



Owner	APN	Address	Land	Land %	Bldg	Bldg %	Total Value	ZONING	Sale DATE
226 South Tampa Properties LL Various		MANHATTEN AVE & COOLIDGE AVE TAMPA FL							
South Tampa Management LLC	115833-0000	3623 W Kennedy Blvd	\$405,000	35%	\$736,000	65%	\$1,141,000	CG	12/11/2020
Tampa Aesthetic Center LLC	116144-0000	3424 W Kennedy Blvd	\$370,575	45%	\$453,125	55%	\$823,700	CG	4/26/2021
3401 W Kennedy Blvd LLC	117159-0000	3401 W Kennedy Blvd	\$231,660	43%	\$303,314	57%	\$534,974	CG	1/26/2022
Brown & Zohar Law PLLC	117889-0000	2904 W Swann Ave	\$168,345	34%	\$327,800	66%	\$496,145	PD	12/29/2021
Shalimar Diamonds LLC	118111-0000	3418 W Swann Ave	\$405,504	60%	\$273,775	40%	\$679,279	CG	5/3/2023
Trust Number 3639	118916-0000	3635 Henderson Blvd	\$279,500	77%	\$83,675	23%	\$363,175	CG	7/17/2020
Lwb Office Holding Group LLC	118927-0000	3628 Henderson Blvd	\$279,500	50%	\$284,392	50%	\$563,892	CG	11/6/2020
Yazzy LLC	118936-0000	3702 W Swann Ave	\$254,904	41%	\$363,096	59%	\$618,000	RO-1	12/30/2021
Martine Holdings LLC	118940-0000	3706 W Swann Ave	\$349,375	77%	\$103,625	23%	\$453,000	RO-1	9/14/2021
Slapshot Management Group LLC	120021-0000	4075 Henderson Blvd	\$320,123	85%	\$55,576	15%	\$375,699	CG	1/27/2021
Neem LLC	168557-0000	202 N Armenia Ave	\$161,320	36%	\$290,980	64%	\$452,300	PD	9/1/2020

Sale \$\$\$	Acres	Land sf	Land \$/sf	Bldg sf	Bldg \$/sf	Year Built	Land use	Price Per SQ. FT.
	0.77	33,754	\$ -	9,864	\$ -		Medical/Store Bldg.	not averaged into comps
\$1,040,000	0.2066	9000	\$ 41.02	4,860	\$ 138.04	1961	Strip Commercial Ce	\$ 213.99
\$910,000	0.189	8235	\$ 49.71	3,891	\$ 128.66	1967	Medical Building	\$ 233.87
\$1,200,000	0.1182	5148	\$ 100.94	2,584	\$ 263.30	1968	Store Building	\$ 464.40
\$775,000	0.1705	7425	\$ 35.42	3,083	\$ 166.08	1946	Store Building	\$ 251.38
\$1,600,000	0.1939	8448	\$ 113.06	5,014	\$ 128.61	1960	Store Building	\$ 319.11
\$325,000	0.1492	6500	\$ 38.48	2,512	\$ 29.81	1952	Store Building	\$ 129.38
\$630,000	0.1492	6500	\$ 48.04	6,832	\$ 46.51	1965	Store Building	\$ 92.21
\$800,000	0.1361	5928	\$ 55.66	1,588	\$ 295.99	1949	Medical Building	\$ 503.78
\$500,000	0.1865	8125	\$ 47.46	1,454	\$ 78.66	1948	Medical Building	\$ 343.88
\$425,000	0.1837	8003	\$ 45.25	1,020	\$ 61.64	1963	Store Building	\$ 416.67
\$480,000	0.2002	8720	\$ 19.63	1,662	\$ 185.80	1965	Medical Building	\$ 288.81
Your Land			\$ 54.06	Your Bldgs	\$ 138.46			
33,754.00			x	9,864.00	x			

\$ 1,824,790.53 \$ 1,365,794.21
Sales Price as Per Comparables SOLD in Area in Last 36 Mos

	\$ 323.46 per SF
\$	3,190,584.74
3613 S Coolidge Ave., Tampa	\$ 553,000.00
	\$ 3,743,584.74
3611 S Coolidge Ave., Tampa	\$ 575,000.00
	\$ 4,318,584.74