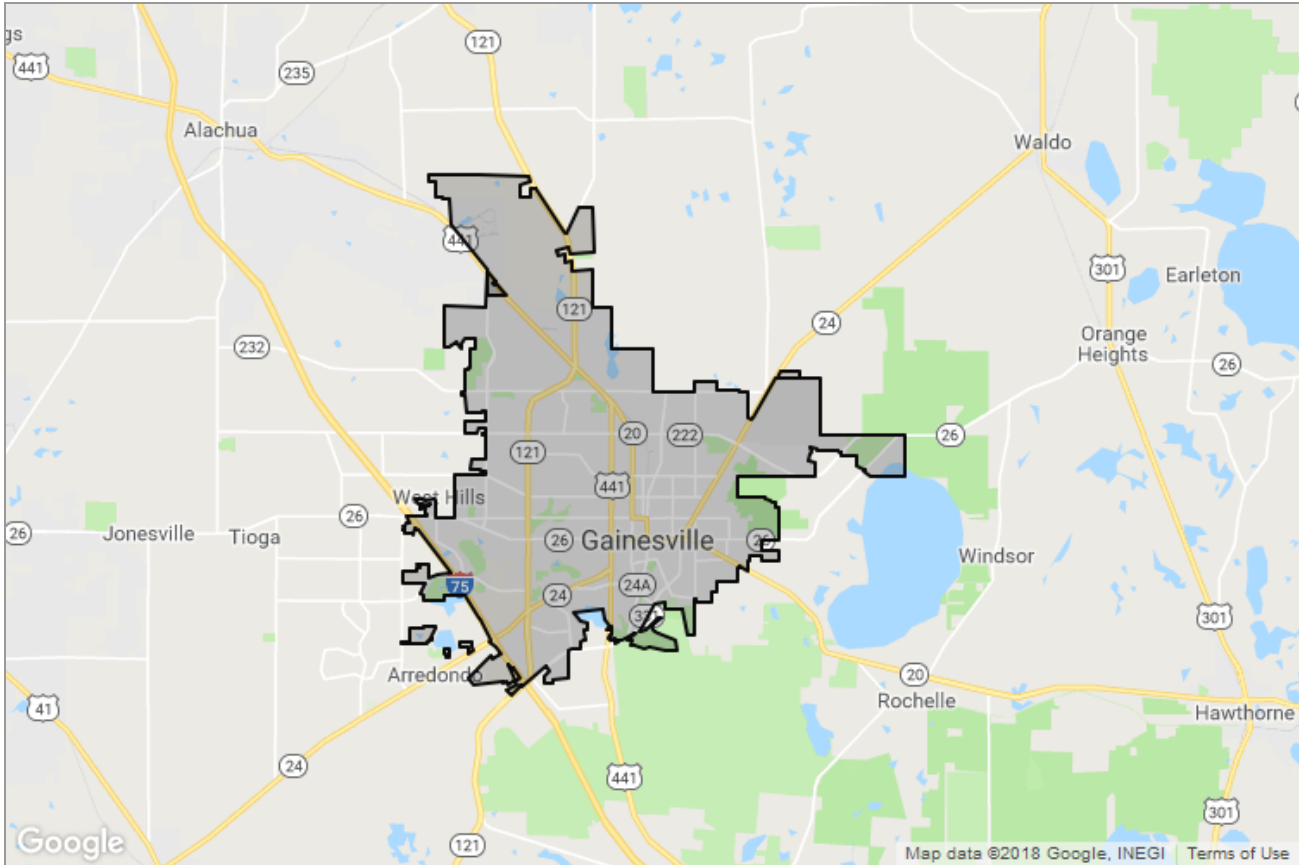




MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

Tanya Chappell

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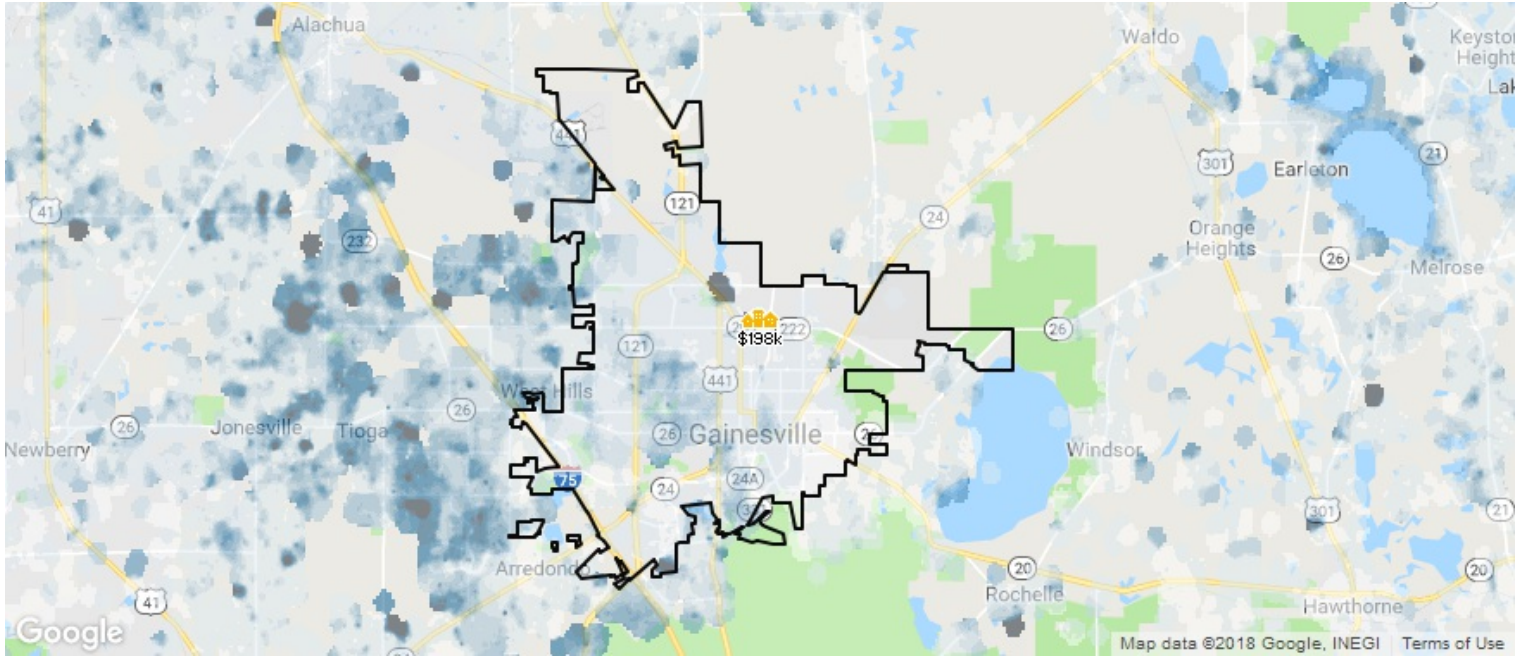
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Secure Investments Realty & Management
3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



<\$100k
 \$450k
 \$20m

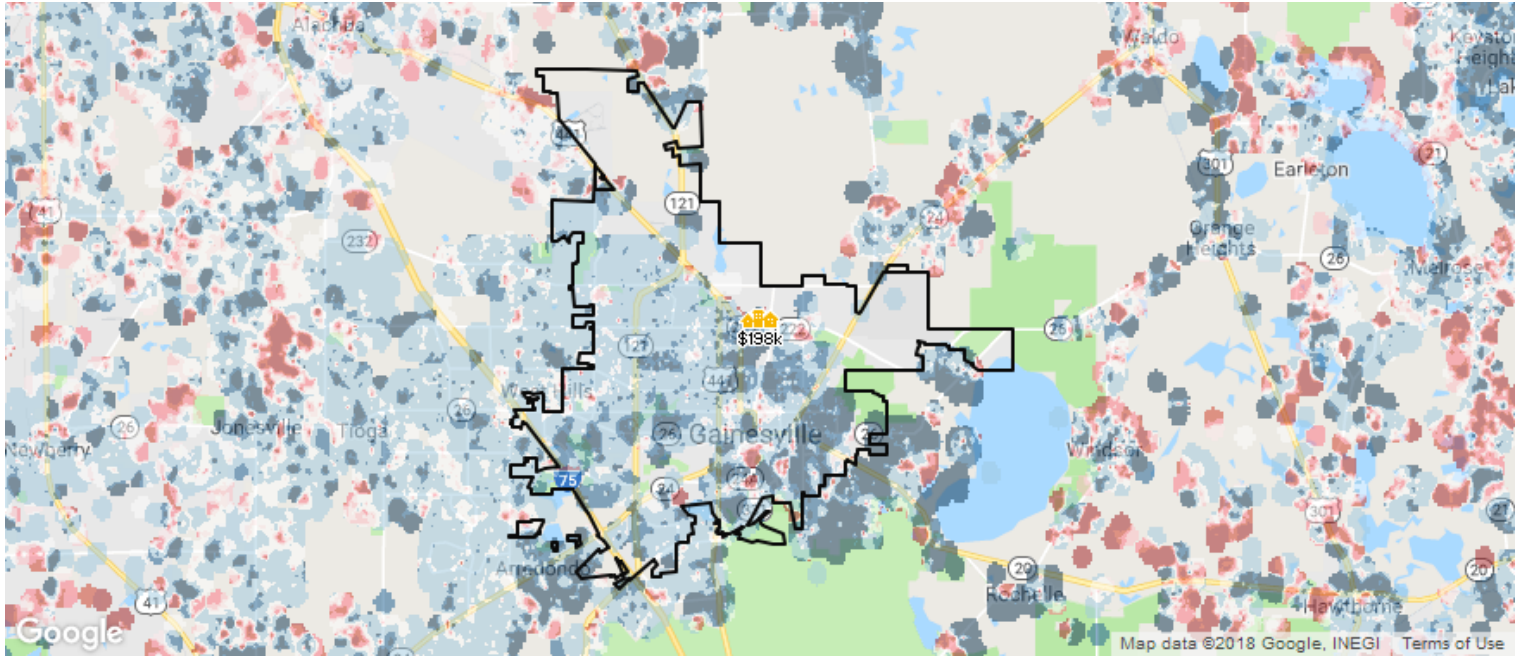
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$198K</p> <p>Updated: 9/30/2018</p>	<p>Change Over Last Month</p> <p>↓ 0.29%</p>	<p>Change Over Last Quarter</p> <p>↓ 0.57%</p>	<p>Change Over Last 12 Months</p> <p>↑ 1.11%</p>	<p>Change Over Last 24 Months</p> <p>↑ 7.62%</p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Gainesville, Florida

