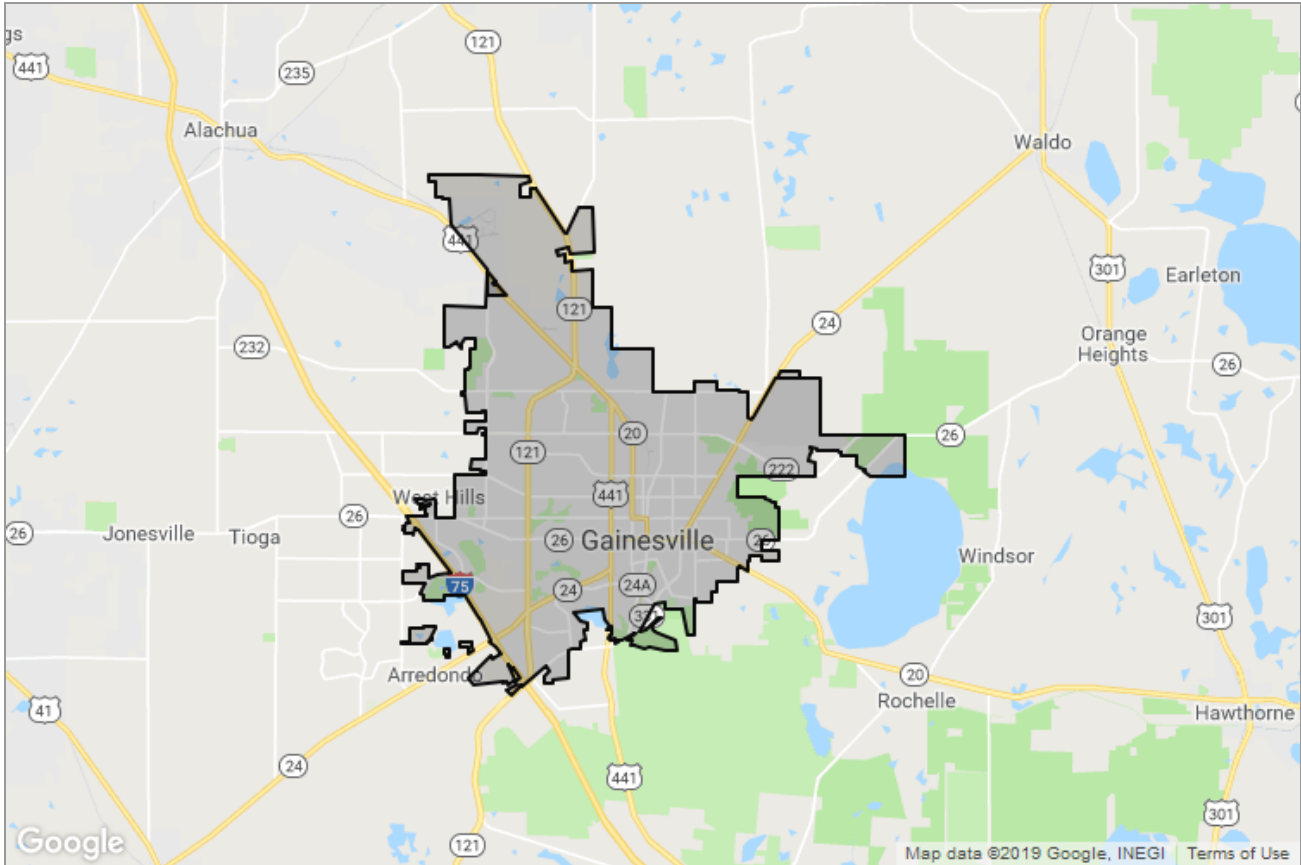




MARKET ACTIVITY REPORT

Gainesville, Florida



Presented by

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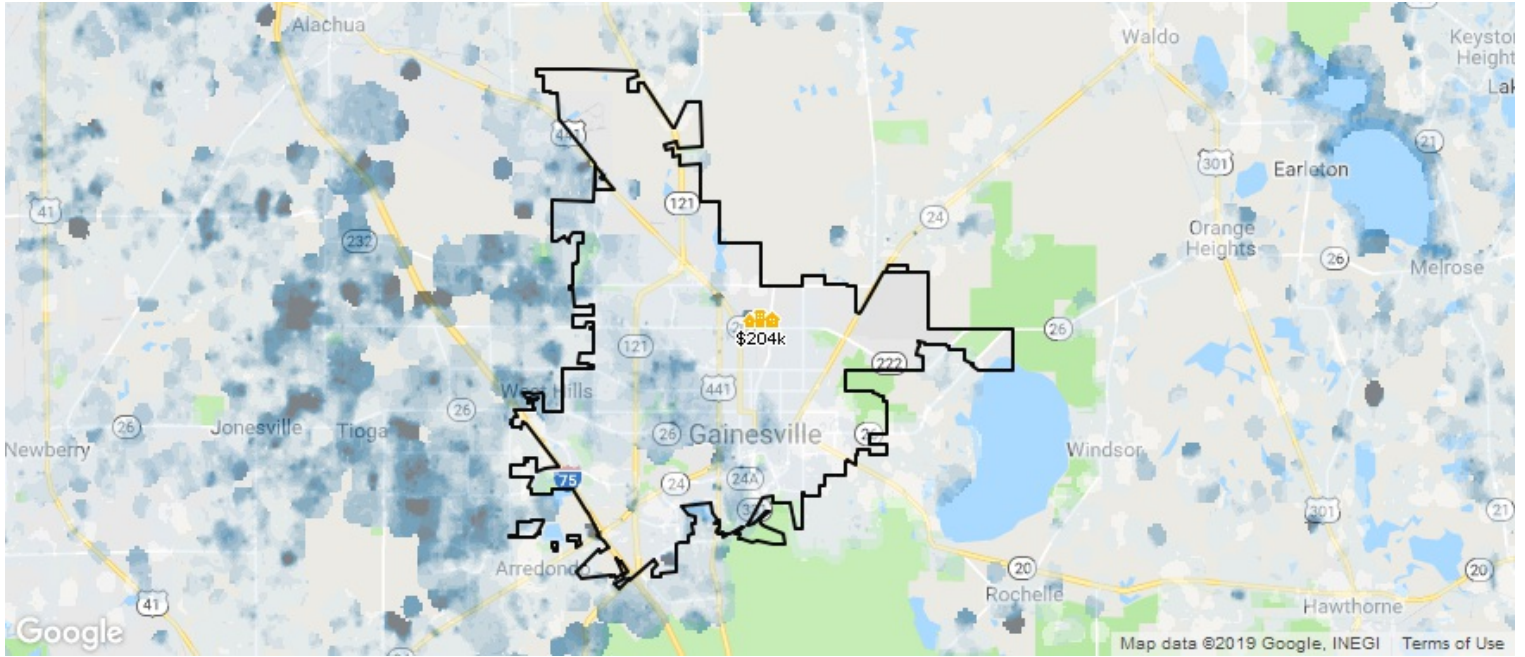
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Secure Investments Realty & Management

3520 NW 43rd Street
Gainesville, FL 32606

Gainesville, Florida

Market Snapshot: Estimated Home Values



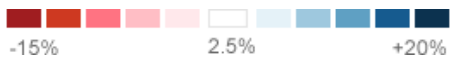
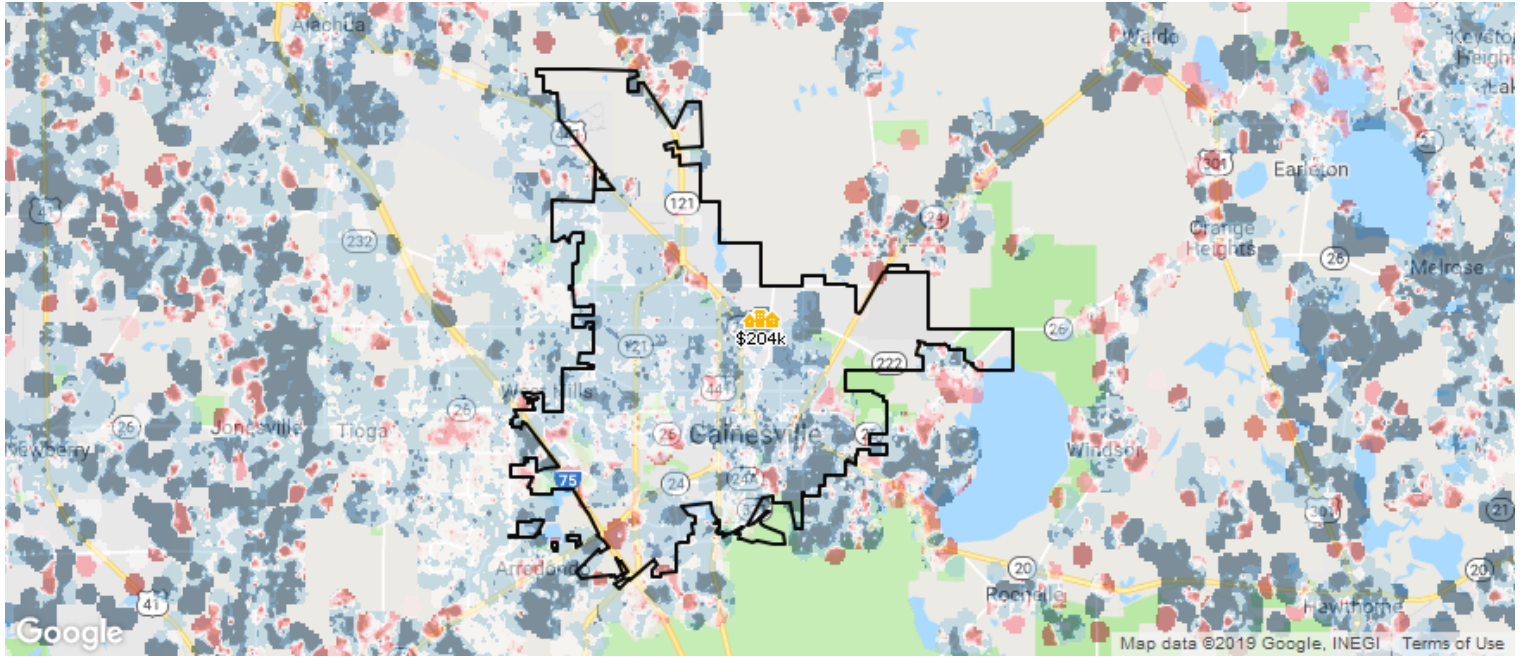
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p style="font-size: 24px; font-weight: bold;">\$204K</p> <p>Updated: 5/31/2019</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↑ 0.56%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↓ 0.63%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 4.64%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 11.23%</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



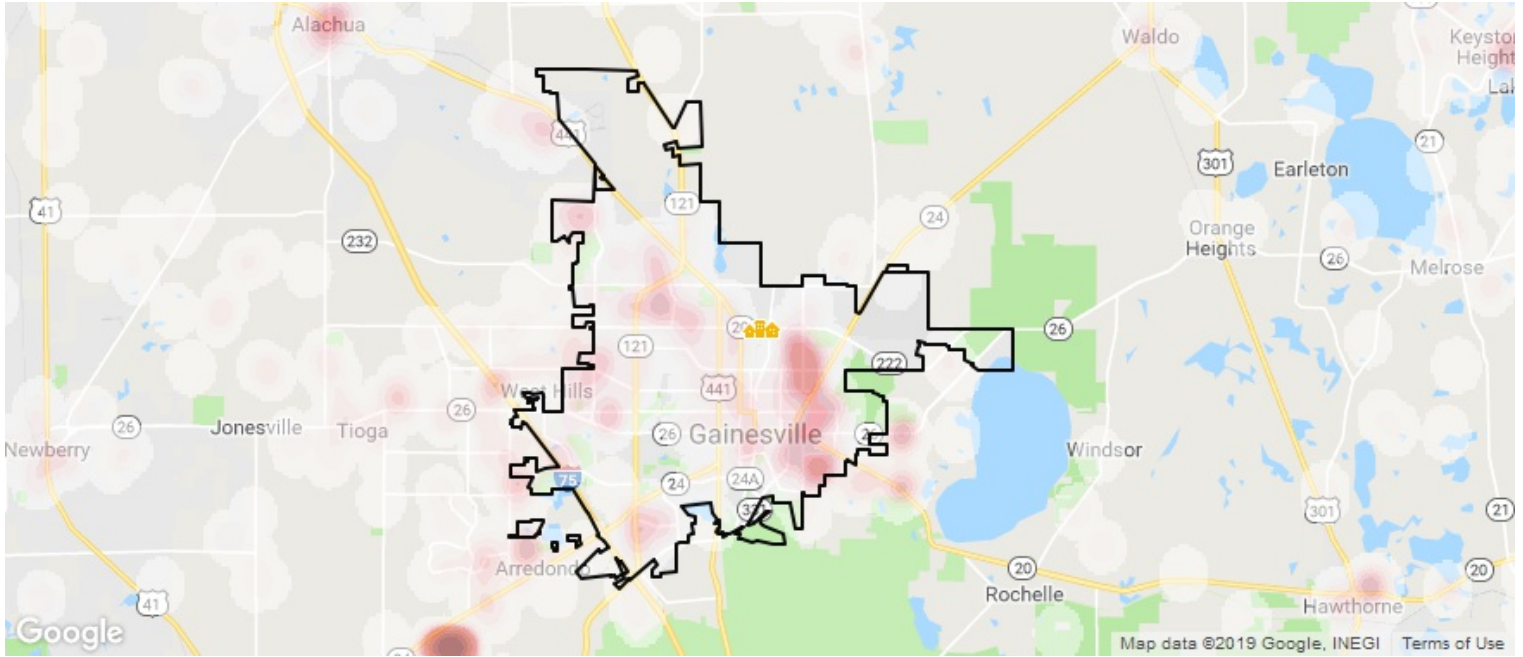
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$204K</p> <p>Updated: 5/31/2019</p>	<p>Change Over Last 12 Months</p> <p>↑ 4.64%</p>	<p>Change Over Last 24 Months</p> <p>↑ 11.23%</p>	<p>Change Over Last 36 Months</p> <p>↑ 17.43%</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



