

**vital data**

Escrow/Contract:	180 days	Sale Price:	\$261,601
Sale Date:	8/23/2018	Status:	Allocated
Days on Market:	-	Building SF:	1,058 SF
Exchange:	No	Price/SF:	\$247.26
Conditions:	Redevelopment Project	Pro Forma Cap Rate:	-
Land Area SF:	20,068	Actual Cap Rate:	-
Acres:	0.46	Down Pmnt:	-
\$/SF Land Gross:	\$13.04	Pct Down:	-
Year Built, Age:	1955 Age: 63	Doc No:	000003144094
Parking Spaces:	4	Trans Tax:	-
Parking Ratio:	3.78/1000 SF	Corner:	No
FAR	0.05	Zoning:	BA
Lot Dimensions:	-	No Tenants:	1
Frontage:	110 feet on NE 3rd Ave 125 feet ...	Percent Improved:	-
Tenancy:	Single	Submarket:	-
Comp ID:	4516795	Map Page:	-
		Parcel No:	-
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$4,215
	- Operating Expenses	
	Total Expenses	\$4,215

Listing Broker

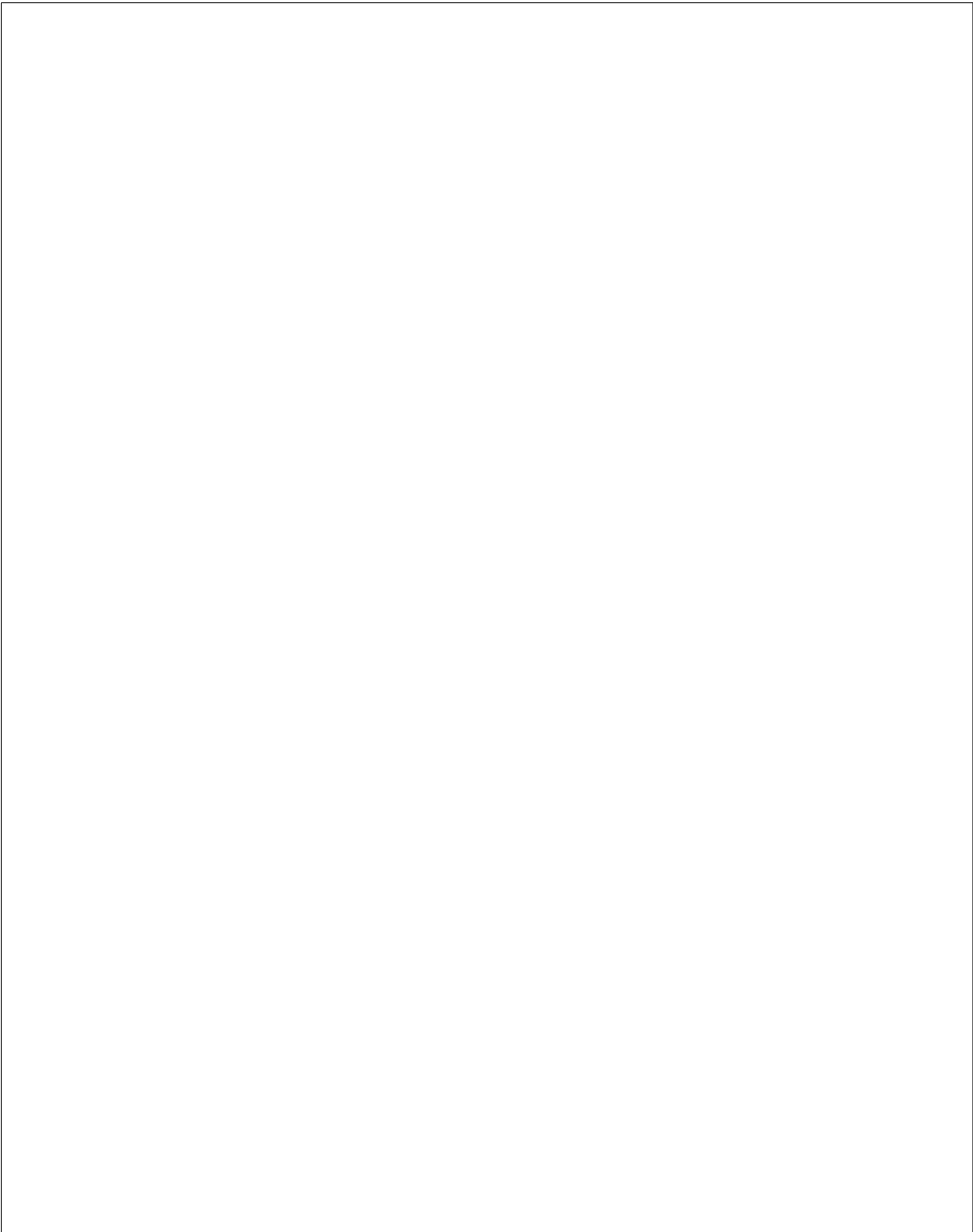
Thomas Group Realty LLC
5346 91st Ter
Gainesville, FL 32608
(352) 226-8228
John Thomas