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

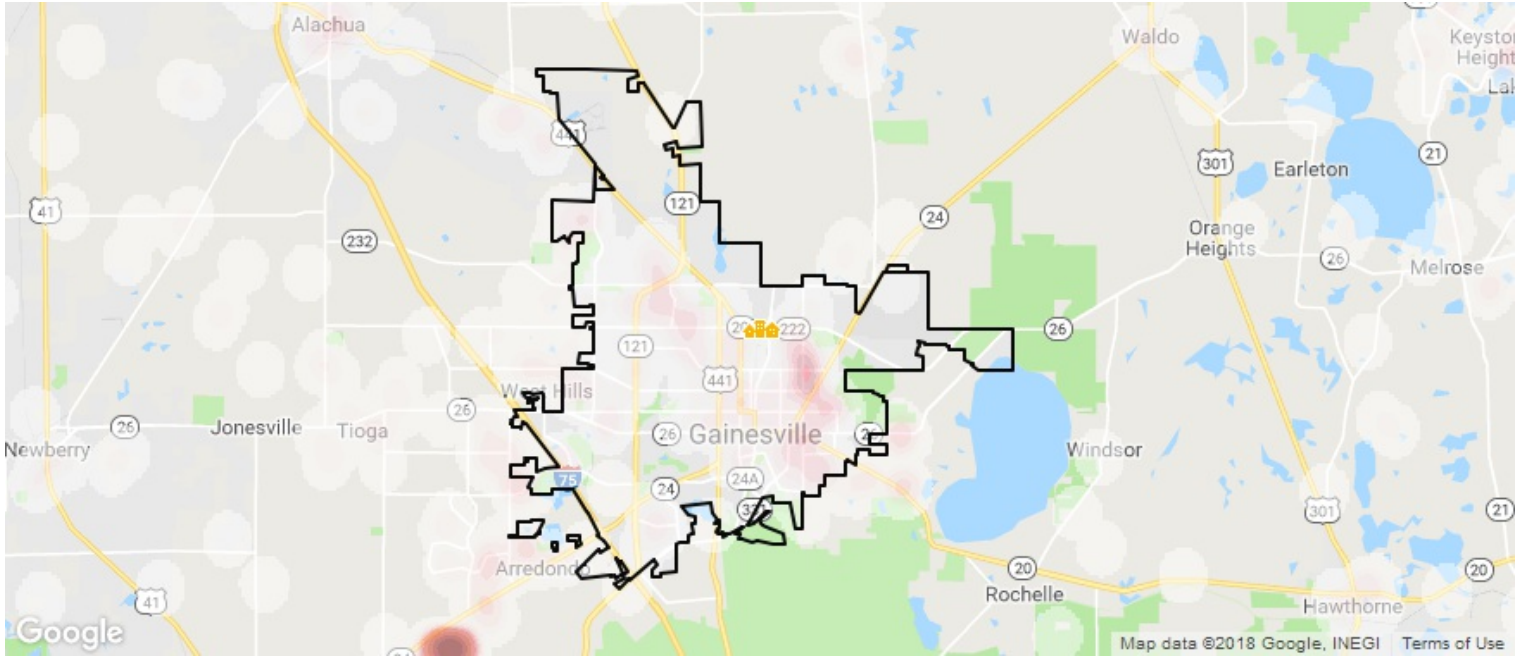
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$198K</p> <p>Updated: 9/30/2018</p>	<p>Change Over Last 12 Months</p> <p>↑ 1.11%</p>	<p>Change Over Last 24 Months</p> <p>↑ 7.62%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Gainesville, Florida

Market Snapshot: Concentration of Distressed Properties



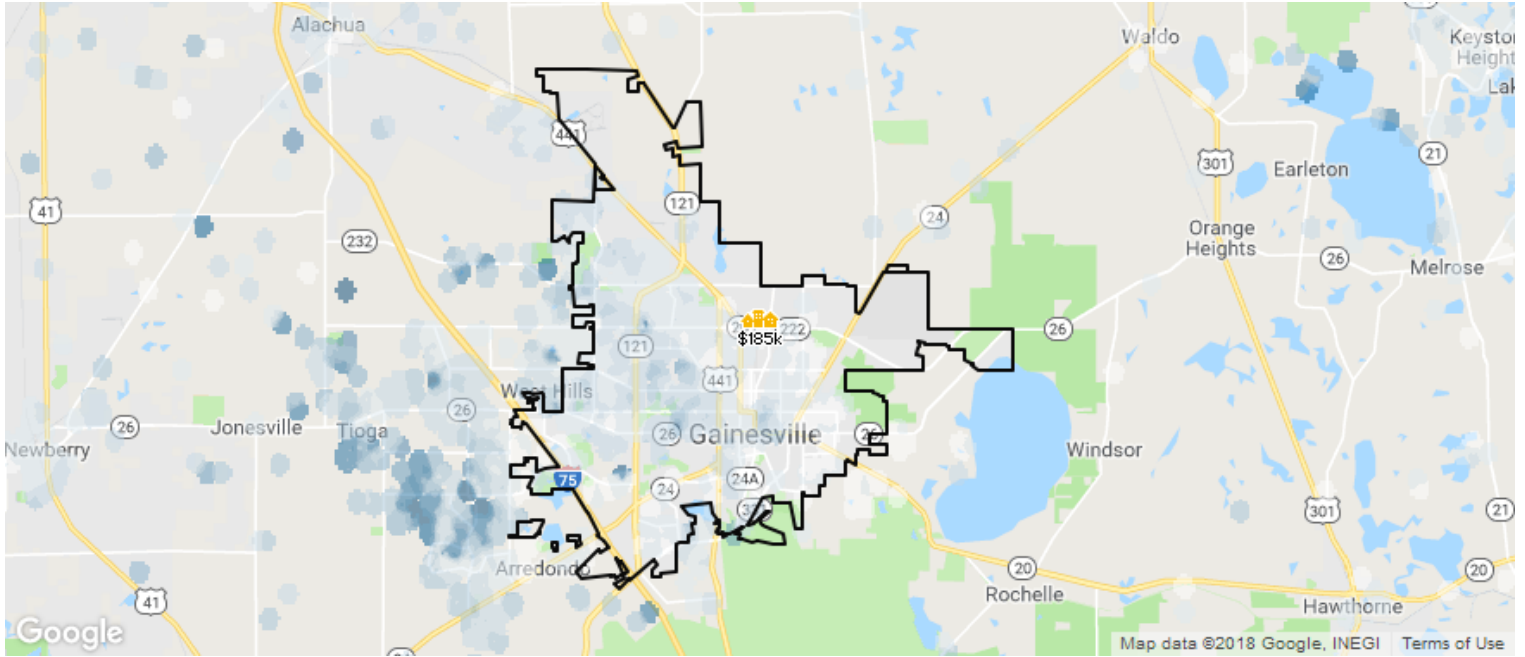
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>308</p> <p>Updated: 10/31/2018</p>	<p># of Pre-Foreclosures</p> <p>185</p>	<p># of Foreclosures</p> <p>123</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 10/31/2018.

Gainesville, Florida

Market Snapshot: Sales Price



<\$100k
 \$500k
 >\$5m

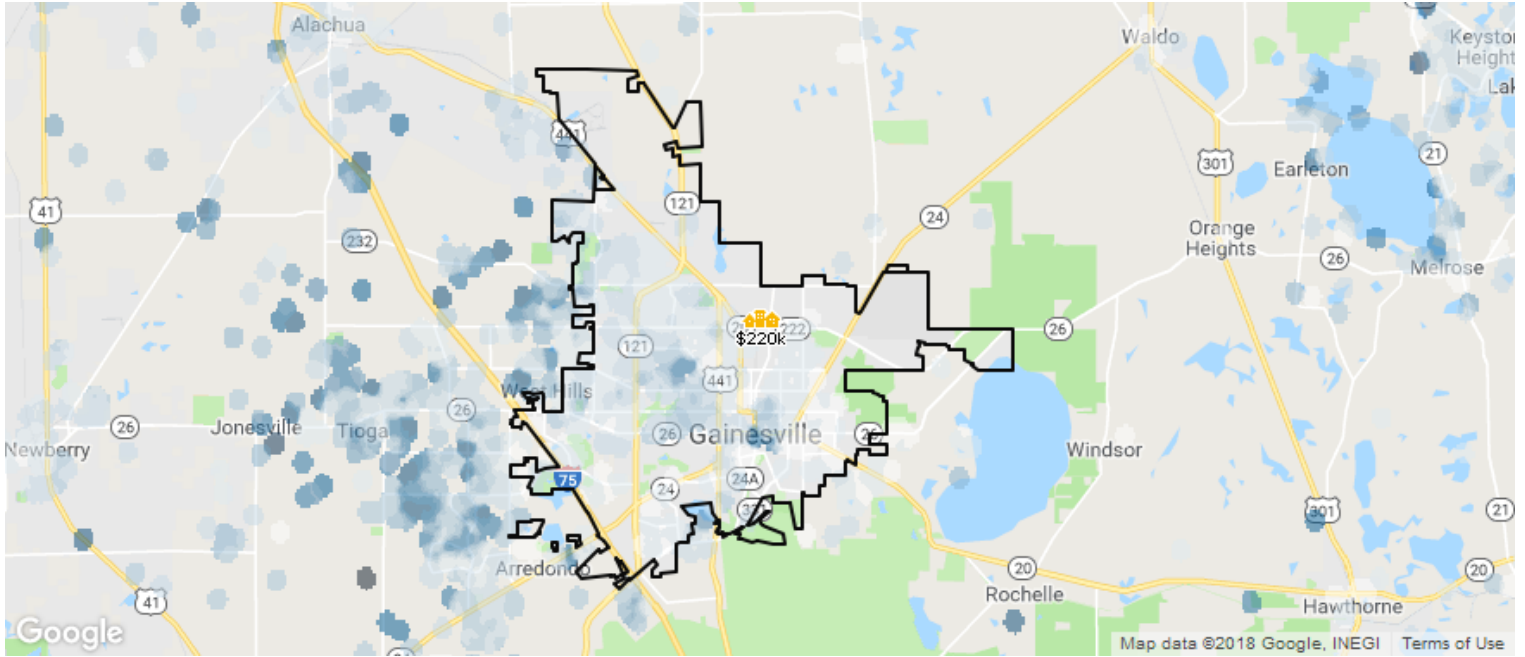
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p style="font-size: 24px; font-weight: bold;">\$185K</p> <p>Updated: 8/31/2018</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↓ 1.33%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↓ 0.91%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 10.78%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 14.6%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Gainesville, Florida

