



BROKER OPINION OF VALUE



SUBJECT PROPERTY ADDRESS:

Address #1: 7959 W Ramona Blvd

Address #2: 7960 Lakeland Street

Address #3: 7968 Lakeland Street

Jacksonville, FL 32221

FOR:

We Help Foundation (A Florida Corporation)

AS OF:

August 19, 2014

To the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- My opinion and the conclusions thereof are limited only by the reported assumptions provided and conditions at the date in time this report was drafted.
- This report accurately reflects my personal, impartial, and unbiased professional opinion.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Standards of Professional Real Estate Ethics and Practices in the state of Florida.
- I have made a personal inspection of the property that is the subject of this report.

Neighborhood Boundaries: The subject property is located on the West Side of Jacksonville, Florida in the Marietta district and is a well established commercial area. The Actual boundaries of the property to be purchased include 7959 W Ramona Blvd, 7960 Lakeland Street and 7968 Lakeland Street.

Business Office: 7959 W Ramona Blvd (frontage)

- Approximately 1,381 heated & cooled sqft
- Subject is in good-quality (“standard condition to the market”)
- Full Kitchen with appliances
- 3 rooms with 2.5 baths
- Large Meeting Room
- Attached workshop area with one bay garage and storage

Business Office/Garage: located on 7960 Lakeland Street (frontage)

- Approximately 1,720 heated & cooled sqft
- Completely renovated (all aspects of the structure)
 - Electrical & fixtures
 - Plumbing & fixtures
 - Drywall & fixtures
 - Flooring & trim
 - Doors & fixtures
 - Windows & fixtures
 - New HVAC system
 - Paint & Other improvements
 - Extensive exterior improvements
- Attached two bay, heated and cooled area also fully renovated
- Includes a kitchenette and 1 bathroom (also renovated)

Vacant Land: 7968 Lakeland Street (frontage)

- Cleared Lot - No structures

The proposed values are based on comparable listings, pending sales and sold properties in the area. I used a combination of both the market and cost approach, since it best reflects the actions of typical buyers and sellers within the commercial market place.

Current Property Value: \$255,000

Value Based on Proposed Property Improvement:

The buyer has made known his/her desire to further improve the property (see scope of improvements). Should said improvements be made the value of the subject property would increase significantly.

- Addition of approximately 4,500 sqft (“new heated and cooled structure”).
- Addition of approximately 1,410 sqft (“new warehouse/garage/shop”).

Improved Value: \$470,000

Respectfully Submitted



Scott Roberts

Broker/Owner - License # BK3066089

Roberts Realty International

PROPERTIES SOLD COMPARISON DATA

Address	12873 Normandy Blvd Jacksonville, FL 32221	8363 Ramona Blvd W Jacksonville, FL 32221	9501 Normandy Blvd Jacksonville, FL 32221	Jacksonville, FL 32221
Property Type	Retail	Retail		
Property Subtype	Vehicle Related	Anchor		
Zoning	CCG-2			
Year Built	1980	1978		
Building Size	1,285 sqft	2,640 sqft		
Lot Size	.60 acres	.52 acres		
APN/Parcel ID	002154-0000	007140-0050		
Sale Date	04/10/2014	03/11/2014		
Sale Price	\$58,000	\$200,000		
Sale Price Per sqft	\$45.17	\$75.76		

PROPERTIES FOR SALE COMPARISON DATA

Address	SUBJECT	8323 W Ramona Blvd Jacksonville, FL 32221	7979 W Ramona Blvd Jacksonville, FL 32221	7775 W Ramona Blvd Jacksonville, FL 32221
Property Type	Office	Office	Office	Office
Property Subtype	Office/Shop	Office	Office	Office/Warehouse
Zoning	CCG-1	PUD	CCG-1	CCG-2
Year Built	1975 (renovated 2014)	2001	2004	1990 (renovated 2012)
Building Size	3,101 H/C 1,410 W	8,210 sqft	1,988 sqft	5,000 H/C 8,200 W
Lot Size	Pending Survey	2.23 acres	.44 acres	1.48 acres
APN/Parcel ID	005947-0000	007140-0000	005949-0000	
Status	Pending	Active	Active	Active
Sale Price	\$105,000	\$595,000	\$180,000	\$680,000
Sale Price Per sqft	\$33.86 (distressed) \$82.23 (retail)	\$72.47 (retail)	\$90.54 (retail)	\$85.12 (retail)

MARKET TRENDS

The following graph shows the average per square foot asking price of commercial properties over a historical 8 year period. The graph is depicting asking prices for commercial properties in Jacksonville Florida in the 32221 zip code, which is the same zip code that the subject property is located in.