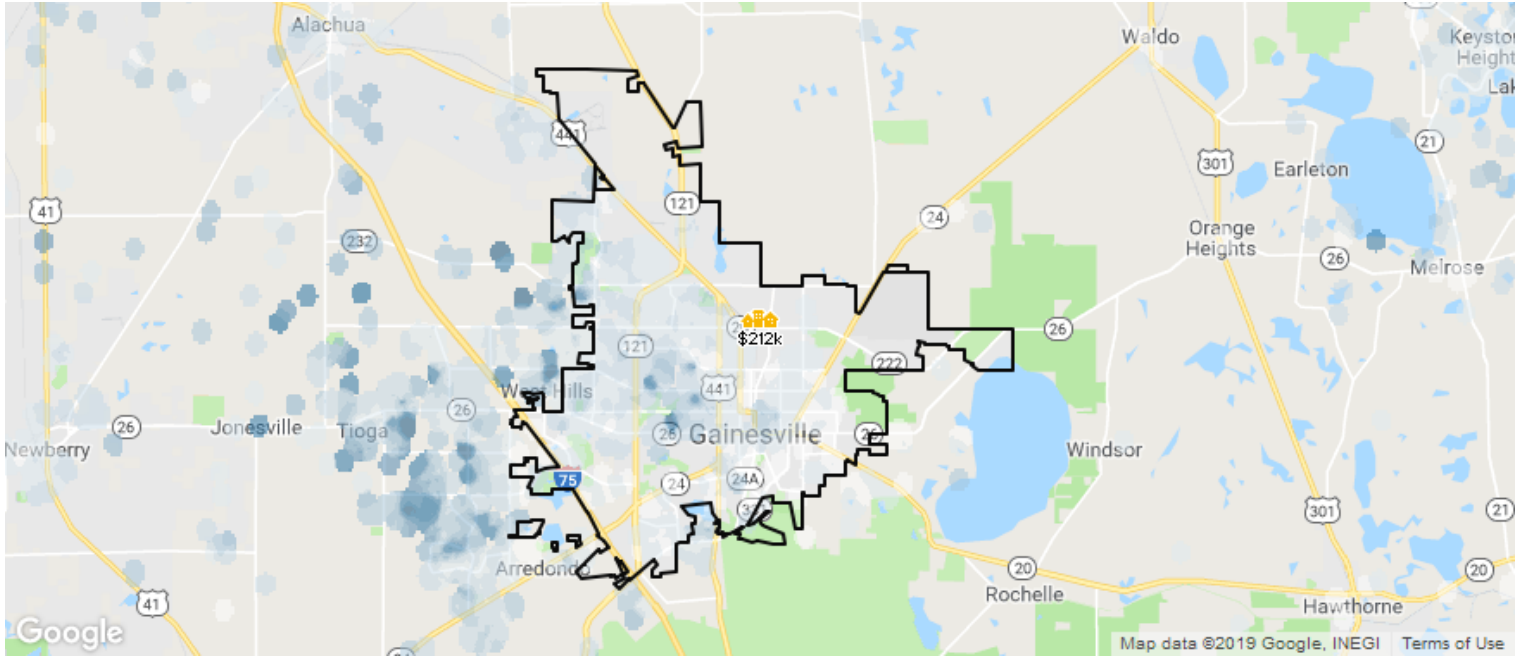
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>363</p> <p>Updated: 6/27/2019</p>	<p># of Pre-Foreclosures</p> <p>243</p>	<p># of Foreclosures</p> <p>120</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 6/27/2019.

Gainesville, Florida

Market Snapshot: Sales Price



<\$100k
 \$100k-\$500k
 \$500k-\$1m
 \$1m-\$5m
 >\$5m

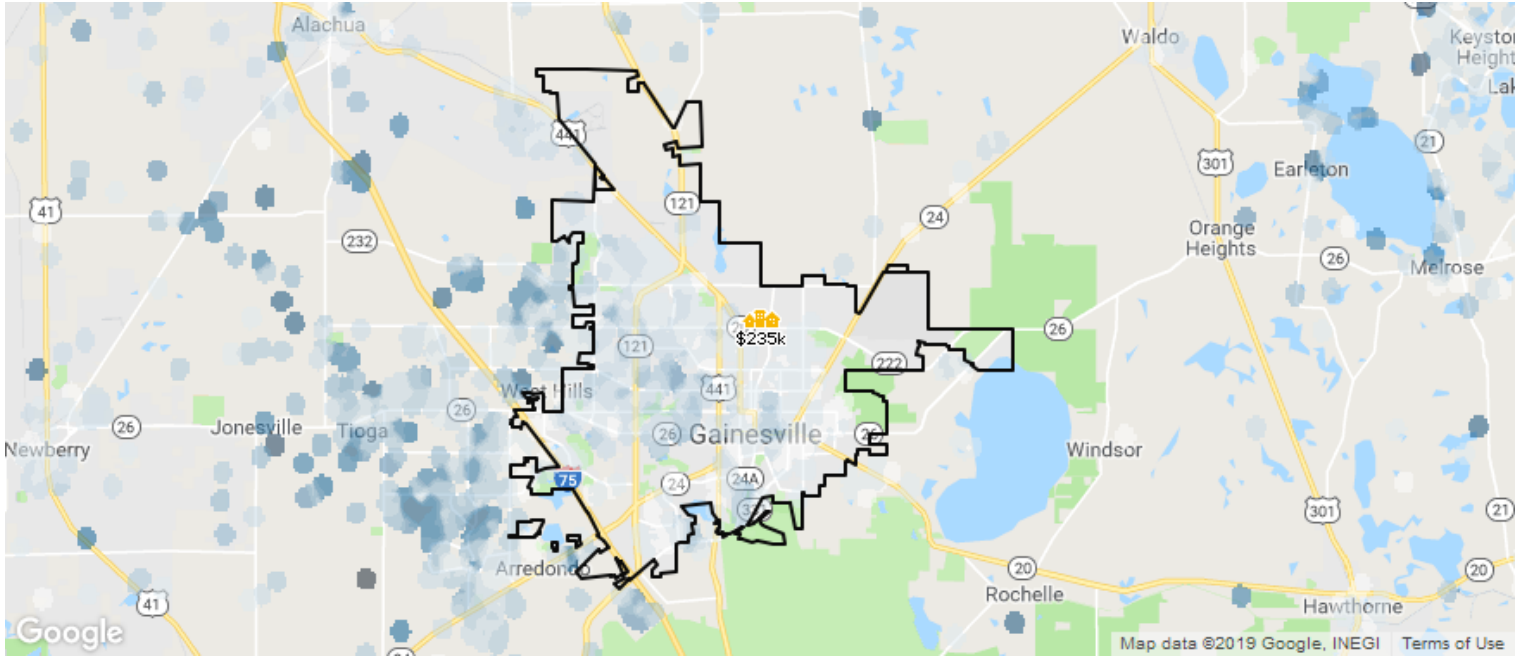
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p style="font-size: 24pt; font-weight: bold;">\$212K</p> <p>Updated: 5/31/2019</p>	<p>Change Over Last Month</p> <p style="font-size: 24pt; font-weight: bold;">↑ 11.61%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24pt; font-weight: bold;">↑ 8.47%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24pt; font-weight: bold;">↑ 3.39%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24pt; font-weight: bold;">↑ 11.7%</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

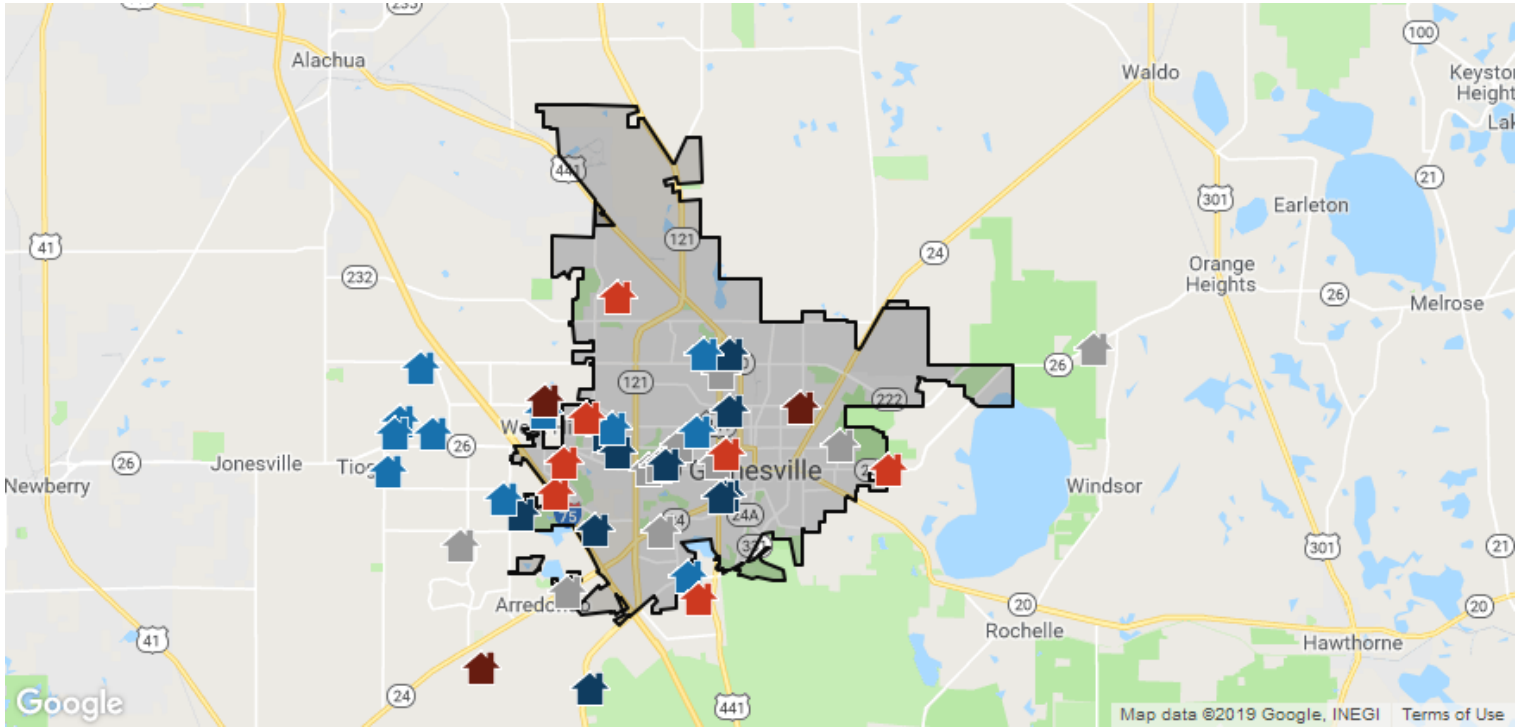
 >\$5m

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 style="font-size: 24px; font-weight: bold;">\$235K</p> <p>Updated: 5/31/2019</p>	<p>Change Over Last Month</p> <p style="font-size: 24px; font-weight: bold;">↓ 0.04%</p>	<p>Change Over Last Quarter</p> <p style="font-size: 24px; font-weight: bold;">↓ 1.3%</p>	<p>Change Over Last 12 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 6.82%</p>	<p>Change Over Last 24 Months</p> <p style="font-size: 24px; font-weight: bold;">↑ 11.91%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