Market Snapshot: List Price



<\$100k
 \$500k

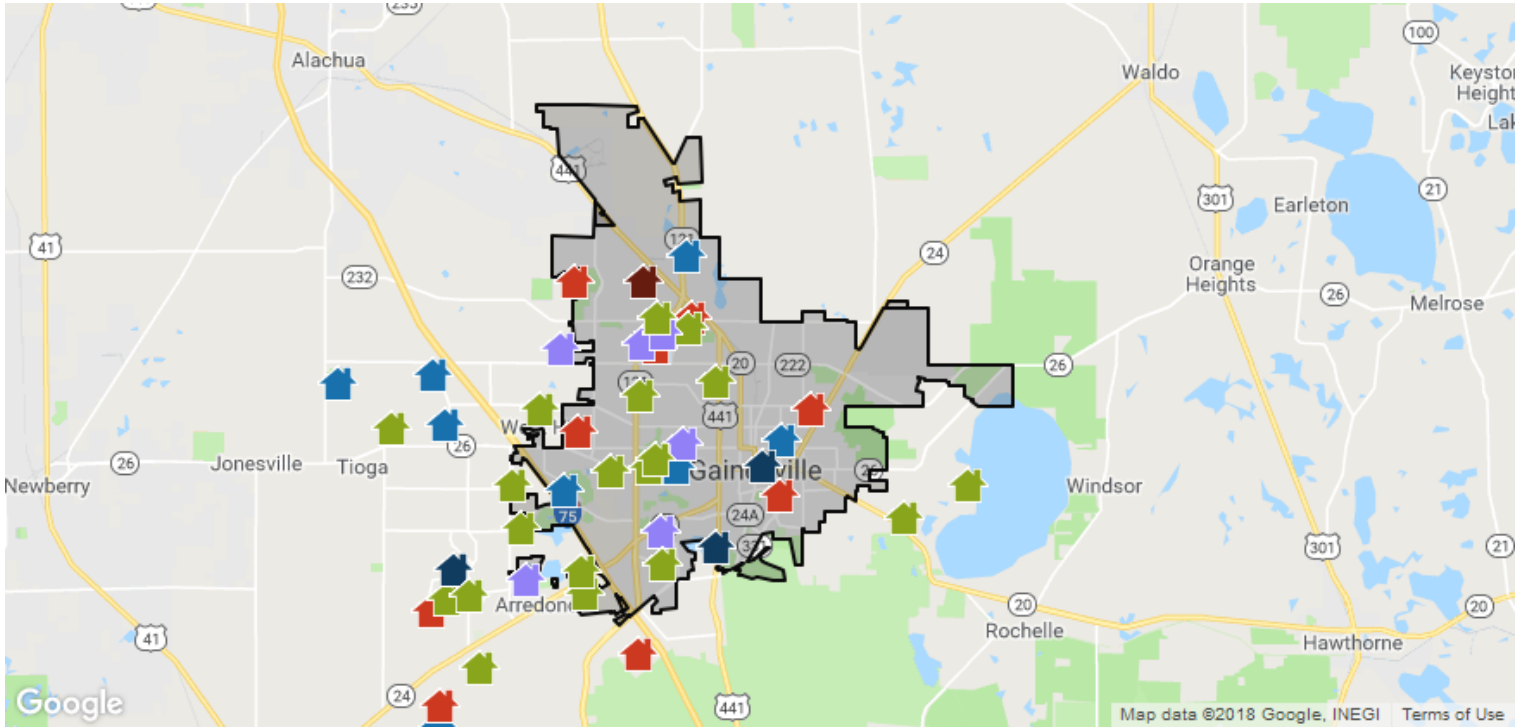
 >\$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$220K</p> <p>Updated: 8/31/2018</p>	<p>Change Over Last Quarter</p> <p>↑ 0.46%</p>	<p>Change Over Last 12 Months</p> <p>↑ 4.71%</p>	<p>Change Over Last 24 Months</p> <p>↑ 18.93%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Market Activity Summary Stats

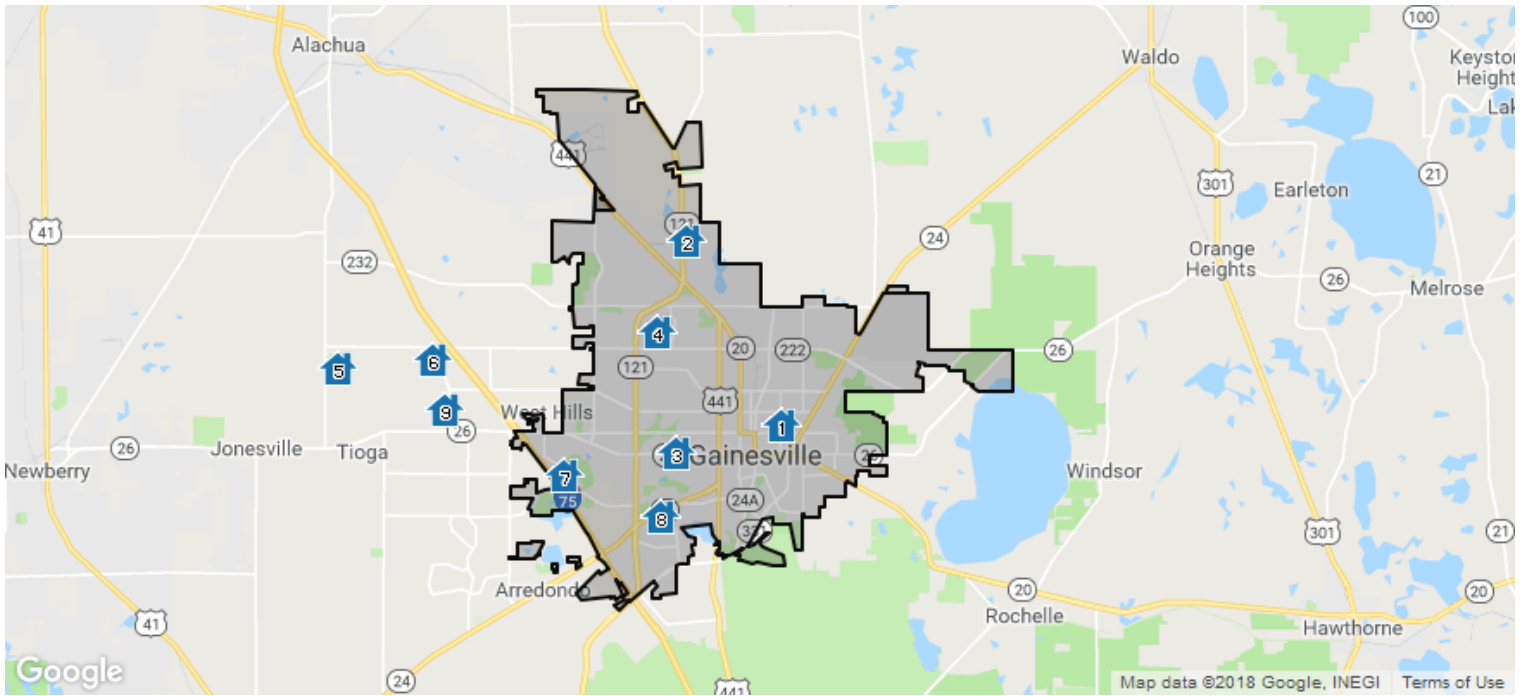


Search Criteria







Location: Gainesville, Florida; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, New Distressed, Recently Sold, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Distressed Activity	Recently Sold	New For Lease	Recently Leased
Number of Properties	10	10	10	10	10
Low Price / Value	\$127,900	\$18,000	\$60,000	\$400	\$7,800
Median Price / Value	\$202,504	\$158,650	\$206,261	\$1,300	\$13,770
High Price / Value	\$509,990	\$599,000	\$361,250	\$3,600	\$22,200
Average Price / Sq. Ft.	\$135	\$96	\$119	\$1	\$12
Median Price / Sq. Ft.	\$132	\$110	\$121	\$1	\$11
Average Days in RPR	51	47	84	42	49
Median Days in RPR	27	47	69	32	30
Total Volume	\$2,460,097	\$2,052,100	\$2,077,072	\$15,595	\$136,405