Buyer Broker

Avison Young
132 NW 76th Dr
Gainesville, FL 32607
(352) 505-3884
Jason Hurst

financing**prior sale**

Date/Doc No:	6/25/2010
Sale Price:	\$147,500
CompID:	1956338



530 NE Waldo Rd

Gainesville, FL 32641

Day Care Center Building of 8,844 SF Sold on 9/20/2018 for \$725,000 - Public Record

buyerYagni 10 Llc
510 NE Waldo Rd
Gainesville, FL 32641**seller**

Eang John

**vital data**

Escrow/Contract:	-	Sale Price:	\$725,000
Sale Date:	9/20/2018	Status:	-
Days on Market:	-	Building SF:	8,844 SF
Exchange:	No	Price/SF:	\$81.98
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	51,423	Actual Cap Rate:	-
Acres:	1.18	Down Pmnt:	-
\$/SF Land Gross:	\$14.10	Pct Down:	-
Year Built, Age:	1981 Age: 37	Doc No:	000003152124
Parking Spaces:	48	Trans Tax:	-
Parking Ratio:	5.43/1000 SF	Corner:	No
FAR	0.17	Zoning:	MU1
Lot Dimensions:	-	Percent Improved:	61.0%
Frontage:	255 feet on NE Waldo Rd (with 2 ...	Submarket:	-
Tenancy:	Single	Map Page:	-
Comp ID:	4592884	Parcel No:	12556-000-000
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$185
	- Operating Expenses	
	Total Expenses	\$185

Listing Broker**Buyer Broker****financing****prior sale**

Date/Doc No:	11/29/2016
Sale Price:	-
CompID:	3915237

1938 NE Waldo Rd

Gainesville, FL 32609

Storefront Retail/Office Building of 4,206 SF Sold on 3/27/2019
for \$235,000 - Public Record**buyer**Bonita Williams
4947 NW 20th Ter
Gainesville, FL 32605
(352) 682-3513**seller**

Bracewell Samuel D & Linda J

**vital data**

Escrow/Contract:	-	Sale Price:	\$235,000
Sale Date:	3/27/2019	Status:	-
Days on Market:	-	Building SF:	4,206 SF
Exchange:	No	Price/SF:	\$55.87
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	15,682	Actual Cap Rate:	-
Acres:	0.36	Down Pmnt:	-
\$/SF Land Gross:	\$14.99	Pct Down:	-
Year Built, Age:	1956 Age: 63	Doc No:	000003181214
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	-	Corner:	No
FAR	0.27	Zoning:	B1
Lot Dimensions:	-	Percent Improved:	59.1%
Frontage:	-	Submarket:	-
Tenancy:	-	Map Page:	-
Comp ID:	4741397	Parcel No:	10760-017-000
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$2,344
	- Operating Expenses	
	Total Expenses	\$2,344

Listing Broker**Buyer Broker****financing**

3500 NE Waldo Rd

Gainesville, FL 32609

Class C Warehouse Building of 20,000 SF Sold on 11/13/2020
for \$510,000 - Public Record**buyer**William Laroque Installers Inc
5820 Sheridan St
Hollywood, FL 33021**seller**