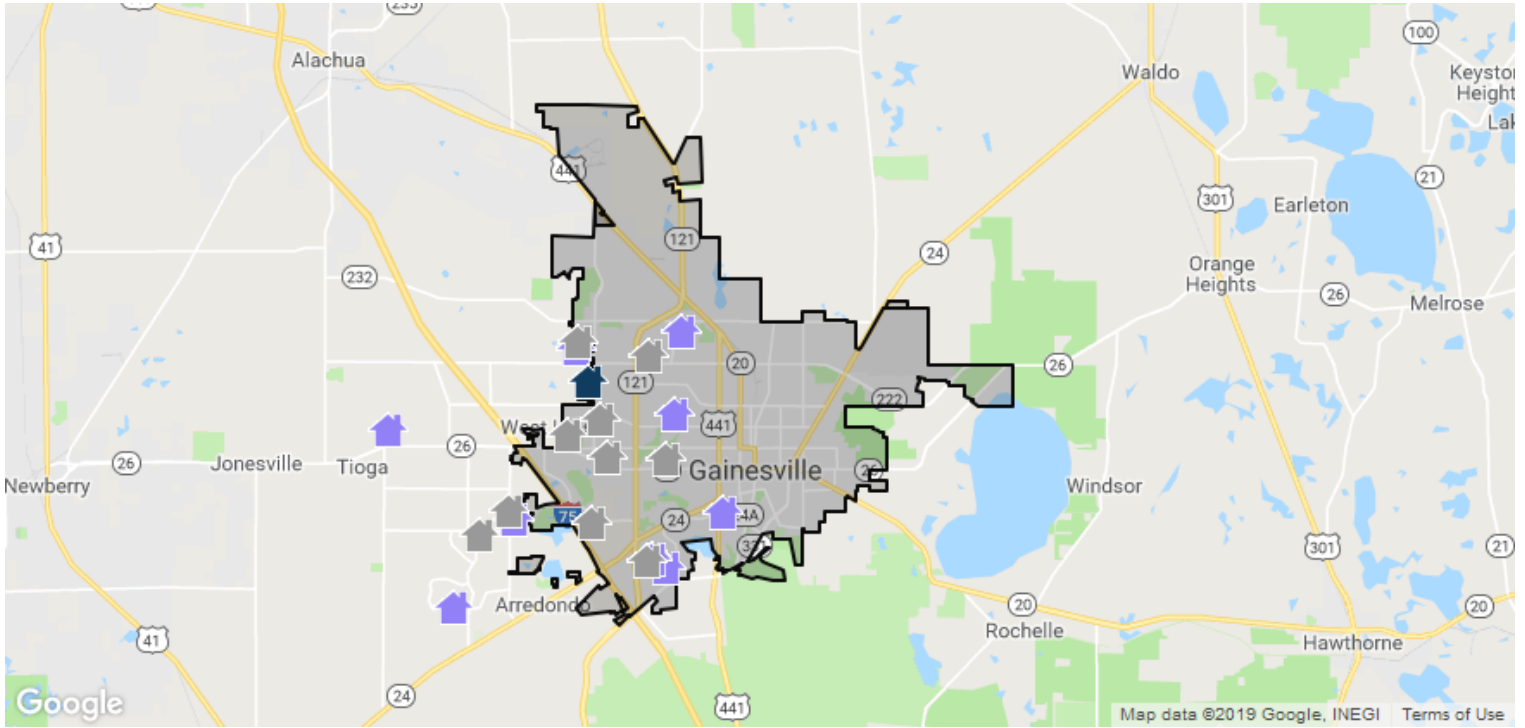
Market Activity Summary Stats





Search Criteria | **Location:** Gainesville, Florida; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, 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	Pending Listings	Price Changes	Distressed Activity	Expired Listings
Number of Properties	10	10	10	10	10
Low Price / Value	\$124,900	\$69,900	\$124,900	\$36,000	\$74,080
Median Price / Value	\$246,500	\$202,450	\$214,950	\$137,450	\$244,880
High Price / Value	\$465,000	\$295,000	\$459,900	\$285,000	\$468,480
Average Price / Sq. Ft.	\$131	\$124	\$124	\$84	\$140
Median Price / Sq. Ft.	\$142	\$109	\$132	\$85	\$150
Average Days in RPR	31	28	70	39	257
Median Days in RPR	32	31	38	32	162
Total Volume	\$2,854,600	\$1,907,500	\$2,485,100	\$1,327,900	\$2,238,720

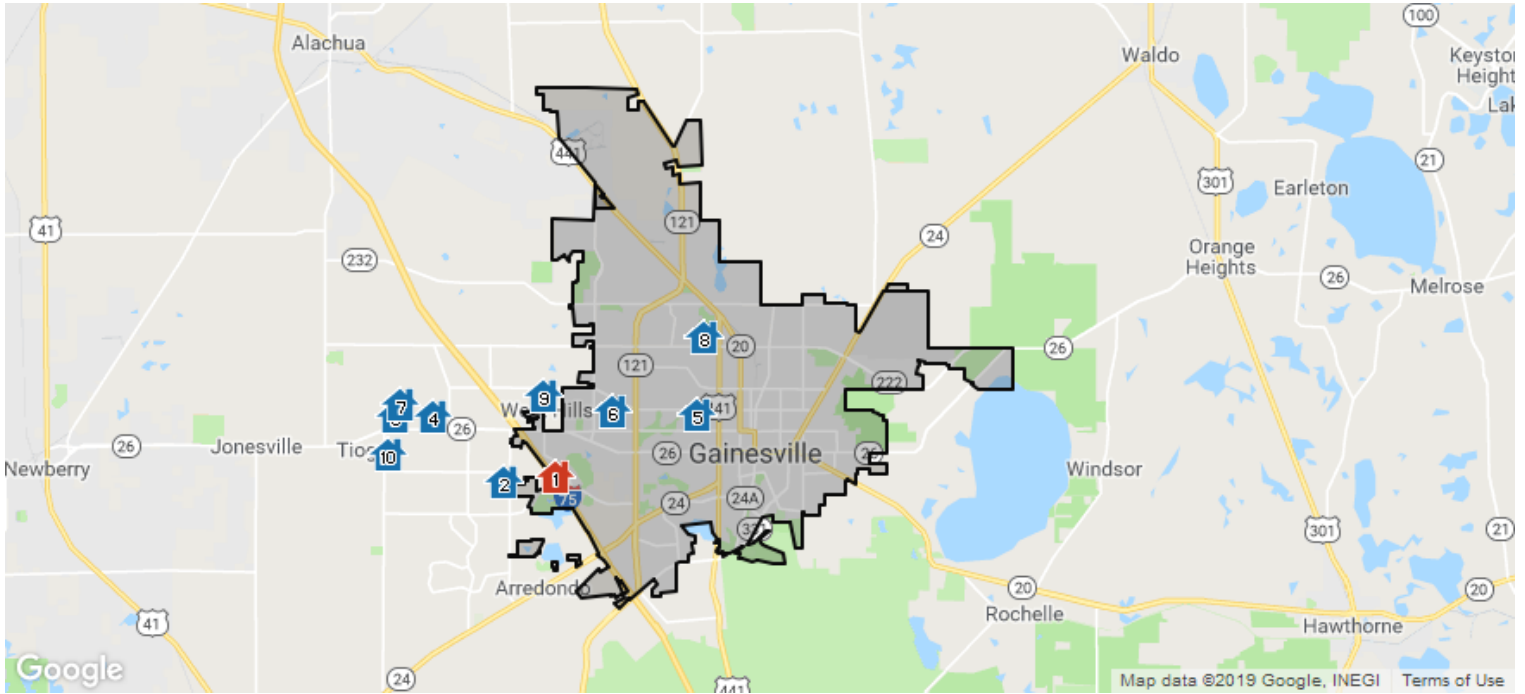
Market Activity Summary Stats (cont.)



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

	 New For Lease	 Recently Leased
Number of Properties	10	10
Low Price / Value	\$925	\$105,410
Median Price / Value	\$1,348	\$174,845
High Price / Value	\$3,500	\$303,470
Average Price / Sq. Ft.	\$1	\$120
Median Price / Sq. Ft.	\$1	\$109
Average Days in RPR	4	60
Median Days in RPR	1	27
Total Volume	\$17,110	\$1,471,300

Gainesville, Florida







New Listings: 10

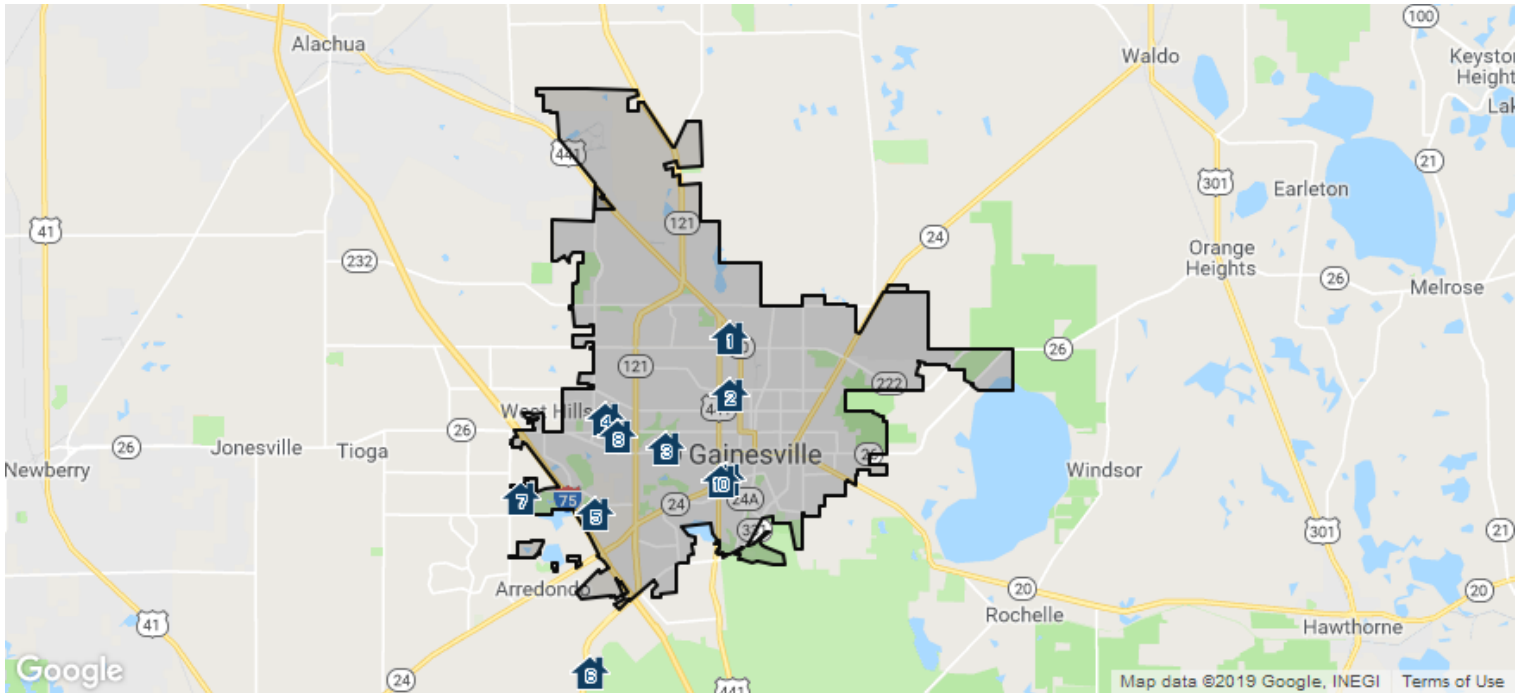
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<p>5755 SW 10th Pl • Foreclosure, Notice of Lis Pendens, Active: 5/7/2019 <i>MLS ID: 424937</i></p> <p>Huge price reduction!! Now priced below market value! Great 3 bedroom/3 bath townhouse located in popular Rockwood Villas. New carpet, paint and stove! The community has 2 pools, tennis courts and on-site management. Low HOA fees! On the bus route to both the University of Florida and Santa Fe College. There is 1 bedroom and a bath downstairs and 2 bedrooms and 2 baths upstairs. One of the best things this unit is easy to finance!!</p> <p><i>Listing Courtesy of BHS Florida Realty</i></p>	Townhouse	3/3	1,370 sq ft	—	1987	5/7/2019	\$124,900	\$91
<p>7715 SW 11th Pl • Active: 6/11/2019 <i>MLS ID: 425956</i></p> <p>Nicely remodeled 3/2 in popular Woodlands. New in 2019: kitchen cabinets, recessed lighting, floors, paint, bathroom vanity. Good sized 2 car garage to keep your cars safe and to store your extra stuff. Keep warm in the winter with the wood burning fireplace or relax on the back screened porch off the owner's suite. Back yard is already fenced so bring your pooches. Very desirable school district with Chiles Elementary, Kanapaha Middle and Buccholtz High and is walking distance to Oak Hall School.</p> <p><i>Listing Courtesy of BHS Florida Realty</i></p>	Detached	3/2	1,359 sq ft	10,454	1983	6/11/2019	\$209,900	\$154
<p>11867 NW 12th Ave • Active: 4/18/2019 <i>MLS ID: 424335</i></p> <p>YOUR CHANCE IS BACK! Buyer financing fell through, house is back on market. This excellent well-kept 4/2 concrete block home located in South Pointe that is a rare find! The home sits on a premium lot and has many standard "green" features! It is also virtually soundproof with double pane thermally insulated windows with "low E" glass & vinyl frames that help to keep the utility bills low. Home also features open floor plan, spacious foyer area, beautiful kitchen with wood cabinets, plus a brand new range is just added to it. New laminate flooring (4yo) throughout the entire living room and bedrooms area, tiles in kitchen and bathrooms. Enjoy the sunset view in the large covered patio, and a fully fenced yard is perfect for loved 4-legged friends. The front yard has a great view of open green space, NO future neighbor in front! Desirable neighborhood offers a community swimming pool and is zoned for A rated schools. Just minutes from the Oaks Mall, I-75, NFRMC, GHFC, and Town of Tioga. Call for a private showing soon!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>	Detached	4/2	1,856 sq ft	7,840	2011	4/18/2019	\$272,000	\$147