Gainesville, Florida









New Listings: 10

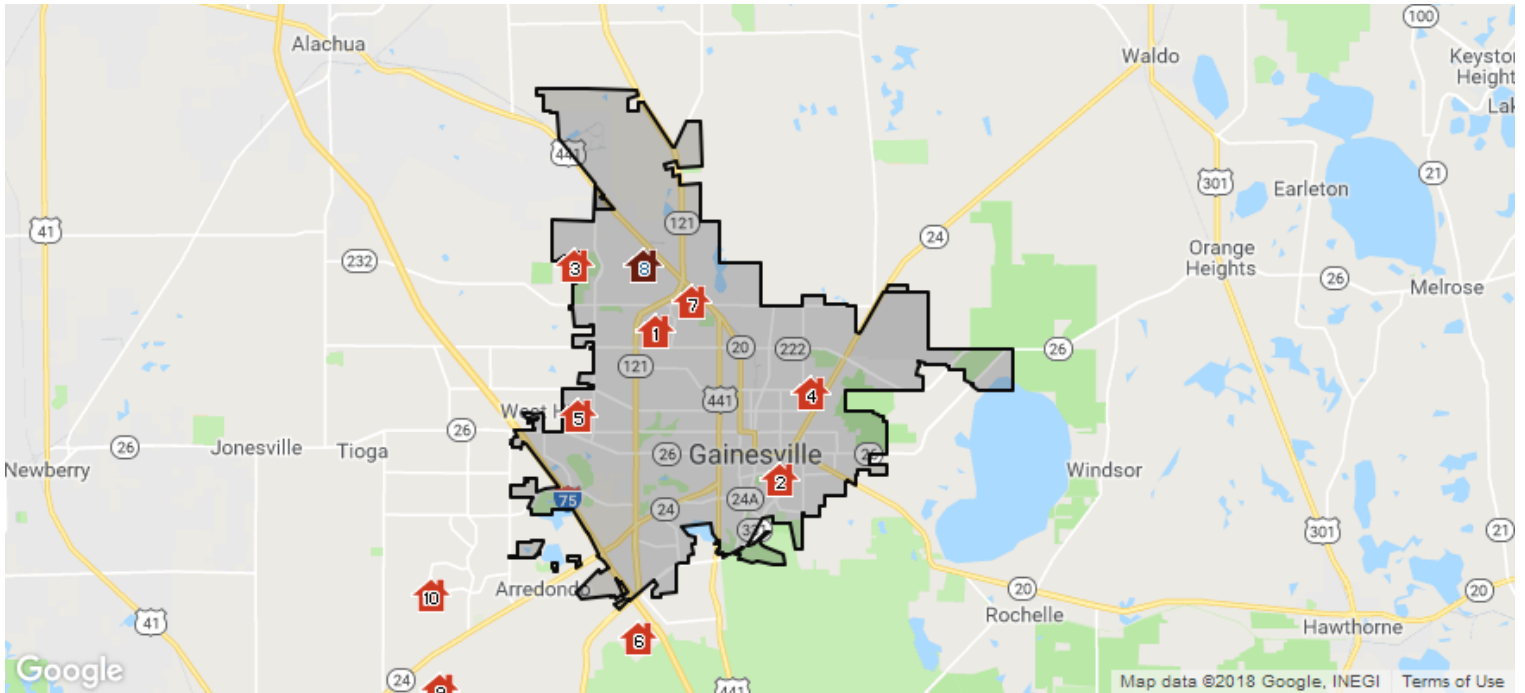
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
  • New, Active: 10/18/2018 <i>MLS ID: 419487</i>  914 NE 10th Pl Detached 3/1 1,492 sq ft 10,890 1949 10/18/2018 \$197,300 \$132 This open, bright home preserves its vintage charm, while providing many modern features. Updated kitchen with stainless appliances and tile counter, and fresh paint inside and out let you move right in. Enjoy sunny spring breezes, or cozy up to the brick fireplace on cold winter nights in the spacious, conditioned Florida room with 2 walls of windows overlooking the generous front and back yards. Large open patio and fenced backyard are perfect for entertaining, children's play area, or pets. Even the laundry room/back entry off the kitchen is ringed with windows. Just blocks to popular Public & General and the new library, and about 1 mile to either downtown Gainesville or Main Street shopping, restaurants, and more. Visit this lovely home today! <i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i>								
  • New, Active: 10/31/2018 <i>MLS ID: 419777</i>  7752 NW 21st Ter Detached 3/2 1,576 sq ft 8,712 2016 10/31/2018 \$207,707 \$132 This lovely 3 bed, 2.5 bath home is waiting for you! With plenty of room, you'll absolutely love this open-concept kitchen, complete with beautiful tiling, plenty of counter space, and tons of cabinets for extra storage. The master bedroom boasts a large walk-in closet, huge bathrooms with a double vanity sink, and a walk-in shower. Laundry is a breeze with a separate laundry room that comes complete with extra storage space. The fenced in backyard and covered porch is the perfect place to watch your kids or pets play while you hang out in a rocking chair. This neighborhood comes complete with plenty of amenities that make living easy, including a beautiful lake with boardwalk and dock to enjoy the Gainesville sunsets. <i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i>								

New Listings: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>8 FOR SALE • Active: 7/24/2018 MLS ID: 417271</p> <p>7 NW 23rd St</p> <p>Detached 4/3 2,764 sq ft 37,461 1957 7/24/2018 \$464,900 \$168</p> <p>Charming mid-century home located in the heart of Gainesville. Just a 10 minute walk to the stadium! The home features spacious living areas, dining room w/ built-in bar, formal living room, two fireplaces (1 gas & 1 wood burning), laundry room w/ exterior access, and ADT security system. Mahogany trim and quarry tile throughout. Large kitchen w/ island, two sinks, and plenty of storage. Sliding glass doors off of the family room allow for plenty of natural light. Back patio is perfect for entertaining. Conveniently located near campus, downtown, & shopping!</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								
 <p>4 FOR SALE • New, Active: 10/30/2018 MLS ID: 419774</p> <p>4323 NW 28th Ter</p> <p>Detached 2/1 848 sq ft 9,583 1978 10/30/2018 \$139,000 \$164</p> <p>OPEN HOUSE, SUNDAY, 11/4, 1-4 PM. Cute as a button and move-in ready, this Springtree gem is calling your name! Desirable Springtree is conveniently located on a bus route and within walking distance to shopping and dining. Easily commute to Santa Fe and UF. Hike in nearby parks or relax on a hammock and enjoy the beauty of your large, fully-fenced wooded backyard or your screened in patio. This quaint home is equipped with lovely tile floors, neutral carpets and paint, newer stainless kitchen appliances, and double-paned windows throughout. Additional improvements include: inside A/C unit replaced in 2015, gas water heater replaced in 2014, exterior painted in 2016, roof only 2 years old. With no HOA, plenty of exterior space, and a garage all for under \$140k, this single family home gives you the privacy and space you need at a price that's almost impossible to beat. Make this charming beauty yours today!</p> <p><i>Listing Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p>5 FOR SALE • Active: 7/16/2018 MLS ID: 417036</p> <p>13894 NW 30th Rd</p> <p>Detached 5/3 2,939 sq ft 20,908 2015 7/16/2018 \$509,990 \$174</p> <p>Avoid staggering new construction costs for a custom home less than \$180/SF. If you are looking for like-new construction this home has all the rooms you need and then some. Downstairs features a master suite with flex room/separate office, 2 guest rooms with full bath access and a 3rd guest suite across from the half bath. Upstairs is the perfect configuration â a spacious bonus room with a deep closet for future wet bar, a separate 5th bedroom, a full bath AND a clever a/c storage space perfect for a playroom or walk-in storage closet. Tastefully decorated and meticulously maintained, this home features an open concept great room with a wall of custom built-ins. Chefâs kitchen with 42â wood cabinetry, pretty neutral granite, a center island sink with generous prep area, beverage cooler and stainless steel appliances. This half acre premium lot is fully fenced, bordering common area of 15â on one side, and 85â in the rearâto enjoy an open space feel. Detailed molding work, solar panels to assist with the whole house electric, engineered hardwood floors, crown molding, stainless appliance suite, yard is pre-plumbed for your future pool. Walk or bike to the community pool or Jonesville Park. Zoned for top notch Gainesville schools.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p>6 FOR SALE • New, Active: 10/29/2018 MLS ID: 419741</p> <p>10337 NW 34th Ln</p> <p>Flat 2/2 1,367 sq ft 1,742 1990 10/29/2018 \$155,900 \$114</p> <p>Enjoy view of 10th fairway from front porch/patio. Spacious 1367 Sq. Ft. heated & cooled, exterior courtyard. This 2 way split plan OFFERS privacy for guests and owner. Lots of natural light, beautiful wood laminate and tile floors throughout. Open LR and DR off kitchen with breakfast bar. Many upgrades as well as new roof in 2010 & appliances new in last 3 years. Washer & Dryer stay with property. PLEASE SEE LIST OF UPGRADES, MOST IN LAST 3 YEARS! IN DOCUMENTS WITH SELLER DISCLOSURE.</p> <p><i>Listing Courtesy of San Felasco Real Estate Services</i></p>								
 <p>7 FOR SALE • Active: 8/24/2018 MLS ID: 418149</p> <p>829 SW 55th Ter</p> <p>Townhouse 3/3 1,370 sq ft - 1987 8/24/2018 \$127,900 \$93</p> <p>This very nice 3 bedroom, 3 bathroom townhome is located on the busline, is a short drive to UF, in convenient Rockwood Villas, a townhome community with two pools, tennis courts, on-site management and a bus stop in front of the community. The unit features numerous updates in the interior including a brand new stove and dishwasher. Enjoy the privacy of a back patio looking out to woods and a gated front entryway right by the parking. This townhome offers easy financing, being a planned unit development (PUD), it can go FHA, VA, conventional and of course cash. In this large unit, has a separate laundry room which includes the washer and dryer, convenient tile in the living areas downstairs, with touch-ups throughout, this wonderful unit is move-in ready, come take a look today!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								

New Listings: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	<i>Active: 9/30/2018</i>		<i>MLS ID: 418979</i>				
2601 SW Archer Rd, Apt 126	Flat	4/2	1,177 sq ft	—	1993	9/30/2018	\$128,500	\$109
<p>Come see this well maintained unit, less than a mile away from UF, Shands and the VA. This 4 bedroom/2 bathroom unit features laminate flooring in the common areas and bedrooms, new windows replaced in 2017, and is on the ground floor. Price to sell, this unit is either a great investment opportunity or perfect for students attending UF or working at Shands. Sellers is motivated!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 FOR SALE	<i>Active: 10/8/2018</i>		<i>MLS ID: 419201</i>				
1440 NW 100th Ter	Detached	3/2	2,044 sq ft	13,939	1996	10/8/2018	\$249,000	\$122
<p>Located in the highly desired subdivision of Broadmoor! You will be immediately greeted with a formal entry that splits a spacious dining room with a second area that can serve as a living room or study. The family room and kitchen connect to provide a wide-open space with a fireplace, breakfast bar, and French doors that open directly to the screened-in pool. The large master bedroom features a gigantic window that overlooks the backyard, walk-in closet, large jetted tub, his & her sinks, and private toilet area. Other great features are the indoor laundry room, wood deck for entertaining or grilling, private backyard, and ceiling fans throughout! Located within minutes of the Oaks Mall where you will find shopping and restaurants. Priced well below market for quick sell. Come see why this property is a steal!</p> <p><i>Listing Courtesy of BoyCott Realty</i></p>								
	 FOR SALE	<i>Active: 5/15/2018</i>		<i>MLS ID: 415022</i>				
10218 SW 101st Ave	Detached	4/2	1,923 sq ft	43,560	2006	5/15/2018	\$279,900	\$146
<p>Nice open floor plan with high ceilings, granite counter tops in kitchen and split floor plan, side entry garage.</p> <p><i>Listing Courtesy of Green Tree Realty Inc</i></p>								