First Fedl Bk

**vital data**

Escrow/Contract:	-	Sale Price:	\$510,000
Sale Date:	11/13/2020	Status:	-
Days on Market:	-	Building SF:	20,000 SF
Exchange:	No	Price/SF:	\$25.50
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	43,560	Actual Cap Rate:	-
Acres:	1	Down Pmnt:	-
\$/SF Land Gross:	\$11.71	Pct Down:	-
Year Built, Age:	1967 Age: 53	Doc No:	000003298078
Parking Spaces:	12	Trans Tax:	-
Parking Ratio:	-	Corner:	No
FAR	0.46	Zoning:	I1
Lot Dimensions:	-	No Tenants:	3
Frontage:	-	Percent Improved:	71.4%
Tenancy:	-	Submarket:	-
Comp ID:	5315003	Map Page:	-
		Parcel No:	08198-015-000 [Partial List]
		Property Type:	Industrial

income expense data

Expenses	- Taxes	\$12,679
	- Operating Expenses	
	Total Expenses	\$12,679

Listing Broker**Buyer Broker****financing****prior sale**

Date/Doc No:	6/19/2013
Sale Price:	\$360,000
CompID:	2794888

1 1616 NE 23rd Ave**SOLD**

Gainesville, FL 32609

Alachua County



Recorded Buyer: Sheffield Properties

Recorded Seller: Hope Life Estate
512 SE County Road 234
Gainesville, FL 32641
(352) 372-9882
True Seller: Hope Life Estate

Sale Date: 08/08/2019
Sale Price: \$290,000 - Confirmed
Price/SF: \$47.92

Bldg Type: RetailFreestanding
Year Built/Age: Built 1964 Age: 55
GLA: 6,052 SF
Land Area: 0.51 AC (22,216 SF)
Zoning: I1
Sale Conditions: -

PrFrma Cap Rate: -
Actual Cap Rate: 8.00%

Parcel No: 08196-021-020
Financing: -
Comp ID: 4855579 - Research Status: Confirmed

2 1509 SE Hawthorne Rd**SOLD**

Gainesville, FL 32641

Alachua County



Recorded Buyer: Jaclyn Marshall

Recorded Seller: Borsos Sammy D

Recorded Buyer: Richard Vaughn
4820 NE 4th Pl
Gainesville, FL 32641
(386) 758-0600

Recorded Seller: -

Sale Date: 10/18/2019
Sale Price: \$225,000
Price/SF: \$202.70

Bldg Type: RetailRestaurant
Year Built/Age: Built 1960 Age: 59
RBA: 1,110 SF

PrFrma Cap Rate: -
Zoning: BUS

Parcel No: 11748-000-000
Financing: -
Comp ID: 4990541 - Research Status: Public Record

3 2047 SE Hawthorne Rd**SOLD**

Gainesville, FL 32641

Alachua County

Recorded Buyer: A Fisher Trust Farm Llc

Recorded Seller: Henderson Joseph A



Sale Date: 07/28/2020

Sale Price: \$129,900

Price/SF: \$154.64

Bldg Type: RetailRestaurant
Year Built/Age: Built 1972 Age: 48

GLA: 840 SF

Land Area: 0.63 AC (27,443 SF)

Zoning: MU1

PrFrma Cap Rate: -

Parcel No: 11297-000-000

Financing: -

Comp ID: 5272216 – Research Status: Public Record

4 915 E University Ave - UNI AUTO CENTER**SOLD**

Gainesville, FL 32601

Alachua County

Recorded Buyer: Waffle House Inc
5986 Financial Dr
Norcross, GA 30071

Recorded Seller: Yoon Suk J & Hae S



Sale Date: 11/08/2018

Sale Price: \$295,000

Price/SF: \$57.84

Bldg Type: RetailAuto Repair
Year Built/Age: Built 1977 Age: 41

GLA: 5,100 SF

Land Area: 0.32 AC (13,939 SF)

Zoning: MU1

PrFrma Cap Rate: -

Parcel No: 12620-000-000

Financing: -

Comp ID: 4600288 – Research Status: Public Record

5 104 Waldo Rd - Dunkin' Donuts (Part of Multi-Property)**SOLD**

Gainesville, FL 32641

Alachua County

Recorded Buyer: 2511 Howell Llc
6441 S Chickasaw Trl
Orlando, FL 32829

Recorded Seller: Kwak Bum J & Ok-chin K



Sale Date: 08/23/2018

Sale Price: \$324,940 - Allocated

Price/SF: \$226.44

Bldg Type: RetailFast Food
Year Built/Age: Built 1968 Age: 50

GLA: 1,435 SF

Land Area: 0.16 AC (6,970 SF)