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>4 FOR SALE • New, Active: 6/27/2019 MLS ID: 426459</p> <p>10502 NW 13th Ave Detached 4/2 1,929 sq ft 10,018 1997 6/27/2019 \$264,000 \$137</p> <p>Spacious 4 bedroom, 2 bath home, ready to make your own, in the popular pool community of Broadmoor! Split floor plan for privacy but with ample living area to come together! Separate dining room with additional breakfast nook and bar. Wood burning fireplace, lots of light and neutral paint/carpet in most rooms - making it easy to envision your own design ideas! Separate laundry room with walk-in pantry. Trayed ceilings in master with spacious master bath, including walk-in closet, jetted tub and separate water closet. Two-car garage, inviting entrance way with great curb appeal. BEST PART - Fabulous, big backyard with large tiled and screened in patio to enjoy all seasons! Zoned for highly rated schools Hidden Oak Elementary, Ft. Clarke Middle and Buchholz High with quick access to Interstate 75, North Florida Hospital, Oaks Mall, and Town of Tioga!</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
 <p>5 FOR SALE • Active: 5/30/2019 MLS ID: 425610</p> <p>1911 NW 14th Ave Detached 4/4 3,125 sq ft 21,780 1965 5/30/2019 \$459,900 \$147</p> <p>4 bedrooms, 4 bathrooms with POOL. Spacious 2 story home features a study, a large bonus room next to the downstairs bathroom, separate living room, dining room, family room, and a wood burning fireplace. Kitchen has real wood cabinets, gorgeous back splash on surrounding walls, an island in the center completing the kitchen, updated and modern. The giant screened in patio has an in-ground pool & an additional gas-grill, hooked up directly to the home's gasline. This 1/2 acre home is located in the quite & elegant Florida Park neighborhood. Home is in close distance of University of Florida, Shands and VA hospitals!</p> <p><i>Listing Courtesy of Dawn Realty</i></p>								
 <p>6 FOR SALE • Active: 5/13/2019 MLS ID: 419974</p> <p>3841 NW 15th Ave Detached 3/2 2,308 sq ft 10,018 1961 5/13/2019 \$220,000 \$95</p> <p>You will not find better space in such a great location!! Motivated Seller!! This 3 bed, 2 bath home has a HUGE 1000 foot addition to the back of home. Interior features include remodeled baths, 18-inch tile throughout, crown molding, granite countertops, stainless appliances, upgraded ceiling fans, central vacuum system, and security system. The addition includes 20x20 family room with Bose surround speakers that convey and oversize bedroom. Outside improvements include new roof in 2015, double driveway, new electric panel, storage and newer HVAC. An 8-foot privacy fence surrounds backyard featuring a storage building and concrete pad with 220 electric, perfect for a jacuzzi.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
 <p>7 FOR SALE • Active: 5/3/2019 MLS ID: 424797</p> <p>11623 NW 16th Ln Detached 4/2 1,919 sq ft 10,890 1999 5/3/2019 \$229,000 \$119</p> <p>LOCATION!!! This corner lot home located in "The Retreat of Fletcher's Mill" is a 1 1/2 story home that has a large room upstairs ideal for an office, study, or a kids play area. Large master bedroom with master bath. Formal dining room plenty of room for you and your guest or your could take a seat at your breakfast bar. Enjoy your evening sitting by a fire in the wood burning fireplace or on the large back wood deck with your guest. Within minutes of Town of Tioga, Publix, & West End Golf Course. Santa Fe College & I-75 3.5 miles away. University of Florida & Shands Health Care just 8 miles away. You can't go wrong with this prime location. This is a must see.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW23rd Ave.</i></p>								
 <p>8 FOR SALE • Active: 5/23/2019 MLS ID: 425519</p> <p>4137 NW 18th Dr Townhouse 4/2 1,780 sq ft - 1984 5/23/2019 \$159,900 \$90</p> <p>Cedar Creek townhouse, end unit. This is not a cookie-cutter townhouse. Large front brick patio area. Living room with gas fireplace and wet-bar serving area. Kitchen with pass-through window to dining area. Ground floor has master bedroom with French doors that open to large rear brick patio area. Large jetted tub and cedar flooring with walk-in shower is one-of-a-kind. Wide staircase to the upper level with 2 more bedrooms and an updated guest bath with double sink vanity and tiled walk-in shower. One of the upstairs bedrooms has outdoor terrace. Large inside laundry utility room downstairs. Enclosed garage in sq. ft. per tax roll and could be 4th bedroom or office with good closet space. Seller will install NEW ROOF with acceptable offer. Grounds in Cedar Creek are beautiful, community pool. HOA fees cover grounds & road maintenance, tree maintenance, interior & exterior pest control, termite contract.</p> <p><i>Listing Courtesy of RE/MAX Professionals</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.
	 New, Active: 6/27/2019	MLS ID: 426456						
6222 NW 19th Pl	Detached	3/3	3,006 sq ft	43,995	1988	6/27/2019	\$450,000	\$150
<p>Perfect location, 1 acre, pool and updated! Your dream of living close to everything Gainesville has to offer while maintaining the privacy of a large lot has come true! Welcome home to Blakemeade conveniently located off of NW23rd ave, this 3 bedroom + office, 3 bath home is ready for you to move in! Immediately off the entry is the den/office that features built in shelving and completely renovated en-suite bath. The oversized living room has french doors to the sunroom. The large master suite has access to the pool and two large walk in closets. Master bath features double vanity, beautiful Koehler soaking tub w/ focal point glass tile, frameless glass shower, glass shelving, and gas fireplace w/TV niche. Updated kitchen in open to the large family room with gas fireplace. Kitchen features wood cabinetry, soft close drawers, under cabinet lighting, quartz counters and marble backsplash. The two additional bedrooms share 3rd updated bath that leads to the pool. Florida sun room has glass windows w/screens, Mitsubishi HVAC, tile floors and gas grill stub. The beautiful fenced pool was recently resurfaced and features a new pool pump. Gorgeous landscape surrounds the pool area and privacy abounds on this huge lot. Welcome Home!</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 New, Active: 6/20/2019	MLS ID: 426257						
12041 SW 1st Ln	Detached	4/3	2,633 sq ft	17,424	2007	6/20/2019	\$465,000	\$177
<p>Craftsman Parade Home (2007) in the established SW neighborhood of Fletcher Park. This concrete block home has stucco and stone deco exterior, and custom finishes on the inside. You will be greeted with a beautiful open kitchen and great room perfect for entertaining and enjoying family gatherings. Wood and tile throughout, custom plantation shutters, new lighting fixtures in the dining areas/wet bar, and new custom cabinets in all the closets. Enjoy the spacious fenced in backyard with plenty of privacy on the back porch, a separate covered lanai that looks out on to a beautiful green space, or sit in your rocking chair on the front porch that overlooks the cul-de-sac. Additional features are new Bonus Room Addition (2015) with 200 sqft of AC space, Nest Thermometer, Front Door Electronic Key Pad, Gutters (2017), Outdoor Lighting, new garage door & opener in 2019. Zoned for excellent schools. Close proximity to Tioga Town Center, Starbucks, Publix, and Haile Plantation Golf and Country Club.</p> <p><i>Listing Courtesy of Pepine Realty</i></p>								





Pending Listings: 10

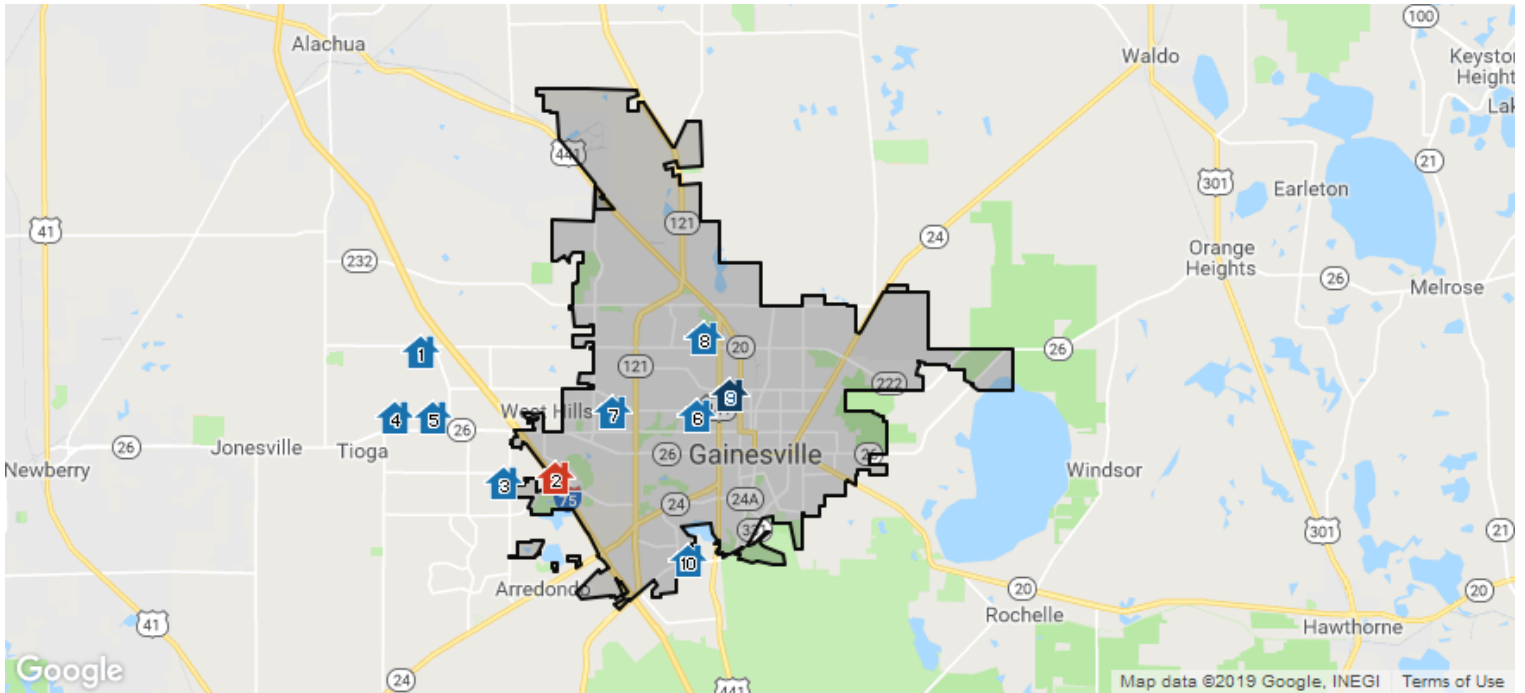
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
 	Pending as of 6/26/2019 MLS ID: 426404	Detached	2/2	1,134 sq ft	10,890	6/24/2019	\$99,000	6/26/2019	\$87
<p>Nice home close to everything. Needs a little TLC. Will make a great investment home or owner occupant. <i>Listing Courtesy of Out Of Area Firm (See Remarks)</i></p>									
 	Pending as of 6/27/2019 MLS ID: 425473	Townhouse	2/2	1,347 sq ft	-	5/24/2019	\$130,000	6/27/2019	\$97
<p>Move-in ready newer construction townhome less than 2 miles to UF and short walk to bus stop. Floor plan features a large living room, dining area with bump out with extra space for china cabinet, desk or a little reading area. Open kitchen features upgraded countertops and breakfast bar and also has a nice size pantry. Downstairs also includes a half bathroom, under stairs storage and large private porch with an additional storage closet that can be locked. Upstairs there are 2 large bedrooms with attached bathrooms. Master bedroom features 2 large walk in closets and a large balcony. Second bedroom also includes a large walk in closet. Close to Lucky's market and several restaurants. <i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>									
 	Pending as of 6/27/2019 MLS ID: 426157	Detached	4/2	1,727 sq ft	10,454	6/17/2019	\$225,000	6/27/2019	\$130
<p>LOCATION, LOCATION, LOCATION! Walk to UF and Law School! Charming Vintage Concrete block home situated on quiet tree-lined dead end street! Interior and exterior of homes has just been painted. Newer roof 2015. Nice original wood floors throughout main living area and 3 of the bedrooms. Enclosed porch on back of home overlooks HUGE backyard. Don't miss this great opportunity! <i>Listing Courtesy of BHHS Florida Realty</i></p>									

Pending Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1216 NW 39th Dr Pending as of 6/13/2019 <i>MLS ID: 425804</i> Detached 4/2 2,015 sq ft 13,068 5/31/2019 \$179,900 6/13/2019 \$89 LOCATION, LOCATION, LOCATION! 4 bedroom 2 bath home close to everything... WITH IN GROUND POOL! Home in need of TLC, updating and repairs. <i>Listing Courtesy of Exit Realty Producers</i></p>								
 <p>2375 SW 42nd Way, Unit 159 Pending as of 6/26/2019 <i>MLS ID: 425110</i> Townhouse 2/2 1,142 sq ft - 5/13/2019 \$154,900 6/26/2019 \$136 Beautiful, Turn-Key Fully Furnished 2 bedroom/2.5 bathroom condo in Hailey Gardens! Upgraded condo with newer appliances, subway tile backsplash, new carpet, and upgraded lighting w/ dimmer switches. Living room and guest bathroom downstairs, with two bedrooms with private FULL bathrooms upstairs. Laundry closet downstairs with washer and dryer. Tiled screened in porch off the back Fully Furnished as shown! Hailey Gardens is within walking distance to the new developments of Butler Town Center/Archer Road shops and restaurants, and BRAND NEW Celebration Pointe. Bus stop right outside the community that takes you directly to UF and Shands. Move right in! <i>Listing Courtesy of University Realty</i></p>								
 <p>8411 SW 43rd Ter Pending as of 6/27/2019 <i>MLS ID: 424759</i> Detached 4/3 2,715 sq ft 53,578 5/2/2019 \$295,000 6/27/2019 \$109 Enjoy this private home on 1.23 acres bordering Payne's Prairie only 2 miles from I-75 and 6 miles from Shands and The University of Florida. Large open living space with vaulted ceiling and a fire place. Right off the living room is an open kitchen with granite counter tops. Large enclosed lanai overlooking huge back deck. Over sized two car garage with room for a work space. Master bedroom has walk in closet with jetted tub and private wrap around screened in lanai. Private drive with extra parking perfect for a boat or RV. <i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p>1734 SW 70th Ter Pending as of 6/24/2019 <i>MLS ID: 424974</i> Townhouse 3/2 1,150 sq ft - 5/8/2019 \$69,900 6/24/2019 \$61 Great potential rental unit or first time home buyer. Spacious 3/2.5 w/ fenced backyard. Close to new shopping center development, new Dollar general and more. <i>Listing Courtesy of Carpus Realty</i></p>								
 <p>3735 NW 7th Ave Pending as of 6/26/2019 <i>MLS ID: 425178</i> Detached 4/2 2,273 sq ft 18,295 5/15/2019 \$250,000 6/26/2019 \$110 Looking for a house within walking or biking distance to UF? Then look no further! Come take a look at this well maintained two story 4 bedroom 2.5 bath home on a quiet street. The home features wood floors throughout with tile in the bathrooms, separate living, dining and family room, large Florida/Sunroom, a home theater with projector and speakers perfect to watch all the football games, all kitchen appliances (including washer and dryer) stay, lots of storage, a two car garage and a fenced yard, with an exterior storage shed all sitting on .42 acres. The home has been re-plumbed, Ac was replaced in 2015. Property is currently rented till July 31st 2019 <i>Listing Courtesy of Matchmaker Realty Of Alachua County, Inc</i></p>								
 <p>1185 SW 9th Rd, Apt 411 Pending as of 6/27/2019 <i>MLS ID: 426327</i> Flat 2/2 1,080 sq ft - 6/23/2019 \$234,900 6/27/2019 \$218 WALK TO UF, SORORITY ROW, SHANDS HOSPITAL, & THE VET SCHOOL! This lovely and spacious TOP FLOOR 2 bedroom/2 bathroom condo is light, bright, and well maintained. Floor plan features a spacious living room, upgraded open kitchen, and 2 large bedrooms each with their own bathroom and 2 big closets. Condo is located in a secured-entry building in which a security code or swipe device is needed for access. WALK TO UF, SHANDS, VET SCHOOL & SORORITY ROW! <i>Listing Courtesy of University Realty</i></p>								