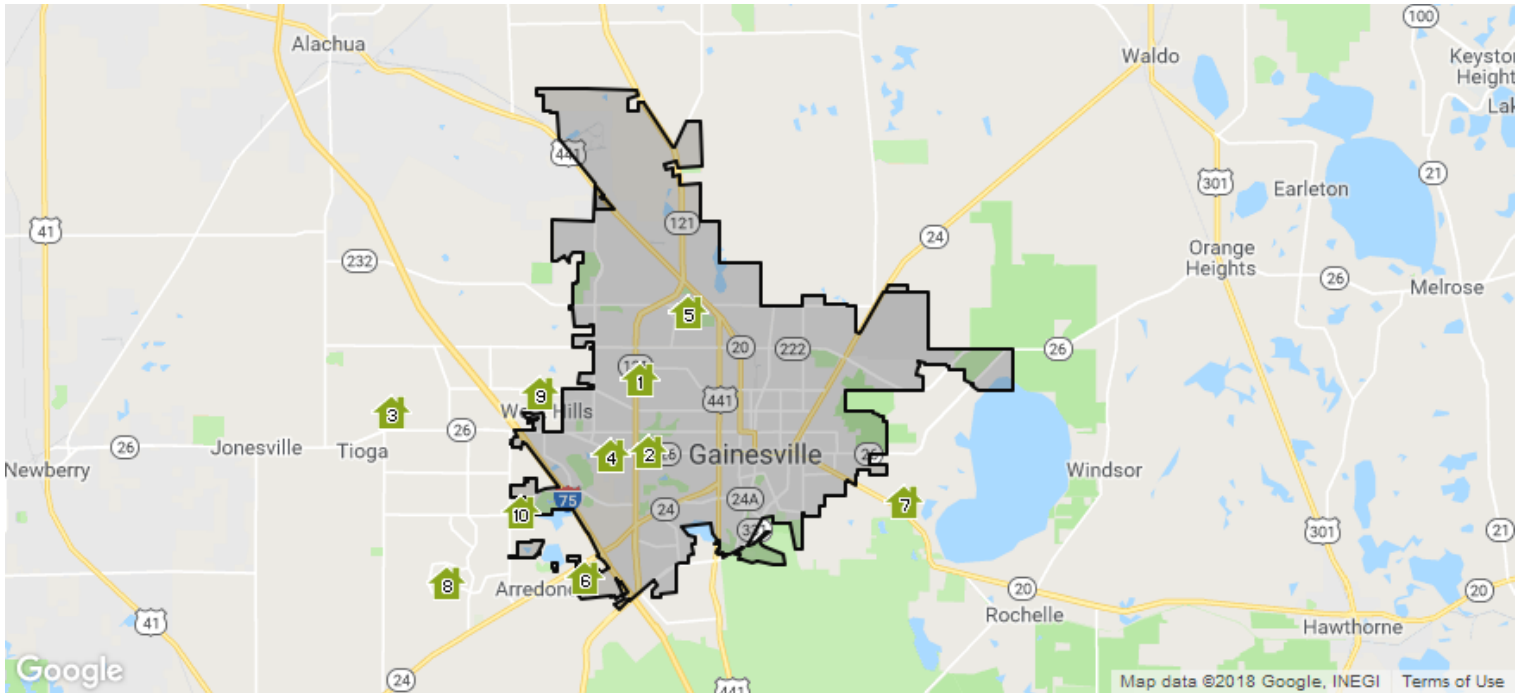


Distressed Activity: 10



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <p>1 FOR SALE - Foreclosure, Notice of Lis Pendens, Active: 8/27/2018 MLS ID: 418174</p> <p>4320 NW 28th Ter</p> <p>Cozy & Quaint 2 bedroom / 1 bath Open Concept Ranch style home in sought after Springtree. Living area boasts tile flooring and wood burning fireplace. Cooks will love the stainless gas range. Outdoor living is optimized with large rear screened porch and wooden privacy fence surrounding backyard. This is a Fannie Mae HomePath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	2/1	1,143 sq ft	8,712	\$129,900	8/27/2018	8/27/2018	Foreclosure
 <p>2 FOR SALE - Foreclosure, Notice of Lis Pendens, New, Active: 10/25/2018 MLS ID: 419673</p> <p>905 SE 9th Pl</p> <p>A Flippers dream come true, or guilty of to muck HGTV, you can start with a blank canvas on this 2 bedroom 1 bath home, solid block construction on a corner lot.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	2/1	800 sq ft	4,356	\$18,000	10/25/2018	10/25/2018	Foreclosure
 <p>3 FOR SALE - Foreclosure, Notice of Lis Pendens, Active: 7/12/2018 MLS ID: 416896</p> <p>6721 NW 52nd Ter</p> <p>Lovely 3 bedroom 2 bathroom home on private lot with creek. Split bedroom, double sided stone fireplace, huge backyard with pool, and walk in closet are some of the many features this home has to offer. Come take a look today</p> <p><i>Listing Courtesy of Owners.com</i></p>	Detached	3/2	1,750 sq ft	22,651	\$187,400	7/12/2018	7/12/2018	Foreclosure
 <p>4 FOR SALE - Preforeclosure, Notice of Lis Pendens, Active: 10/5/2018 MLS ID: 419195</p> <p>1710 NE 21st Pl</p> <p>Spacious 3/2 with wood burning fireplace. Located a short walk from shopping, banking and dining. Needs some TLC.</p> <p><i>Listing Courtesy of Community Realty, LLC</i></p>	Detached	3/2	1,879 sq ft	8,712	\$79,900	10/5/2018	6/29/2018	Preforeclosure

Distressed Activity: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
		<i>Foreclosure, Notice of Lis Pendens, Active: 10/2/2018</i> MLS ID: 419077						
1321 NW 49th Ter	Detached	4/2	2,430 sq ft	17,424	\$299,000	10/2/2018	10/2/2018	Foreclosure
Suburban Living at its Best! Classic Brick and Block 4 bedroom/ 2 bath Suburban Heights home on .40 acre expansive lot in the heart of NW Gainesville. Opportunity is knocking! This is a Fannie Mae HomePath property. <i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i>								
		<i>Preforeclosure, Notice of Foreclosure Sale, Active: 8/6/2018</i> MLS ID: 417622						
6803 SW 35th Way	Detached	4/3	4,295 sq ft	21,780	\$599,000	8/6/2018	7/20/2018	Preforeclosure
Large, stately home with a gracious front porch sitting on .45 acre and backing to the 12th hole of the Gainesville Country Club (GCC) golf course. Stainless steel appliances, granite counter tops with the look of marble but more durable, 5-burner electric stove-top, double oven, farm sink, and custom cabinets make the kitchen a great place to prepare meals. Downstairs has a full bath convenient to a room that can serve as a bedroom, a sunken living room/family room with a wood burning fireplace and adjoining bar, flex space with double closets that could also serve as a bedroom, a dining room, half bath, laundry room, a large screened porch and a spacious marble-floored foyer with a double staircase leading to the second story. Upstairs is a large master bedroom with en-suite bath, fireplace, and small porch, and two other bedrooms and a bath. Convenient location close to I75, shopping, UF, Shands, the VA, Nationwide, and, via Williston Road, downtown and the airport. Super house for entertaining, and lots of room for guests coming for football weekends. Home is currently being updated, and still needs work. Seller will consider offers in "as-is" condition. Construction is in process. RV's and boats are OK in GCC. <i>Listing Courtesy of Dawn Realty</i>								
		<i>Foreclosure, Notice of Lis Pendens, Active: 8/17/2018</i> MLS ID: 417943						
5422 NW 20th Ct	Detached	3/1	989 sq ft	11,325	\$89,900	8/17/2018	8/17/2018	Foreclosure
Three bedroom, one bath concrete block home on corner lot. Needs interior love. Easy access to Northwest 13th Street. Close to Northwest Gainesville Walmart. A little sweat equity will create a nice transformation. <i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i>								
		<i>Preforeclosure, Notice of Lis Pendens, Contingent as of 8/21/2018</i> MLS ID: 417969						
3134 NW 67th Pl	Detached	3/2	1,509 sq ft	14,374	\$105,000	8/20/2018	8/20/2018	Preforeclosure
This property is subject to a short sale. Investor Alert! Short Sale Opportunity. This home is located in desirable NW Gainesville. The home has so much potential just needs some TLC and this home will shine like a diamond! You will enjoy the spacious lot along with quiet streets. Travel only minutes to local shopping such as Walmart, Publix and more!!! If you miss out on this opportunity you will be sorry. <i>Listing Courtesy of Florida Homes Realty & Mortgage</i>								
		<i>Preforeclosure, Notice of Lis Pendens</i> MLS ID: -						
9153 SW 102nd Ter	Single Family	3/2	2,170 sq ft	44,431	-	-	7/31/2018	Preforeclosure
<i>Google</i>								
		<i>Preforeclosure, Notice of Lis Pendens</i> MLS ID: -						
5508 SW 104th Ter	Single Family	4/2	2,137 sq ft	11,761	-	-	7/24/2018	Preforeclosure
<i>Google</i>								