Zoning: BUS

Sale Conditions: Redevelopment Project

PrFrma Cap Rate: -

Actual Cap Rate: -

Parcel No:

Financing: -

Comp ID: 4516795 – Research Status: Allocated

6 114 Waldo Rd - Dunkin' Donuts (Part of Multi-Property)**SOLD**

Gainesville, FL 32641

Alachua County



Recorded Buyer: 2511 Howell Llc
6441 S Chickasaw Trl
Orlando, FL 32829

Recorded Seller: Kwak Bum J & Ok-chin K

Sale Date: 08/23/2018
Sale Price: \$318,460 - Allocated
Price/SF: \$247.25

Bldg Type: RetailFreestanding
Year Built/Age: Built 1973 Age: 45
GLA: 1,288 SF
Land Area: 0.22 AC (9,583 SF)
Zoning: BUS
Sale Conditions: Redevelopment Project

PrFrma Cap Rate: -
Actual Cap Rate: -

Parcel No:
Financing: -
Comp ID: 4516795 - Research Status: Allocated

7 204 Waldo Rd - Dunkin' Donuts (Part of Multi-Property)**SOLD**

Gainesville, FL 32641

Alachua County



Recorded Buyer: 2511 Howell Llc
6441 S Chickasaw Trl
Orlando, FL 32829

Recorded Seller: Kwak Bum J & Ok-chin K

Sale Date: 08/23/2018
Sale Price: \$261,601 - Allocated
Price/SF: \$247.26

Bldg Type: RetailFreestanding
Year Built/Age: Built 1955 Age: 63
GLA: 1,058 SF
Land Area: 0.46 AC (20,038 SF)
Zoning: BA
Sale Conditions: Redevelopment Project

PrFrma Cap Rate: -
Actual Cap Rate: -

Parcel No:
Financing: -
Comp ID: 4516795 - Research Status: Allocated

8 530 NE Waldo Rd**SOLD**

Gainesville, FL 32641

Alachua County



Recorded Buyer: Yagni 10 Llc
510 NE Waldo Rd
Gainesville, FL 32641

Recorded Seller: Eang John

Sale Date: 09/20/2018
Sale Price: \$725,000
Price/SF: \$81.98

Bldg Type: RetailDay Care Center
Year Built/Age: Built 1981 Age: 37
GLA: 8,844 SF
Land Area: 1.18 AC (51,401 SF)
Zoning: MU1

PrFrma Cap Rate: -

Parcel No: 12556-000-000
Financing: -
Comp ID: 4592884 - Research Status: Public Record

9 1938 NE Waldo Rd**SOLD**

Gainesville, FL 32609

Alachua County

Recorded Buyer: Bonita Williams
4947 NW 20th Ter
Gainesville, FL 32605
(352) 682-3513

Recorded Seller: Bracewell Samuel D & Linda J



Sale Date: 03/27/2019

Sale Price: \$235,000

Price/SF: \$55.87

Bldg Type: RetailStorefront Retail/Office

Year Built/Age: Built 1956 Age: 63

GLA: 4,206 SF

Land Area: 0.36 AC (15,682 SF)

Zoning: B1

PrFrma Cap Rate: -

Parcel No: 10760-017-000

Financing: -

Comp ID: 4741397 - Research Status: Public Record

10 3500 NE Waldo Rd**SOLD**

Gainesville, FL 32609

Alachua County

Recorded Buyer: William Laroque Installers Inc
5820 Sheridan St
Hollywood, FL 33021

Recorded Seller: First Fedl Bk



Sale Date: 11/13/2020

Sale Price: \$510,000

Price/SF: \$25.50

Bldg Type: Class C IndustrialWarehouse

Year Built/Age: Built 1967 Age: 53

RBA: 20,000 SF

Land Area: 1 AC (43,560 SF)

Zoning: I1

PrFrma Cap Rate: -

Parcel No: 08198-007-009, 08198-015-000

Financing: -

Comp ID: 5315003 - Research Status: Public Record