Pending Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 Pending as of 6/27/2019 <i>MLS ID: 426334</i>							
1245 SW 9th Rd, Apt 203	Flat	3/3	1,349 sq ft	–	6/24/2019	\$268,900	6/27/2019	\$199
<p>3 bed/3 bath condo walking distance to Sorority Row, Shands, and the University of Florida. This condo features a spacious living room, open kitchen, dedicated dining area and large covered balcony. Newly installed carpets throughout! Enjoy 3 spacious bedrooms, each with their own private bathroom. Upgraded kitchen with wood cabinets & high end appliances. Laundry room with washer & dryer & lots of shelves for storage. High 9-ft. ceilings throughout plus crown molding in living & dining areas. WALK TO UF CAMPUS, SORORITY ROW, SHANDS, AND THE VET SCHOOL!</p> <p style="text-align: right;"><i>Listing Courtesy of University Realty</i></p>								







Price Changes: 10

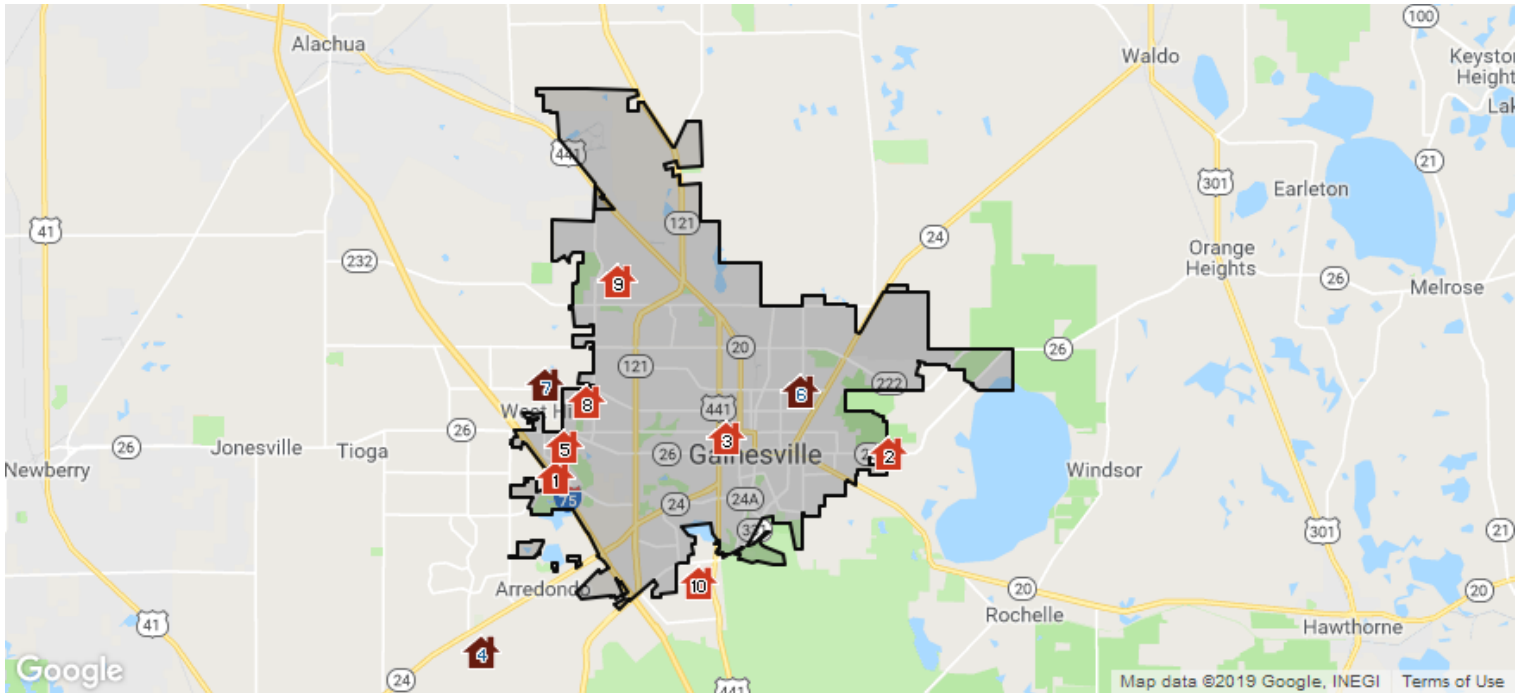
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>1 FOR SALE • Active: 6/12/2018 MLS ID: 415950</p> <p>3721 NW 108th Ct</p> <p>Detached 3/2 1,578 sq ft</p> <p>Move in ready and immaculate: 3bed/2bath in desirable Countryside subdivision: New roof 2017, tile and wood laminate flooring throughout, newly painted inside and out, new appliances in spacious kitchen, separate dining room. Large Great room features wood burning stone fireplace. Master bath with jacuzzi tub, walk in shower and dressing room area; both bathroom are updated, guest bath with a skylight! Two car garage. Covered patio overlooks privacy fenced, huge backyard. Excellent NW location, zoned for great schools, and close to all shopping. Hospital and UF. Won't last a" come see it today!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>				6/12/2018	\$214,500	\$199,500	6/25/2019	-6.99%
 <p>2 FOR SALE • Foreclosure, Notice of Lis Pendens, Active: 5/7/2019 MLS ID: 424937</p> <p>5755 SW 10th PI</p> <p>Townhouse 3/3 1,370 sq ft</p> <p>Huge price reduction!! Now priced below market value! Great 3 bedroom/3 bath townhouse located in popular Rockwood Villas. New carpet, paint and stove! The community has 2 pools, tennis courts and on-site management. Low HOA fees! On the bus route to both the University of Florida and Santa Fe College. There is 1 bedroom and a bath downstairs and 2 bedrooms and 2 baths upstairs. One of the best things-this unit is easy to finance!!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>				5/7/2019	\$174,900	\$124,900	6/27/2019	-28.59%
 <p>8 FOR SALE • Active: 6/11/2019 MLS ID: 425956</p> <p>7715 SW 11th PI</p> <p>Detached 3/2 1,359 sq ft</p> <p>Nicely remodeled 3/2 in popular Woodlands. New in 2019: kitchen cabinets, recessed lighting, floors, paint, bathroom vanity. Good sized 2 car garage to keep your cars safe and to store your extra stuff. Keep warm in the winter with the wood burning fireplace or relax on the back screened porch off the owner's suite. Back yard is already fenced so bring your pooches. Very desirable school district with Chiles Elementary, Kanapaha Middle and Buccholtz High and is walking distance to Oak Hall School.</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>				6/11/2019	\$199,900	\$209,900	6/27/2019	5%

Price Changes: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	4 FOR SALE	Active: 4/18/2019	MLS ID: 424335					
11867 NW 12th Ave	Detached	4/2	1,856 sq ft	4/18/2019	\$275,000	\$272,000	6/27/2019	-1.09%
<p>YOUR CHANCE IS BACK! Buyer financing fell through, house is back on market. This excellent well-kept 4/2 concrete block home located in South Pointe that is a rare find! The home sits on a premium lot and has many standard "green" features! It is also virtually soundproof with double pane thermally insulated windows with "low E" glass & vinyl frames that help to keep the utility bills low. Home also features open floor plan, spacious foyer area, beautiful kitchen with wood cabinets, plus a brand new range is just added to it. New laminate flooring (4yo) throughout the entire living room and bedrooms area, tiles in kitchen and bathrooms. Enjoy the sunset view in the large covered patio, and a fully fenced yard is perfect for loved 4-legged friends. The front yard has a great view of open green space, NO future neighbor in front! Desirable neighborhood offers a community swimming pool and is zoned for A rated schools. Just minutes from the Oaks Mall, I-75, NFRMC, GHFC, and Town of Tioga. Call for a private showing soon!</p> <p><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
	5 FOR SALE	New, Active: 6/27/2019	MLS ID: 426459					
10502 NW 13th Ave	Detached	4/2	1,929 sq ft	6/27/2019	\$259,900	\$264,000	6/27/2019	1.58%
<p>Spacious 4 bedroom, 2 bath home, ready to make your own, in the popular pool community of Broadmoor! Split floor plan for privacy but with ample living area to come together! Separate dining room with additional breakfast nook and bar. Wood burning fireplace, lots of light and neutral paint/carpet in most rooms - making it easy to envision your own design ideas! Separate laundry room with walk-in pantry. Trayed ceilings in master with spacious master bath, including walk in closet, jetted tub and separate water closet. Two-car garage, inviting entrance way with great curb appeal. BEST PART - Fabulous, big backyard with large tiled and screened in patio to enjoy all seasons! Zoned for highly rated schools Hidden Oak Elementary, Ft. Clarke Middle and Buchholz High with quick access to Interstate 75, North Florida Hospital, Oaks Mall, and Town of Tioga!</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
	6 FOR SALE	Active: 5/30/2019	MLS ID: 425610					
1911 NW 14th Ave	Detached	4/4	3,125 sq ft	5/30/2019	\$464,900	\$459,900	6/27/2019	-1.08%
<p>4 bedrooms, 4 bathrooms with POOL. Spacious 2 story home features a study, a large bonus room next to the downstairs bathroom, separate living room, dining room, family room, and a wood burning fireplace. Kitchen has real wood cabinets, gorgeous back splash on surrounding walls, an island in the center completing the kitchen, updated and modern. The giant screened in patio has an in-ground pool & an additional gas-grill, hooked up directly to the home's gasline. This 1/2 acre home is located in the quite & elegant Florida Park neighborhood. Home is in close distance of University of Florida, Shands and VA hospitals!</p> <p><i>Listing Courtesy of Dawn Realty</i></p>								
	7 FOR SALE	Active: 5/13/2019	MLS ID: 419974					
3841 NW 15th Ave	Detached	3/2	2,308 sq ft	5/13/2019	\$285,000	\$220,000	6/27/2019	-22.81%
<p>You will not find better space in such a great location!! Motivated Seller!! This 3 bed, 2 bath home has a HUGE 1000 foot addition to the back of home. Interior features include remodeled baths, 18-inch tile throughout, crown molding, granite countertops, stainless appliances, upgraded ceiling fans, central vacuum system, and security system. The addition includes 20x20 family room with Bose surround speakers that convey and oversize bedroom. Outside improvements include new roof in 2015, double driveway, new electric panel, storage and newer HVAC. An 8-foot privacy fence surrounds backyard featuring a storage building and concrete pad with 220 electric, perfect for a jacuzzi.</p> <p><i>Listing Courtesy of Watson Realty Corp - NW 23rd Ave.</i></p>								
	8 FOR SALE	Active: 5/23/2019	MLS ID: 425519					
4137 NW 18th Dr	Townhouse	4/2	1,780 sq ft	5/23/2019	\$165,000	\$159,900	6/27/2019	-3.09%
<p>Cedar Creek townhouse, end unit. This is not a cookie-cutter townhouse. Large front brick patio area. Living room with gas fireplace and wet-bar serving area. Kitchen with pass-through window to dining area. Ground floor has master bedroom with French doors that open to large rear brick patio area. Large jetted tub and cedar flooring with walk-in shower is one-of-a-kind. Wide staircase to the upper level with 2 more bedrooms and an updated guest bath with double sink vanity and tiled walk-in shower. One of the upstairs bedrooms has outdoor terrace. Large inside laundry utility room downstairs. Enclosed garage in sq.ft. per tax roll and could be 4th bedroom or office with good closet space. Seller will install NEW ROOF with acceptable offer. Grounds in Cedar Creek are beautiful, community pool. HOA fees cover grounds & road maintenance, tree maintenance, interior & exterior pest control, termite contract.</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 PENDING	<i>Pending as of 6/27/2019</i> <i>MLS ID: 425473</i>						
945 NW 21st Ave	Townhouse	2/2	1,347 sq ft	5/24/2019	\$132,000	\$130,000	6/25/2019	-1.52%
<p>Move-in ready newer construction townhome less than 2 miles to UF and short walk to bus stop. Floor plan features a large living room, dining area with bump out with extra space for china cabinet, desk or a little reading area. Open kitchen features upgraded countertops and breakfast bar and also has a nice size pantry. Downstairs also includes a half bathroom, under stairs storage and large private porch with an additional storage closet that can be locked. Upstairs there are 2 large bedrooms with attached bathrooms. Master bedroom features 2 large walk in closets and a large balcony. Second bedroom also includes a large walk in closet. Close to Lucky's market and several restaurants.</p> <p style="text-align: right;"><i>Listing Courtesy of Bosshardt Realty Services LLC</i></p>								
	 FOR SALE	<i>Active: 5/18/2019</i> <i>MLS ID: 425268</i>						
4073 SW 21st Ter	Detached	4/3	2,931 sq ft	5/18/2019	\$499,000	\$445,000	6/27/2019	-10.82%
<p>This home is nestled in the peace and tranquility of nature but only a few minutes from Shands, the VA, and Butler Plaza shopping. It Exceeds Energy Star Standards. Built with ECO-Block construction, double pane windows, a Tankless water heater, gas cook top, and beautiful soaring windows to allow lots of natural light, this home is everything you ever wanted and more! Floors are a stunning solid bamboo, the HVAC has a UV light filtration system, and with almost no carpet (stairs have carpet) this home is perfect for allergy sensitive folks. Madera was designed to co-exist w/ nature. The permeable driveway is still used as an example today for UF students as how to combine beauty and functionality. Come enjoy the wrap around porch, swing in the hammock, or adventure through the many trails of Madera. This move-in ready home is waiting for you!! Visit www.maderagainesville.com for info on this unique community</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								