Recently Sold: 10

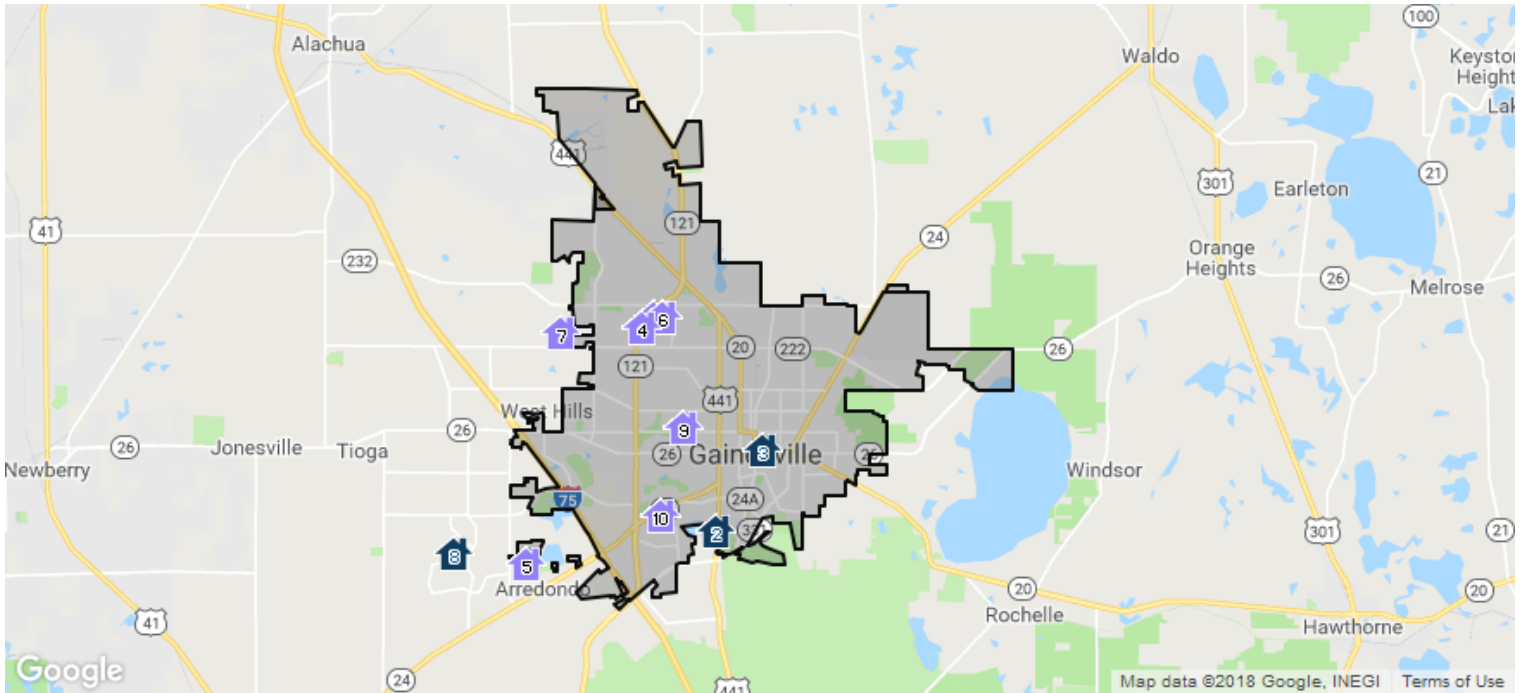
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 10/30/2018, MLS Listing 416926: 7/12/2018 MLS ID: 416926</p> <p>3236 NW 27th Ave</p> <p>Detached 4/2 2,279 sq ft 7,840 1965 10/30/2018 \$265,000 \$116</p> <p>Come see this 4 BR 2 BA pool home with screen enclosure. Included is a 400 sq ft bonus room with separate entry, cupboards, closets, refrigerator and own heat/cool unit. Other features are a huge pantry with over 80 ft of shelving and a large laundry room with a separate water heater and hot/cold sink for easy clean-up after yard work. Newer stainless steel appliances in the kitchen, double insulated windows, cozy wood burning fireplace, and a separate dining room make this home a must see. The home is concrete block with some hardiboard. On the side of the home is a concrete pad for your boat or motor home (with hookups) A workshop with electric hook-ups and a large shed for all your yard equipment remain. This home has great bones and some recent updates including roof-5 years old and painting inside and out and new vinyl plank flooring in the bonus room. Sellers have lived here for 26 years and it is time to downsize. Owner/agent</p> <p><i>Courtesy of Carl Turlington Real Estate</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 10/26/2018, MLS Listing 414278: 4/25/2018 MLS ID: 414278</p> <p>2911 W University Ave</p> <p>Detached 4/2 1,544 sq ft 14,374 1958 10/26/2018 \$276,900 \$179</p> <p>Your university rental property is finally available! Close to UF, on the bus routes and walkable! This home is in perfect rental condition with updates throughout. Newer roof, windows and kitchen/bath finishes make it even more desirable. This home has been consistently and easily filled with tenants, and currently has a lease in place through end of July 2019. No easier investment than the one producing income immediately!</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								

Recently Sold: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>3 RECENTLY SOLD • Sold Date: 10/22/2018, MLS Listing 416129: 6/18/2018 MLS ID: 416129</p> <p>11937 NW 14th Rd</p> <p>Detached 4/3 2,404 sq ft 7,405 2018 10/22/2018 \$361,250 \$150</p> <p>One of the most popular floor plans in South Pointe. Walk into the spacious and open 4 bedroom 3 bathroom Madison. The kitchen has a smart design and includes an island open to the great room. Pearl colored cabinets with Granite counter tops. Stainless Steel Appliances including a wall oven and a cook top. Two generous size dining areas make entertaining easy and fun! Master bath offers a tub and separate shower with double separate vanities. Main floor is vinyl plank with tile in baths and stain resistant carpet in the bedrooms. Crown molding and 8' doors in main living area. Plenty of space for cars and toys in this 3 car garage. Energy Efficient with tankless water heater, low E windows, and 15 SEER AC. Upper deck is screened in over looking the back yard. Located West of I-75, less than 1 mile from Town of Tioga makes it convenient to shopping, restaurants, fitness center, banking and golf. Builder will pay \$2,000 towards closing costs or additional upgrades. Come see why people love living in South Pointe. Photos are of another similar home as this one is under construction. Completion expected mid to late September 2018.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p>4 RECENTLY SOLD • Sold Date: 10/26/2018, MLS Listing 418592: 9/12/2018 MLS ID: 418592</p> <p>3837 SW 1st Ave</p> <p>Detached 3/1 1,246 sq ft 13,503 1957 10/26/2018 \$178,000 \$143</p> <p>This fantastic 3-bedroom/1 bath concrete block home offers a unique floor plan that is perfect for your family! Built in 1957, this home offers lots of character and charm, while providing a spacious, open-concept living and dining area, stone accents, and hardwood floors throughout. The garage and shed provide extra storage space to accommodate your needs. The large fenced in backyard and covered back deck provide plenty of room for your next barbecue. Nestled in the quiet Sugarfoot neighborhood, you'll enjoy being just a short walk from shopping, dining, and Friday night movies as well as a short bike ride from the University of Florida.</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 10/30/2018, MLS Listing 418901: 9/26/2018 MLS ID: 418901</p> <p>4955 NW 21st St</p> <p>Detached 4/2 1,870 sq ft 8,276 2005 10/30/2018 \$234,522 \$125</p> <p>This stunning 4 bedroom 2 bath home is located on a corner lot. This spacious home has luxury vinyl plank flooring in all common areas with comfortable carpet in all bedrooms. The large eat-in kitchen opens up to an open concept living area. The open living area features vaulted ceilings with skylight! The rest of the home feels spacious with the 10' ceilings throughout. The large screened back porch has 18" tile facing a privacy fenced backyard, complete with personal garden. Sorrento has a community pool, clubhouse, tennis court, basketball court & playground. Don't miss out on this beautiful home in this highly sought after community.</p> <p><i>Courtesy of BoyCott Realty</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 10/19/2018, MLS Listing 418243: 8/29/2018 MLS ID: 418243</p> <p>4820 SW 46th St</p> <p>Detached 2/1 1,040 sq ft 14,374 1960 10/19/2018 \$111,900 \$108</p> <p>Why pay rent when you can own? Cute 2 BED/1 BATH concrete block home on a spacious fully fenced lot across from the all-new Celebration Pointe and just down the road from I-75 and Butler Plaza. The home sits on a third of an acre in a quiet, wooded neighborhood. The floorplan features a large eat-in kitchen with gas stove hookup, a huge master bedroom, and remodeled bath. Tile flooring and new luxury vinyl plank flooring throughout - NO CARPET. Brand new energy efficient windows, newer AC, and an on-demand gas water heater for low utility bills. Two new outbuildings in back offer plenty of storage for lawn equipment and more. Come see this well-maintained gem before it's gone!</p> <p><i>Courtesy of University Realty</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 10/30/2018, MLS Listing 418707: 9/17/2018 MLS ID: 418707</p> <p>1724 SE 49th Dr</p> <p>Detached 2/1 1,325 sq ft 15,246 1959 10/30/2018 \$92,500 \$70</p> <p>Don't miss this great concrete block home on a huge fenced lot, close to everything. This home features a large open living room with brick fireplace, a huge kitchen with tons of counter space, a separate dining room, remodeled bathroom. Originally was a 3 bedroom home but 2 bedrooms were combined to make a great master suite with walk-in closet, can easily be changed back to 3 bedrooms. This house is at the end of the street and very private, there is a large carport, a separate storage building, plus shed. All of this on an amazing lot and close to everything.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								