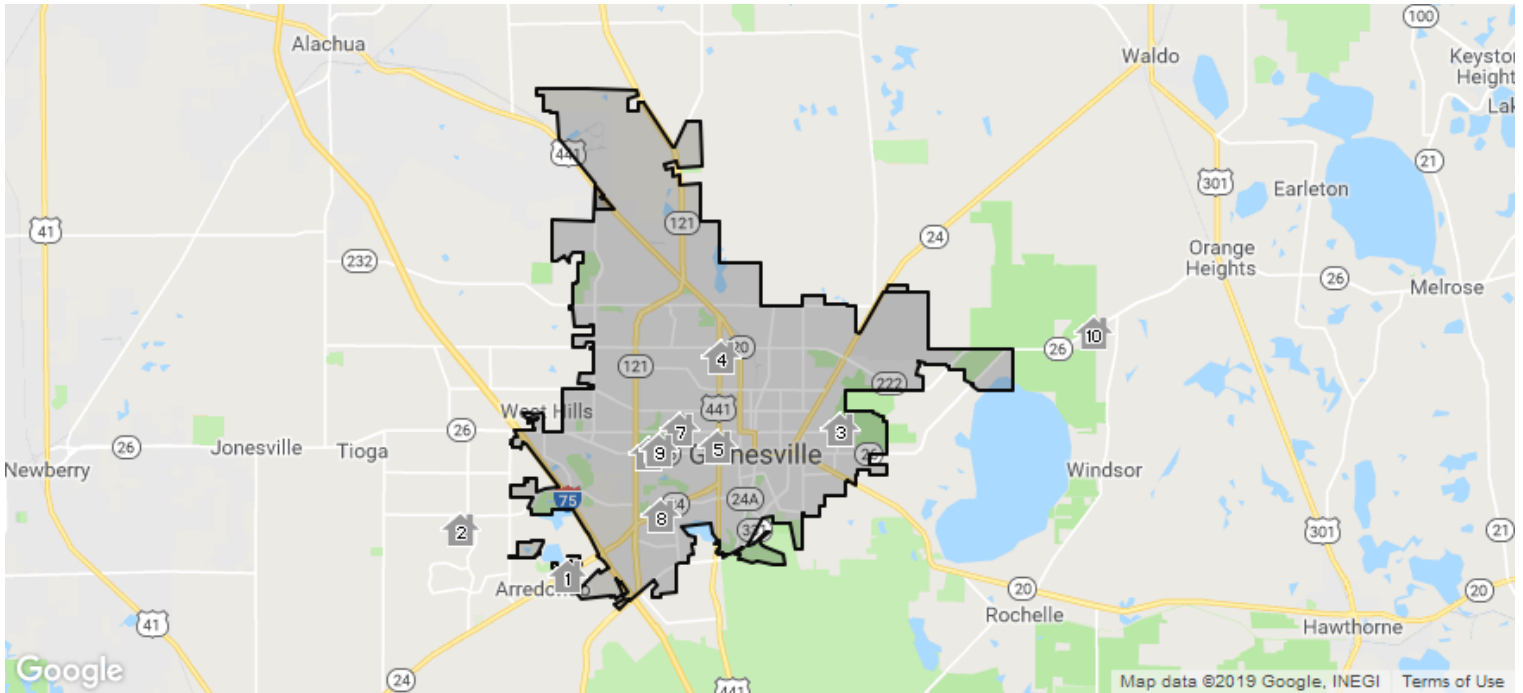


Distressed Activity: 10




	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: 5/7/2019 <i>MLS ID: 424937</i></p> <p>5755 SW 10th Pl</p> <p>Huge price reduction!! Now priced below market value! Great 3 bedroom/3 bath townhouse located in popular Rockwood Villas. New carpet, paint and stove! The community has 2 pools, tennis courts and on-site management. Low HOA fees! On the bus route to both the University of Florida and Santa Fe College. There is 1 bedroom and a bath downstairs and 2 bedrooms and 2 baths upstairs. One of the best things-this unit is easy to finance!!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>	Townhouse	3/3	1,370 sq ft	-	\$124,900	5/7/2019	5/7/2019	Foreclosure
 <p>2 FOR SALE • Foreclosure, Notice of Lis Pendens, New, Active: 6/26/2019 <i>MLS ID: 426397</i></p> <p>4321 E University Ave</p> <p>Excellent investment opportunity. this home has 4 bedrooms 1.5 bathrooms with an attached garage. Approximately 13,068 square foot lot. Home needs repairs and updating at this price it could be well worth your efforts. Come take a look today.</p> <p><i>Listing Courtesy of Owners.com</i></p>	Detached	4/1	1,163 sq ft	13,068	\$49,500	6/26/2019	6/26/2019	Foreclosure
 <p>8 FOR SALE • Preforeclosure, Notice of Foreclosure Sale, New, Active: 6/24/2019 <i>MLS ID: 426383</i></p> <p>1107 NW 6th Pl</p> <p>Prime Location! This 3 bed/1 bath Vintage home is in close proximity to UF and downtown Gainesville. Front and rear porches with hardwood floors throughout and metal roof are a plus! Home needs extensive work to complete bathroom and kitchen. This is a Fannie Mae HomePath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>	Detached	3/1	928 sq ft	4,356	\$64,200	6/24/2019	6/24/2019	Preforeclosure

Distressed Activity: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	4 PENDING		* Preforeclosure, Notice of Lis Pendens, Pending as of 6/22/2019 MLS ID: 424756					
8608 SW 77th Ave	Detached	2/2	1,381 sq ft	7,405	\$214,900	5/2/2019	1/28/2019	Preforeclosure
<p>Super cute 2 bedroom, 2 bath home in Longleaf ready to move in. This home has a open floorplan with spacious bedrooms connecting to patio in between. The master bedroom has a large walk in closet and the master bath has a large walk in shower and a double vanity. Fantastic kitchen with new appliances, a spacious pantry and a breakfast nook. In addition, it has separate living and dining areas and a fenced backyard. It is just a short walking distance to the longleaf clubhouse and beach entry pool. Longleaf's amenities also include a Kiddie Fountain, 24/7 fitness center, sidewalks throughout, tennis courts, b-ball court, and front yard maintenance. This is an excellent low maintenance home for the empty nester or first time home buyer.</p> <p><i>Listing Courtesy of Boyette & Company</i></p>								
	5 FOR SALE		* Preforeclosure, Notice of Lis Pendens, New, Active: 6/20/2019 MLS ID: 426318					
5333 NW 2nd Ave	Detached	3/2	1,896 sq ft	22,651	\$150,000	6/20/2019	6/20/2019	Preforeclosure
<p>This property is subject to a short sale. Channel your inner Joanna Gaines and make this into the beauty it can be. Great opportunity to buy a house in a great location that you can remodel and make your own! Come see!</p> <p><i>Listing Courtesy of BHHS Florida Realty</i></p>								
	6 PENDING		* Preforeclosure, Foreclosure Judgment Entered, Contingent MLS ID: 425671					
1420 NE 22nd Ave	Detached	3/2	1,129 sq ft	13,068	\$36,000	5/31/2019	5/31/2019	Preforeclosure
<p>cash sale only..investor needs total rehab</p> <p><i>Listing Courtesy of Smart Choice Realty Corp</i></p>								
	7 PENDING		* Foreclosure, Notice of Lis Pendens, Pending as of 6/18/2019 MLS ID: 422633					
6112 NW 24th Ln	Detached	3/2	1,933 sq ft	13,939	\$38,500	2/26/2019	2/26/2019	Foreclosure
<p>Great investment opportunity. Home has 3 bedrooms and 2 bathrooms a garage and backs into a pond. Vaulted and volume ceilings throughout. Deck, walk in closets, and bathroom with dual sinks. This property has a damaged foundation, structural damage needs new flooring and ceiling repair and discoloration throughout. Come see if this will be your next investment.</p> <p><i>Listing Courtesy of Owners.com</i></p>								
	8 FOR SALE		* Foreclosure, Notice of Lis Pendens, Active: 5/22/2019 MLS ID: 425395					
1820 NW 46th St	Detached	4/2	2,286 sq ft	15,246	\$285,000	5/22/2019	5/22/2019	Foreclosure
<p>Suburban Living at its Best! Classically Styled 4 bedroom/ 2 bath ranch style concrete block pool home features separate living/dining/family rooms with hardwood and tile flooring. Fenced backyard with inground pool perfect for outdoor entertaining. This is a Fannie Mae HomePath property.</p> <p><i>Listing Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	9 FOR SALE		* Preforeclosure, Notice of Lis Pendens, New, Active: 6/13/2019 MLS ID: 426049					
3729 NW 62nd Pl	Detached	3/2	1,335 sq ft	6,969	\$179,900	6/13/2019	2/26/2019	Preforeclosure
<p>Vacant. Upgraded. Granite counters. New roof 2019. Fenced.</p> <p><i>Listing Courtesy of R.L. Enterprises, LLC</i></p>								
	10 FOR SALE		* Preforeclosure, Notice of Lis Pendens, Active: 4/19/2019 MLS ID: 424391					
4932 SW 19th St	Detached	4/2	1,925 sq ft	15,681	\$185,000	4/19/2019	4/19/2019	Preforeclosure
<p>This property is subject to a short sale and price has been approved. Don't Miss this Well Built 4 Bedroom, 2 Bathroom Red Brick Home in Walking Distance to Idylwild Elementary. Home Offers a Larger Lot, Spacious Living area and Bedrooms. Tiled Flooring, Huge Backyard, Garage. The House Needs a Little TLC and Would be Perfect for Someone Skilled at Remodeling, Willing to Add Value to the Property. Call to arrange a viewing today!</p> <p><i>Listing Courtesy of Realnet Florida Real Estate</i></p>								





Expired Listings: 10

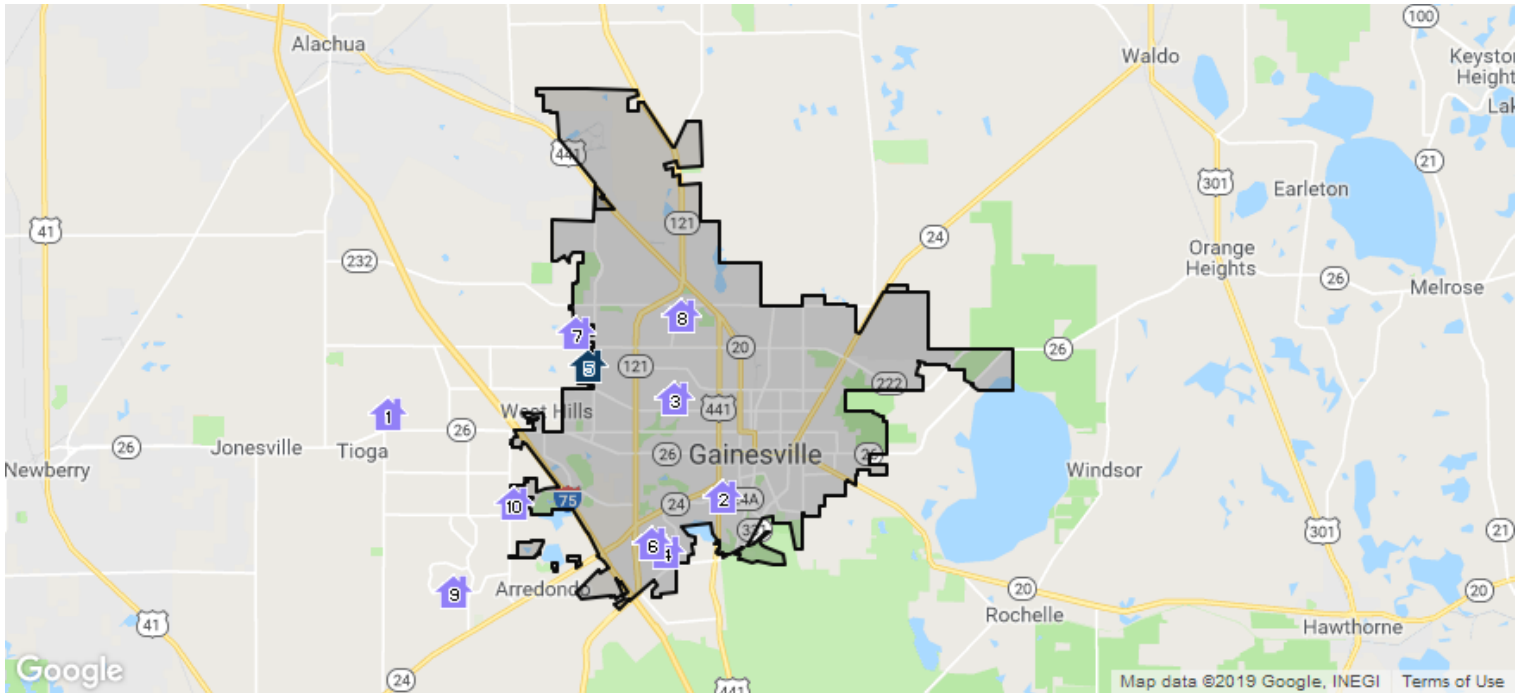
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p>1 OFF MARKET - Expired, MLS Listing 406343: 6/23/2017 MLS ID: 406343</p> <p>5311 SW Archer Rd</p> <p>Investor Alert! WOW 4 acres on Archer Road, blocks from Celebration Point. Location, Location, Location! Prime property! <i>Courtesy of Costello Realty</i></p>	Detached	3/1	1,154 sq ft	174,240	1952	\$998,000	6/26/2019	\$865
 <p>2 OFF MARKET - Expired, MLS Listing 421589: 1/23/2019 MLS ID: 421589</p> <p>3067 SW 94th St</p> <p>Beautiful family home located in the sought-after neighborhood of Carlton Court in Haile Plantation. The home has a large master bedroom/bathroom suite located on the first floor and has a sitting area, walk-in closet, and garden tub. Bright open concept home with 4 bedrooms and 3 bathrooms. The large kitchen has lots of cabinets and an island. There is a Florida Room that looks out to the backyard. The front yard is maintained by HOA. Enjoy living in Haile Plantation and its many benefits such as trails, weekly farmer's market, local restaurants, and more. <i>Courtesy of BHHS Florida Realty</i></p>	Detached	4/3	2,919 sq ft	8,712	2003	\$389,900	6/16/2019	\$125
 <p>3 OFF MARKET - Expired, MLS Listing 415810: 6/8/2018 MLS ID: 415810</p> <p>818 NE 25th Ter</p> <p>Come by to see this adorable home in Gainesville! Perfect for singles or investors, this quaint property hosts a proportionally spacious lot and promising interior features. <i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>	Detached	3/1	936 sq ft	7,840	1966	\$90,000	6/9/2019	\$85

Expired Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p>4 OFF MARKET • Expired, MLS Listing 421293: 1/16/2019 MLS ID: 421293</p> <p>3511 NW 13th St Detached 5/4 2,934 sq ft 20,037 1947 \$489,900 6/7/2019 \$167</p> <p>Zoned Residential/Office, house set up for in home business or business offices. Effectively remodeled in 1977 and in good condition. Metal Roof, solid block construction and easy access from 2 entry points. In-law apartment set up. Great frontage on 13th street for high traffic and visibility for a business. Live and work at the same address</p> <p><i>Courtesy of BHS Florida Realty</i></p>								
 <p>5 OFF MARKET • Expired, MLS Listing 422366: 2/18/2019 MLS ID: 422366</p> <p>1320 NW 3rd Ave Condo 2/2 1,635 sq ft - 2007 \$2,200 6/2/2019 \$1</p> <p>The Penthouse Suite is located in Jackson Square just two blocks away from Business and Accounting School at University of Florida and one block away from Publix as well as one block away from the new Target Store. Walking distance to campus, downtown and UF Stadium. This 2B2B with loft (could be 3rd bedroom) unit with two balcony's is unique for the College Park area and best of the best. One covered parking space included in rent with additional parking available for additional lease. Please note that loft could make 3rd bedroom.</p> <p><i>Courtesy of Thomas Group Realty LLC</i></p>								
 <p>6 OFF MARKET • Expired, MLS Listing 416495: 6/28/2018 MLS ID: 416495</p> <p>2920 SW 1st Ave Detached 3/2 1,768 sq ft 16,117 1966 \$299,900 6/1/2019 \$156</p> <p>Location, Location, Location and not to mention plenty of parking! Close to UF, on the bus routes and walkable! This home is ready for your students to move right in. The circular drive welcomes you home and allows for easy parking of multiple vehicles. Step inside and you will immediately notice the renovated kitchen with newer appliances. The family room is quite large and connects to the bonus Florida room that can open fully creating a much larger area to hang out. Both bathrooms have been nicely updated. Nothing left to do but move in!</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p>7 OFF MARKET • Expired, MLS Listing 420532: 12/3/2018 MLS ID: 420532</p> <p>2232 NW 8th Ave Detached 4/3 2,056 sq ft 19,602 1954 \$269,000 5/31/2019 \$119</p> <p>Great location. Close to the University, public schools, city park, midtown and much, much more. This concrete block home has beautiful wood floors, an enormous bonus room downstairs, four bedrooms and 2 baths</p> <p><i>Courtesy of Suskin Realty Inc</i></p>								
 <p>8 OFF MARKET • Expired, MLS Listing 415347: 5/24/2018 MLS ID: 415347</p> <p>2601 SW Archer Rd, Apt 125 Apartment 1/1 1,177 sq ft - 1993 \$1,380 5/25/2019 -</p> <p>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.</p> <p><i>Courtesy of Pepine Property Management, LLC</i></p>								
 <p>9 OFF MARKET • Expired, MLS Listing 422368: 2/18/2019 MLS ID: 422368</p> <p>2712 NW 1st Ave Detached 3/2 1,156 sq ft - 1949 \$245,000 5/14/2019 \$212</p> <p>WALK TO UF & LAW SCHOOL. This lovely, large, three bedroom, two and a half bathroom house is situated on a large lot with a big, fenced-in backyard in the highly desirable law school area. This block home has hard flooring surfaces throughout, lots of windows, a hard-surfaced back-patio area, a covered front porch, and plenty of on-site parking. The house has a great floor plan with a large kitchen that opens into the dining room and living room. This home also features a washer/dryer, dishwasher, and built-in microwave. In a great neighborhood and close to UF, the location can't be beat. This house is rented through July 2020. Rent is \$1800/month rent through July 2019, then increases to \$1875/month in August 2019.</p> <p><i>Courtesy of Alligator Realty Inc.</i></p>								

Expired Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	 OFF MARKET <i>Expired, MLS Listing 421683: 1/25/2019 MLS ID: 421683</i>	Detached	4/2	1,498 sq ft	914,760	1965	\$182,778	5/13/2019	\$122
<p>12121 NE State Road 26</p> <p>18.5 acres with paved road frontage on State Road 26 heading into Gainesville ... Beautifully wooded, landscaped & natural growing plants. If a Quiet Neighborhood with acreage is what you are looking than your look is finally over & Opportunity is knocking on your door .. Located on this property is three structures - 1st structure is a 3/1 home w/1,138 sq. ft. w/screen porch and fireplace. 2nd structure is a 1/1 unit - 30 x 12 structure w/window unit and 3rd structure and last is a 3/2 - MH 1,837 sq. ft located towards the back of the property (this MH can be purchased separately but does not convey with the original purchase or can be moved). The Deer stands can be set for the Hunter in your family. Also, located on the property is a pole barn for some equipment. Close enough to Gainesville for your Doctor appointments at Shands at UF, VA or at North Florida Hospital & at all the Specialized Clinics, Entertaining & Dining but enough room on the acreage for you to have a mini-farm or a private refuge. So, bring the dogs or horses & check out the Country Living near the Gator Nation & all of the Sports the University of Florida has to offer. Fenced & gate at entrance to property. Mobile Tower is on lease has been paid in advance</p> <p style="text-align: right;"><i>Courtesy of C.B. Isaac Realty</i></p>									







New For Lease: 10

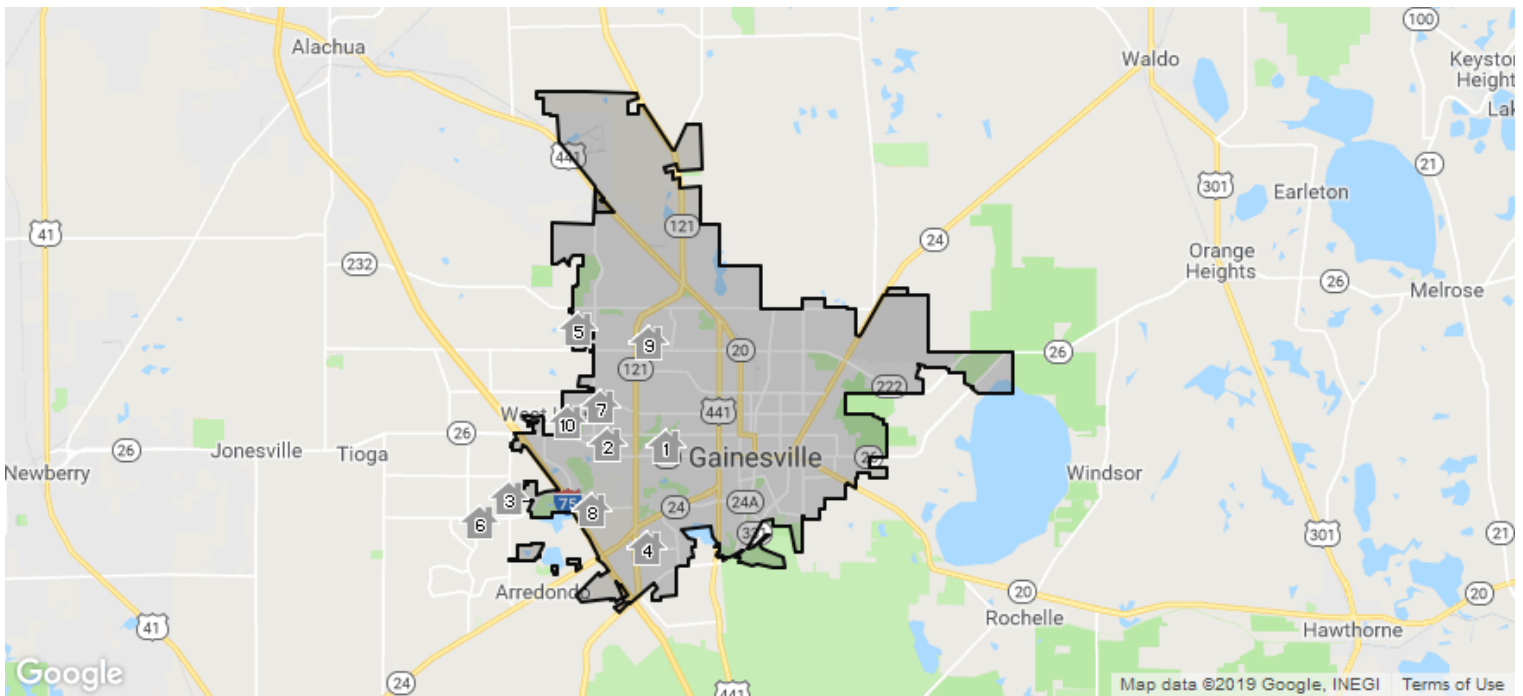
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <p>1 FOR LEASE • New, Active: 6/20/2019 MLS ID: 426300</p> <p>1336 NW 120th Way Single Family 3/2 1,512 sq ft 3,049 2007 6/20/2019 \$1,800 \$1</p> <p>3 B/R 2 Bath 1512 sq. Ft. patio Home convenient to I-75, Oaks Mall, NFRMC, UF Health. Ceramic tile and newly installed vinyl plank flooring means no carpet. Diamond Level energy efficient Package, Icynene Insulation, Tankless Water Heater with remote, High efficiency Gas Furnace and More. Upgraded tile, Stainless Steel appliances and 2 car garage. Community pool and playground. Exterior maintenance by the homeowners association. Sorry No Pets.</p> <p><i>Courtesy of Bosshardt Realty Services LLC</i></p>								
 <p>2 FOR LEASE • New, Active: 6/27/2019 MLS ID: 426444</p> <p>1220 SW 16th Ave, Apt D Condo 2/2 975 sq ft - 1985 6/27/2019 \$1,100 \$1</p> <p>Available July 2019, this 2/2 ground floor unit in Oakbrook won't last long! Walk/bike to UF Campus, UF Health, the VA, UF Vet School, & shopping/dining! The entire complex has been completely redone with new exterior finish & paint, balconies, stairwells and railings, refinished pool, & parking area. This unit features two spacious bedrooms each with a private bathroom, a separate utility room with washer/dryer included, a fully-equipped kitchen with a breakfast bar, a living/dining room combo, and sliding glass door access to the back patio, which overlooks the pool! The unit will have fresh paint throughout & new vinyl plank flooring in both bedrooms - no carpet! Rent includes water, sewer, trash collection, Internet, & parking! Sorry - no pets! Schedule a showing today! \$60.00 Application Fee per person over the age of 18 \$60.00 Guarantor Fee (if Applicable) \$150.00 Leasing Fee (Due at Time of Lease Signing)</p> <p><i>Courtesy of BHS Florida Realty</i></p>								
 <p>3 FOR LEASE • Active: 6/11/2019 MLS ID: 425967</p> <p>1933 NW 23rd Ter Single Family 5/6 4,136 sq ft 30,492 2014 6/11/2019 \$3,500 \$1</p> <p>CLOSE TO UF! Beautiful, 2014-QUALITY-built home on 0.70 acre lot in upscale Maple Hill, this home offers 5 bedrooms & 6 full baths + an office and Mother in Law Suite on 1st floor. Formal areas, family room, library nook, mud room + media/game room or exercise room! Amazing Chef's kitchen built for entertaining. Upstairs has the master suite w/ His & Hers closets, luxury bath w/ free-standing tub, walk-in shower and dual sinks! Carport designed for RV/Boat parking. Tile and laminate floors, NO CARPETING, granite counters crown molding, soaring 10' ceilings, 8' doors.</p> <p><i>Courtesy of Miller Real Estate</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.
 <p>4 FOR LEASE • New, Active: 6/26/2019 <i>MLS ID: 426432</i></p> <p>3705 SW 27th St, Apt 1114 Condo 2/2 950 sq ft – 2005 6/26/2019 \$925 \$1</p> <p>2 bedroom/2 bath is great SW location. This 950 Sq ft condo built in 2005 features living room, dining room, kitchen with Refrigerator, Range, dishwasher, disposal and washer and dryer although not warranted. Neighborhood amenities include swimming pool, tennis courts, fitness center. Pets negotiable. No smokers. 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>5 PENDING LEASE • Contingent: 6/25/2019 <i>MLS ID: 426372</i></p> <p>4506 NW 32nd Ave Single Family 3/2 1,582 sq ft 10,890 1973 6/25/2019 \$1,395 \$1</p> <p>3/2 (Benwood) Nice home in quiet neighborhood across from library and close to shopping and restaurants. Front porch entry area that opens into big living room with two large windows that offer lots of natural light. Big kitchen and dining room combination with plenty of cabinet and counter space and sliding glass doors that lead to family room overlooking fenced backyard. One car carport with utility closet and washer and dryer included (repairs not warranted). Backyard has brick patio area. Est. Sq. Ft. 1582. Limit 2 pets only.</p> <p><i>Listing Courtesy of Watson Realty Corp - Property Management</i></p>								
 <p>6 FOR LEASE • New, Active: 6/17/2019 <i>MLS ID: 426446</i></p> <p>2934 SW 35th Pl, Apt 19 Condo 2/3 1,079 sq ft – 2008 6/17/2019 \$1,300 \$1</p> <p>Ready to move! Townhome close to UF, Shands, Law School & Vet school! This property features an open concept kitchen with granite countertops & breakfast bar, wood cabinets, and large walk-in pantry. First floor living areas and bathroom are tiled throughout for easy upkeep. There are 2 master bedrooms upstairs each with their own private bathroom, plus a study downstairs with a full 3rd bathroom & closet. Downstairs study can be used as 3rd bedroom or an office. There is a concrete block between each unit creating a sound barrier & minimizing noise from neighboring units. Community has pool, 2 nearby bus stops to UF & is just a short drive or bus ride to campus or Shands. Just bring your furniture!</p> <p><i>Courtesy of Keller Williams Gainesville Realty Partners</i></p>								
 <p>7 FOR LEASE • New, Active: 6/26/2019 <i>MLS ID: 426405</i></p> <p>4961 NW 43rd Ave, Apt 107 Condo 2/2 1,555 sq ft – 2003 6/26/2019 \$1,195 \$1</p> <p>Updated 2 bedroom, 2.5 baths Magnolia Place townhouse. Steps away from the community pool, bank of mailboxes and the gym / clubhouse. The TH features updated lighting fixtures. There are two bedrooms upstairs. Light color laminate wood flooring downstairs and carpeting in the bedrooms. Each bedroom has a bath and there is a 1/2 bath downstairs. Walk-in closet in the Master Bedroom. One assigned parking spot. The apartment complex also has many open/visitor parking spaces.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
 <p>8 FOR LEASE • New, Active: 6/26/2019 <i>MLS ID: 426409</i></p> <p>2196 NW 49th Ave Single Family 3/2 2,149 sq ft – 2004 6/26/2019 \$2,000 \$1</p> <p>Stunning 3/2 pet friendly home in Sorrento! Available 8/9/19! Marketing Description Built in 2004, this 2,149 sq ft house in NW Sorrento features 3 bedrooms, 2 baths, a bonus room, vaulted ceilings, wood-vinyl, tile, and carpet flooring. Kitchen features a lot of cabinet space, a breakfast bar, pantry, and an appliance package. This home also features a large screened-in porch with a wooden deck in the backyard, living area with built-in shelving, and master bedroom, two-car garage, community pool and fitness center. Appliances include Refrigerator, Range, Dishwasher, Disposal, and Microwave. \$60.00 Application Fee per adult \$60.00 Guarantor Fee (if Applicable) \$150.00 Leasing Fee (Due at Time of Lease Signing) \$200.00 Non-Refundable Pet Fee, Per Pet, Per Year (Breed Restrictions Apply!) Schedule a Showing Today!</p> <p><i>Courtesy of BHHS Florida Realty</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.
	 FOR LEASE	<i>New, Active: 6/26/2019 MLS ID: 426458</i>						
9613 SW 53rd Rd	Single Family	4/3	2,383 sq ft	17,424	1990	6/26/2019	\$2,895	\$1
<p>This beautiful 4/3 Pool home is situated in a quiet & peaceful section of the Grahams Mill Subdivision in Haile Plantation. Marble and hardwood tile floors throughout. The kitchen and bathrooms have been totally renovated with granite counter tops. There is a Spa/Jacuzzi in the Master Bathroom as well as a double shower. It was renovated in 2017. Even the garage floor is tiled and has built-in cabinets. You will love this home and the lawn service and pool service are included in the rent.</p> <p><i>Courtesy of Coldwell Banker M.M. Parrish Realtors</i></p>								
	 FOR LEASE	<i>New, Active: 6/26/2019 MLS ID: 426414</i>						
2015 SW 73rd Ter	Single Family	2/2	976 sq ft	5,663	1985	6/26/2019	\$1,000	\$1
<p>2/2 House with 1-Car Garage in Peppermill! Just under 1,000 square feet, this 2-bed, 2-bath house is located in Peppermill, just a short drive to I-75, shopping, dining, and schools! The home features tile floors throughout, a fully-equipped kitchen, a living room/dining room combo with fireplace, a Florida room leading to the spacious backyard, and a 1-car garage with washer/dryer hookups. You don't want to miss this one! Schedule a showing today! \$60.00 Application Fee per person over the age of 18 \$60.00 Guarantor Fee (if Applicable) \$150.00 Leasing Fee (Due at Time of Lease Signing) \$200.00 Non-Refundable Pet Fee, Per Pet, Per Year (Breed Restrictions Apply!)</p> <p><i>Courtesy of BHS Florida Realty</i></p>								