Recently Sold: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD	<i>Sold Date: 10/24/2018, MLS Listing 416404: 6/26/2018 MLS ID: 416404</i>						
10000 SW 52nd Ave, Apt 120	Flat	2/2	1,250 sq ft	–	1998	10/24/2018	\$142,000	\$114
<p>This two bedroom two bath condo in Haile Plantation The Links is a beautiful home. With new vinyl plank wood flooring in the living space and new carpet in the bedrooms makes this move in ready. The master suite have the same wood floors in the bathroom that is a perfect touch. Master also features very large walk in closet and separate shower and bathroom. Guest bedroom has its own bath and large walk in closet to make anyone feel welcome. The living space is oversized to fit everything you need. The dining room off of the kitchen will fit a large table for everyone or just the two of you! Galley style kitchen includes all the appliances ready for you to come in and cook! Huge back porch overlooking a massive beautiful green space for you to relax to. HOA includes pool and workout room along with your exterior maintenance. What more do you need!!</p> <p><i>Courtesy of Pepine Realty</i></p>								
	 RECENTLY SOLD	<i>Sold Date: 10/30/2018, MLS Listing 418667: 9/17/2018 MLS ID: 418667</i>						
2111 NW 63rd Ter	Detached	4/2	2,704 sq ft	85,813	1983	10/30/2018	\$355,000	\$131
<p>Looking for private acreage centrally located in Gainesville? This spectacular pool home is situated on nearly 2 acres just off of NW23rd Avenue. Walk to Buchholz High School. No HOA! 10 minutes to University of Florida, 5 minutes to shopping. Elegant, serene, and light filled Tom Spain built home. Plenty of room with a spacious office, all main living areas open up to the courtyard and views of nature. Updated kitchen with Thermador stainless steel appliances, granite countertops, wood cabinets and a gorgeous view overlooking the black bottom heart-shaped pool.</p> <p><i>Courtesy of BHHS Florida Realty</i></p>								
	 RECENTLY SOLD	<i>Sold Date: 10/30/2018, MLS Listing 417573: 8/4/2018 MLS ID: 417573</i>						
2316 SW 70th Ter	Townhouse	2/2	1,044 sq ft	3,049	1983	10/30/2018	\$60,000	\$57
<p>This one won't last long! Location, Location, Location....This 2 bedroom 2 bath townhome close to UF!</p> <p><i>Courtesy of Florida Homes Realty & Mortgage</i></p>								









New For Lease: 10

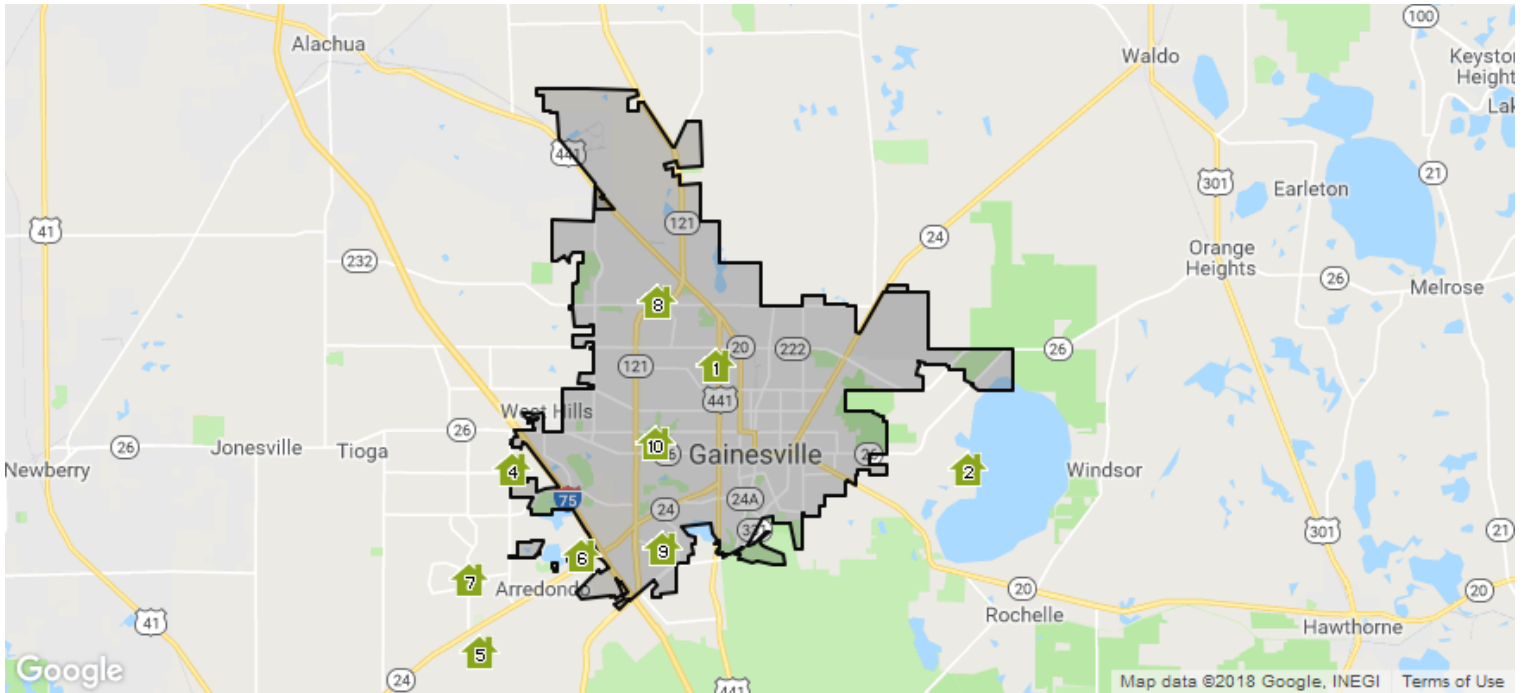
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <p>1 FOR LEASE - Active: 10/8/2018 MLS ID: 419229</p> <p>2836 NW 48th Ave</p> <p>3BR/2BA, home built in 1971 with approx. 1446 sq. ft., Just received a new interior paint throughout Range/Refrigerator/Dishwasher, Living room and dining room combo, tile flooring, ceiling fans, washer & dryer hookups, ceiling fans, screened porch, 1 car garage. Upon approval, any decision not to execute the lease will result in a forfeiture of the Holding Fee which is equal to one months rent plus the forfeiture of the Administration Fee of \$250</p> <p><i>Courtesy of Bosshardt Property Management</i></p>	Single Family	3/2	1,446 sq ft	10,019	1971	10/8/2018	\$1,200	\$1
 <p>2 PENDING LEASE - Contingent: 9/19/2018 MLS ID: 418731</p> <p>2504 SW 14th Dr, #317</p> <p>(Bivens North) Beautiful 2/2 condo that includes a one car garage. Third floor unit has a spectacular view. Amenities in complex include lake access, dock to watch the sunsets, clubhouse with fireplace and swimming pool for relaxing. Unit has washer and dryer. Est. Sq. Ft. 1284. Cats OK, Dogs- size and breed restrictions. (\$500 pet deposit per pet in additional to SD.) TENANT PLACEMENT - Watson does not manage this property.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>	Condo	2/2	1,284 sq ft	-	1972	9/19/2018	\$1,175	\$1

New For Lease: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.	
	PENDING LEASE • Pending: 9/6/2018 MLS ID: 418441	Condo	3/2	2,260 sq ft	–	2005	9/6/2018	\$2,095	\$1
<p>319 NE 2nd Ave</p> <p>3/2.5 (Regents Park at the Duck Pond) Beautiful classical architectural designed codon in Gainesville's Historic Duck Pond District. Exterior is brick with stucco. Ten foot ceilings, imported ceramic tile floor in foyer, kitchen, laundry and baths, plush carpet in bedrooms. Wood flooring in living room and dining area. Kitchen and baths have European style cabinets and Zodiac Quartz counter tops. The kitchen has an eating space, lots of counter/ cabinet space, white appliances and serving bar. Separate dining space. Doors off dining room leads to balcony. Beautiful terrace and a breakfast bar in kitchen. Arched entry ways into dining and living room. Living room has a gas fireplace. Master bath has Jacuzzi tub, his & her sinks and separate shower. Half bathroom downstairs and another full guest bathroom upstairs with tub/ shower combo. Laundry room with washer and dryer. Guest bedroom has French doors that open onto balcony. Large master bedroom with mirrored closet doors. One car garage. Approximately 2260 heated/ cooled sq. ft. No more than 2 pets, maximum weight 45lbs. PLEASE NOTE (9-6-2018 marketing) - THIS PROPERTY IS AVAILABLE WITH A 2 week notice to current tenants plus 5 business days for turnover preparation for new</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>									
	FOR LEASE • New, Active: 10/30/2018 MLS ID: 419757	Single Family	4/2	1,483 sq ft	11,326	1971	10/30/2018	\$1,450	\$1
<p>3222 NW 44th PI</p> <p>*Available January 2019* Gorgeous 4 bedroom home located in the Northwood community located conveniently near NW 39th Avenue. Features laminate wood flooring throughout common area. Newer cabinetry in the kitchen. Large fenced-in backyard along with a locking shed. Converted garage can be used for additional storage space. 2 pets welcome. Washer and dryer hookups available. This home is a must-see!</p> <p><i>Courtesy of Golden Rule Real Estate and Property Management</i></p>									
	FOR LEASE • New, Active: 10/30/2018 MLS ID: 419744	Condo	2/1	788 sq ft	–	1983	10/30/2018	\$675	\$1
<p>6808 SW 45th Ave</p> <p>Nicely updated unit in Greenleaf! This 2 bedroom end unit has wood laminate flooring, a screen porch/deck & fenced yard! No pets allowed. 1st month's rent, last month's rent and security deposit required for move-in. Lease term until July 30, 2019.</p> <p><i>Courtesy of Carl Turlington Real Estate</i></p>									
	FOR LEASE • New, Active: 10/30/2018 MLS ID: 419767	Single Family	2/2	1,251 sq ft	8,712	1981	10/30/2018	\$1,100	\$1
<p>2631 NW 48th PI</p> <p>Centrally located 2 bedrooms, 2 bath single family home in Springtree! Home has been newly renovated with new laminate wood flooring in living room and hallway, fresh paint throughout, new counter tops in kitchen along with a glass tile back splash. New flooring in laundry and both bathrooms with updated fixtures, screened in back porch and a 1 car carport. Watson does not manage this property this is a Tenant Placement Only. Est. Sq. Ft. 1251.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>									
	FOR LEASE • New, Active: 10/30/2018 MLS ID: 419749	Single Family	4/3	2,481 sq ft	19,602	1992	10/30/2018	\$2,500	\$1
<p>4230 NW 55th Way</p> <p>4B/3B + Office, Pool home in Huntington. Approx. 2481 sq ft built in 1992 with many custom upgrades throughout. Appliances include the stainless steel large side by side refrigerator, dishwasher, oven range, and disposal. Kitchen features two tiered counter top perfect for additional seating, more than enough cabinetry along with additional pantry nook for storage, and eat in breakfast area overlooking the pool view. Formal dining opens into living room which features built in shelving, a fire place, and beautiful pool side views through the large windows. Home includes ceiling fans, custom light fixtures, wood flooring and tile throughout, custom wood beams, separate laundry room, and a 2 car garage. Additional home improvements include newer windows, roof, hvac, and more. Pool care and lawn care included. Upon approval, any decision not to execute the lease will result in a forfeiture of the Ac Holding Fee which is equal to one month's rent plus the forfeiture of the Administration Fee of \$250</p> <p><i>Courtesy of Bosshardt Property Management</i></p>									

New For Lease: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.	
	 Pending: 9/20/2018 MLS ID: 418762	Single Family	5/4	4,435 sq ft	23,522	1999	9/20/2018	\$3,600	\$1
3944 SW 95th Dr Short-term or Long-term Lease Available. Welcome to Albury Round of Haile Plantation! Conveniently situated within a short stroll to the Haile Plantation Golf & Country Club and Hampstead Park. This 5BR/4BA plus 2HBA and 2 Studies pool home is spread over 4435sf and built by one of Gainesville's premier builders, Barry Rutenberg. A few of the home's features include; 12-14 ft. ceilings, expansive windows, glass doors & transoms, SOLAR heated pool and Spa, near 1000sf of screened lanai, large bonus/media, separate in-law suite, spacious kitchen with stainless appliances, 2 newer HVAC systems, 1/2+ acre lushly landscaped lot, oversized garage with golf cart parking. <i>Listing Courtesy of Thomas Group Realty LLC</i>									
	 Active: 7/25/2018 MLS ID: 417299	Single Family	3/2	1,493 sq ft	-	1948	7/25/2018	\$1,400	\$1
2159 NW 9th Ave 3/1.5 (Florida Park) Home in nice neighborhood close to restaurants, shopping and entertainment on a corner lot. Covered front porch that leads to a large living room with a wood burning fireplace. Florida room off of Living room & Kitchen has loads of windows offering lots of natural sunlight & brick flooring. Kitchen has newer white appliances, & updated cabinets, counter tops & fixtures. Hardwood floors throughout living room & bedrooms. One of the bedrooms has built in shelving and another has a half bath. Hall bath has tiled flooring, tiled tub/shower combination. Freshly painted, new vanities in bathroom and new roof was just installed. Washer and dryer. Est. sq ft 1493. Pets OK - up to 2 under 25 lbs each <i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i>									
	 Active: 5/24/2018 MLS ID: 415347	Apartment	1/1	1,177 sq ft	-	1993	5/24/2018	\$400	\$0
2601 SW Archer Rd, Apt 125 Very nice first floor condo for rent! This unit is perfect for students looking to rent their own room in a 4 bedroom. The bathrooms will be shared with one other occupant. It is within walking distance to The University of Florida, Shands Hospital, and the VA. This rental is also within close proximity to Archer Road, which offers tons of shopping and restaurants. The rental comes with ceramic tile floors, carpet in the bedrooms, and is furnished! Electric and internet are separate from rent and are the tenants responsibility. The bedrooms offer mirrored closet doors. Rooms D is still available. <i>Courtesy of Pepine Property Management, LLC</i>									



Recently Leased: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 <p>1 RECENTLY LEASED - Leased Date: 9/28/2018, MLS Listing 419766: 8/15/2018 <i>MLS ID: 419766</i></p> <p>3205 NW 14th St</p> <p>Single Family 3/2 1,200 sq ft</p> <p>Great central location</p> <p><i>Courtesy of Exit Realty Producers</i></p>	Single Family	3/2	1,200 sq ft	-	1954	9/28/2018	\$1,100	\$1
 <p>2 RECENTLY LEASED - Leased Date: 10/2/2018, MLS Listing 419765: 9/1/2018 <i>MLS ID: 419765</i></p> <p>610 SE 74th St</p> <p>Single Family 2/1 700 sq ft</p> <p>Watch beautiful sunsets on this wonderful property near Newnans Lake! Plenty of nature all around!</p> <p><i>Courtesy of Exit Realty Producers</i></p>	Single Family	2/1	700 sq ft	-	1955	10/2/2018	\$775	\$1
 <p>3 RECENTLY LEASED - Leased Date: 10/1/2018, MLS Listing 419764: 8/30/2018 <i>MLS ID: 419764</i></p> <p>613 SW 75th St, Apt 111</p> <p>Condo 1/1 808 sq ft</p> <p>Close to I-75, Oaks Mall and North Florida Regional</p> <p><i>Courtesy of Exit Realty Producers</i></p>	Condo	1/1	808 sq ft	-	1973	10/1/2018	\$650	\$1
 <p>4 RECENTLY LEASED - Leased Date: 10/30/2018, MLS Listing 419400: 10/16/2018 <i>MLS ID: 419400</i></p> <p>705 SW 75th St, Apt 203</p> <p>Condo 1/1 808 sq ft</p> <p>1 bedroom/1 bath loft unit in Sparrow. LR/ DR has carpet. Screened-in porch on back. Loft bedroom upstairs- overlooks downstairs. Bathroom has tiled flooring and shower/ tub combo. Kitchen has tiled flooring and black on black appliances. Community amenities include pool, fitness center, recreation room and on-site laundry and garbage. Est. Sq. Ft. 808. HOA allows cats ONLY.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>	Condo	1/1	808 sq ft	-	1973	10/30/2018	\$650	\$1

Recently Leased: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 <p>5 RECENTLY LEASED • Leased Date: 10/30/2018, MLS Listing 417186: 10/17/2018 <i>MLS ID: 417186</i></p> <p>8628 SW 77th Ave Single Family 3/2 1,446 sq ft 7,405 2005 10/30/2018 \$1,495 \$1</p> <p>3 Bedroom/2 Bath home in Long Leaf. Open kitchen, family room and separate dining area. Master bedroom with tray ceiling and master bathroom has a jacuzzi tub. Front porch, rear screened porch and two car garage. Est. Sq. Ft. 1446 Community features pool and clubhouse.</p> <p><i>Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
 <p>6 RECENTLY LEASED • Leased Date: 10/30/2018, MLS Listing 419214: 10/8/2018 <i>MLS ID: 419214</i></p> <p>4700 SW Archer Rd, Apt 143 Condo 2/2 1,134 sq ft – 1997 10/30/2018 \$1,200 \$1</p> <p>2/2 (The Gables) Nice corner unit close to front. Ceramic tiled entry foyer with built in bookshelf. Great room with High vaulted ceilings throughout and recessed nooks. Kitchen with white appliance and ceramic tiled floors. Large dining and serving bar separates kitchen from dining/living room combination. Utility room with washer/dryer included, also has pantry area. Large sliding glass doors lead to screened in porch that backs to quiet lane and woods. Double master bedrooms. Both bathrooms have ceramic tiled floors and tub/shower combination. 1 car garage Non aggressive breed pets allowed with a monthly per pet fee of \$30.00 Two Pets per unit. For more information and pictures and video go to www.secureinvestmentsrealty.com</p> <p><i>Courtesy of Secure Investments Realty & Management</i></p>								
 <p>7 RECENTLY LEASED • Leased Date: 10/26/2018, MLS Listing 418916: 9/27/2018 <i>MLS ID: 418916</i></p> <p>9150 SW 49th Pl, #201 Condo 3/2 1,269 sq ft – 2006 10/26/2018 \$1,625 \$1</p> <p>Three-bedroom, two-bath split plan, second floor apartment with an open kitchen and living area in a quiet part of the Haile village Center. Soaring ceilings, updated kitchen, hardwood and tile flooring, an inside laundry complete with washer and dryer, and a balcony porch combine to create a comfortable, convenient and easy living experience. Take advantage of all of the shopping, restaurants and recreational amenities that Haile Plantation offers its residents. The lease includes pool and fitness center access, exterior maintenance, and access to the extensive neighborhood trail system for walking and bicycling. Give us call today with any questions or to see it!</p> <p><i>Courtesy of Thomas Group Realty LLC</i></p>								
 <p>8 RECENTLY LEASED • Leased Date: 10/26/2018, MLS Listing 416440: 9/21/2018 <i>MLS ID: 416440</i></p> <p>2807 NW 54th Ave Single Family 3/2 1,278 sq ft – 1975 10/26/2018 \$1,195 \$1</p> <p>3BR/2BA home, approx. 1278 sq. ft Home features living room/dining room combination. Separate family room with fireplace. Sliding glass doors leads to large fenced back yard. Ceramic tile in common areas and new carpet in bedrooms. 1 car carport. Lease MUST end July 31,2019. Upon approval, any decision not to execute the lease will result in a forfeiture of the "Holding Fee" which is equal to one month's rent plus the forfeiture of the Administration Fee of \$250.00.</p> <p><i>Courtesy of Bosshardt Property Management</i></p>								
 <p>9 RECENTLY LEASED • Leased Date: 10/3/2018, MLS Listing 418683: 9/17/2018 <i>MLS ID: 418683</i></p> <p>2635 SW 35th Pl, Apt 1204 Condo 2/1 1,001 sq ft – 1983 10/3/2018 \$800 \$1</p> <p>Please text the time and day you'd like to show the property 352-478-8029 If your customer is interested in renting one of our properties they will apply online. There is an instructional video on our website under the "Becoming a Tenant" tab that will tell them everything they need to know: www.SecureInvestmentsRealty.com Send us an email with their name and yours when you have shown it so we know who referred it :)</p> <p><i>Courtesy of Secure Investments Realty & Management</i></p>								
 <p>10 RECENTLY LEASED • Leased Date: 10/24/2018, MLS Listing 411893: 2/14/2018 <i>MLS ID: 411893</i></p> <p>305 NW 28th St Single Family 3/2 1,934 sq ft 14,375 1997 10/24/2018 \$1,850 \$1</p> <p>Looking for a large home that is close to UF with updated features such as large Tile Floor throughout the home, Laminate wood floors in bedrooms, large walk in closets, vaulted ceilings, breakfast nook in the kitchen, separate dining room, fireplace, a bonus/study, inside laundry with washer and dryer, 2 car garage, fenced in yard, with concrete patio perfect for entertaining for those cook out. Then look no further. This home is located Black Pines and is waiting for you to look at it.</p> <p><i>Courtesy of Matchmaker Realty Of Alachua County, Inc</i></p>								

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