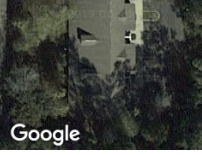

Recently Leased: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	OFF MARKET	Leased, MLS Listing 426133: 6/11/2019 MLS ID: 426133						
411 NW 25th St	Single Family	3/2	1,340 sq ft	10,454	1945	6/27/2019	\$1,695	\$1
<p>Walk to UF from this 3B/2B home with approx 1340 sq ft. This home was completely renovated in 2014 to include converting the garage into a BONUS ROOM with it's own separate AC system. Stainless steel appliances include refrigerator, range, dishwasher, and microwave. Kitchen features granite counter tops. Ceiling fans throughout, wood flooring no carpet, upgraded bathrooms and more. A must see home with the convenience of walking to Ben Hill Griffin Stadium, close to Publix, CVS, and other great spots. Washer and dryer are provided (not warranted) in separate laundry room off of the bonus room. Lawn care included in the monthly rent.</p> <p><i>Courtesy of Bosshardt Property Management</i></p>								
	OFF MARKET	Leased, MLS Listing 426179: 6/18/2019 MLS ID: 426179						
507 NW 39th Rd, Apt 222	Condo	2/2	900 sq ft	-	1976	6/27/2019	\$950	\$1
<p>Beautiful upper level 2/2 condo in Hawthorne Reserve community. open parking lot - no hassling with decals. W/D included. Updated kitchen, Spacious bedrooms with separated bathrooms. Close to bus stop, walking distance to the movie theatre, coffee culture, restaurants, and other shops. Quick drive or bus ride over to UF Campus.</p> <p><i>Courtesy of Watson Realty Corp - Property Management</i></p>								
	OFF MARKET	Leased, MLS Listing 420642: 12/9/2018 MLS ID: 420642						
1715 SW 78th St	Single Family	4/2	2,330 sq ft	15,246	1978	2/1/2019	\$1,800	\$1
<p>4/2 with large in ground pool right next to great schools including Oak Hall. Has oversized 2 car garage, living, family, dining and huge bonus room overlooking pool. Ceramic tile in traffic areas and carpeting in bedrooms. Available now!</p> <p><i>Courtesy of Cooper Realty</i></p>								

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.	
	4 OFF MARKET	Condo	2/2	1,114 sq ft	–	2002	6/26/2019	\$1,050	\$1
<p><i>Leased, MLS Listing 425429: 5/23/2019 MLS ID: 425429</i></p> <p>Victoria Station 2 bedroom 2.5 bath townhouse close to UF and Shands and directly on a bus line! Downstairs features a living room with large windows to allow in natural sunlight, separate dining space leading to kitchen offering deep counter tops for additional appliances and decorations, half bathroom for guests, and the laundry closet with W/D included. Upstairs features 2 master Bedrooms each with their own private bathrooms. Pets 40lbs and under welcome. Pet rent applies. community features sidewalks throughout and a community pool in the center of the neighborhood.</p> <p><i>Courtesy of Watson Realty Corp - Property Management</i></p>									
	5 OFF MARKET	Condo	2/2	1,275 sq ft	–	2003	5/1/2019	\$1,150	\$1
<p><i>Leased, MLS Listing 416173: 6/19/2018 MLS ID: 416173</i></p> <p>Beautiful upgraded 2 bedroom, 2.5 bath townhome in the gated community of Magnolia Place, minutes from I-75, Publix, Santa Fe College, and North Regional Hospital, also, bus line, library, and restaurants. The downstairs has wood flooring, crown molding, decorative accents throughout, and tiled floor on screened back porch. Granite counter tops in kitchen and all appliances. The large master suite with has a walk in closet. Second bedroom also has attached bathroom. The community amenities including a clubhouse with fitness room, business center, and large community pool, tennis court, and newly installed playground. There are sidewalks throughout the community. Rent includes garbage, and lawn care. No pets please. Zoned for Meadowbrook, Fort Clarke, and Buchholz. Available August 6, 2018</p> <p><i>Courtesy of RE/MAX Professionals</i></p>									
	6 OFF MARKET	Condo	3/2	1,942 sq ft	5,227	2006	6/23/2019	\$2,250	\$1
<p><i>Leased, MLS Listing 426262: 6/20/2019 MLS ID: 426262</i></p> <p>Upgrades galore in this charming home in the Marketplace Square area of Haile Plantation. Built as the model home for the development, it offers hardwood floors throughout, plantation shutters in living areas, expansive gourmet kitchen with wine rack, granite countertops and all stainless steel appliances. It is wired for surround sound and has a built-in office space in the hallway. The fireplace in the living room has wiring over it for your TV. This home has a real bonus out back where the landscaped lanai features a small pond with water falling over stones. This area has a covered walkway to the two-car garage. No detail is spared to give you all you need for the comforts of home.</p> <p><i>Courtesy of Glanzer Realty LLC</i></p>									
	7 OFF MARKET	Single Family	3/2	1,152 sq ft	10,019	1968	6/21/2019	\$1,275	\$1
<p><i>Leased, MLS Listing 425729: 6/4/2019 MLS ID: 425729</i></p> <p>3/2 Pet Friendly House with Fenced Yard Available August 2019! Marketing Description Located in Palm View near the Millhopper shopping plaza & Fresh Market, this 3-bedroom, 2-bath pet friendly home is 1,152 square feet & features spacious bedrooms, a fully-equipped kitchen, washer/dryer hookups, a 1-car garage, a screened porch, and a fenced yard! Just minutes to UF Campus, the Oaks Mall, & shopping/dining/entertainment! Schedule a showing today! *We kindly provide a 24-Hour notice to all occupied properties* \$60.00 Application Fee per person over the age of 18 \$60.00 Guarantor Fee (if Applicable) \$150.00 Leasing Fee (Due at Time of Lease Signing) \$200.00 Non-Refundable Pet Fee, Per Pet, Per Year (Breed Restrictions Apply!)</p> <p><i>Courtesy of BHHS Florida Realty</i></p>									
	8 OFF MARKET	Condo	2/2	1,208 sq ft	–	1985	6/25/2019	\$925	\$1
<p><i>Leased, MLS Listing 423445: 3/21/2019 MLS ID: 423445</i></p> <p>Spacious 2/2 in Marchwood! Nice townhouse with split bedroom plan, ceramic tile flooring throughout the downstairs, washer/dryer hookups, vaulted ceilings and community pool. No pets allowed. 1st month's rent, last month's rent and security deposit are required for move-in. Lease term until July 30, 2020.</p> <p><i>Courtesy of Carl Turlington Real Estate</i></p>									

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.	
	 OFF MARKET <i>Leased, MLS Listing 425349: 5/21/2019 MLS ID: 425349</i>	Single Family	4/2	1,665 sq ft	10,890	1977	6/25/2019	\$1,500	\$1
<p>*Avail 8/12/2019* Looking for a house updated and move-in ready? Check out this house in Springtree with 4 bedrooms, 2 baths, beautiful, updated kitchen with granite countertops, wood cabinets, all stainless-steel appliances new in 2017, both bathrooms recently remodeled with new cast-iron tubs, new vanities, light fixtures and toilets. Besides the living room, there is a family room with wood-burning fireplace and surround sound, plus a room off the utility room perfect for a small office, with a built-in counter that works like a laptop lane. The house sits on a large, corner lot in Springtree, close to Publix, Red Onion Grill, and a city bus stop. Students welcome! Pet welcome!</p> <p><i>Courtesy of Golden Rule Real Estate and Property Management</i></p>									
	 OFF MARKET <i>Leased, MLS Listing 425724: 6/4/2019 MLS ID: 425724</i>	Condo	3/2	1,462 sq ft	-	2004	6/23/2019	\$1,200	\$1
<p>beautiful 3 bedroom 2 bathroom with loft area outside upstairs bedroom. Great patio off the back living room. Only one older house trained pet with references will be allowed.</p> <p><i>Courtesy of Realty Solutions Of North Florida, Inc</i></p>									

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