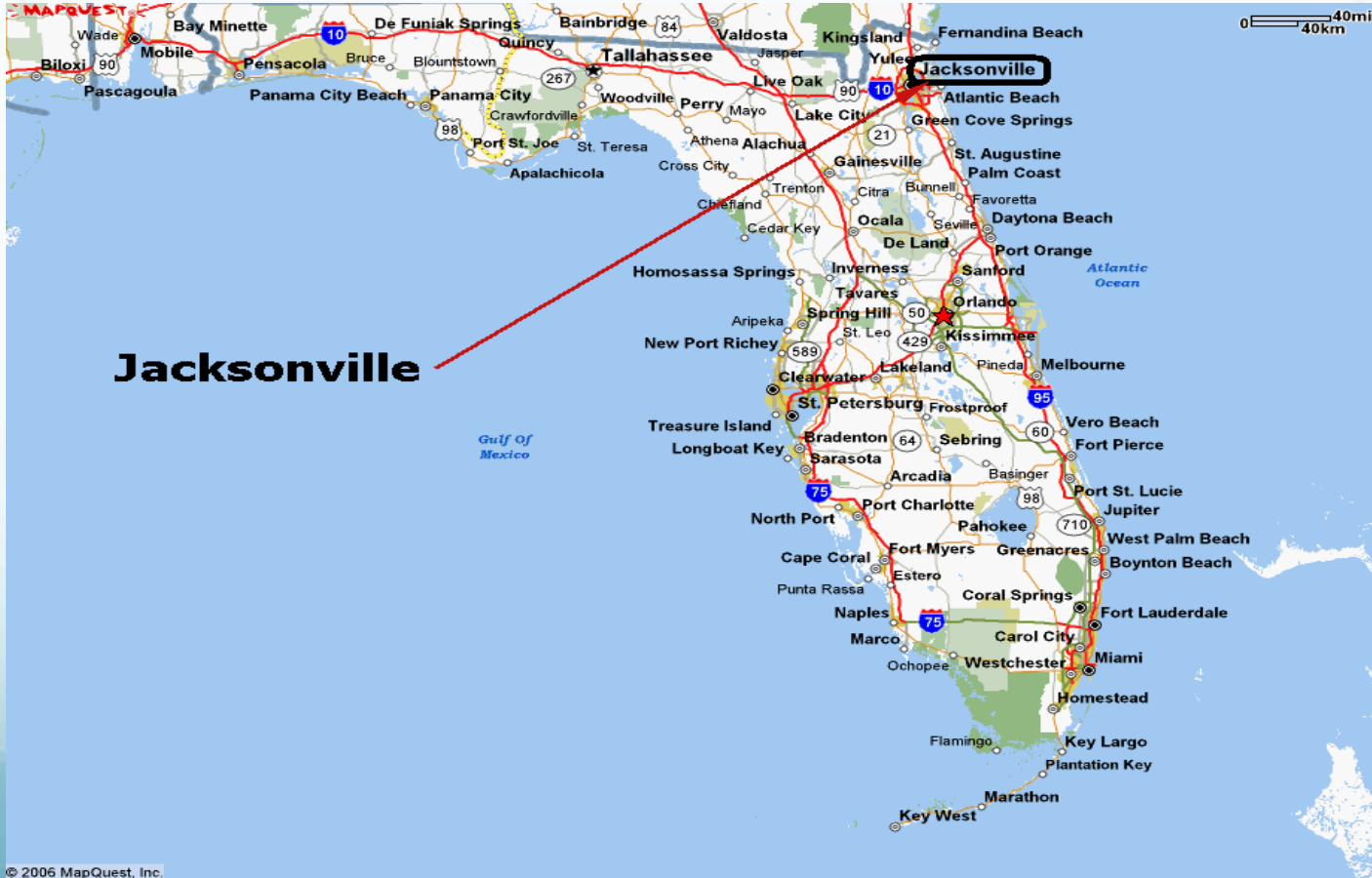


Jacksonville - Florida



9040 10TH AVE., FLORIDA

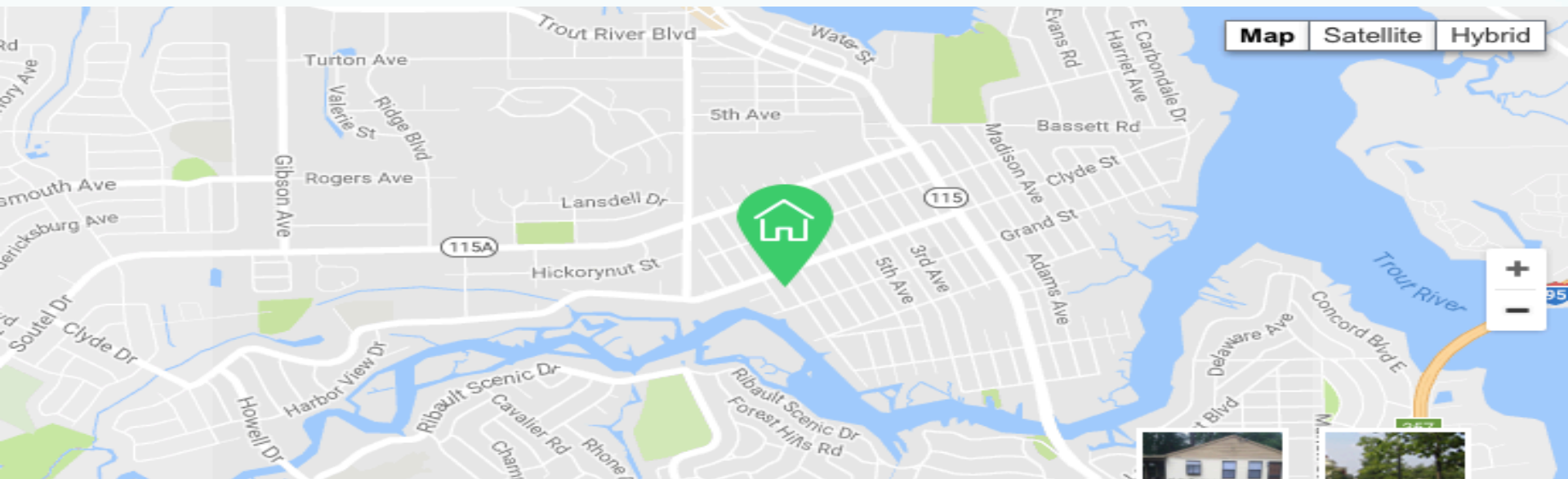


Income & Expenses		
Price:	\$61,000	
Fixed Yearly Expenses		Amount
Water		
Insurance		\$500
Property tax		\$472
Gardening		
Management		\$900
Total		\$1,872
Yearly Rent Income		\$9,000
Net Yearly Income		\$7,128*
ROI		11.68%

Living space:	Lot size:	Bedrooms	Bathrooms	Actual rent	Total rent
1124 Sq.Ft.	6555 Sq.Ft.	3	1	750	750
924 Net					

*All numbers are based on current monthly bills and multiplied for yearly average and may vary in the future. ROI does not include vacancy or maintenance. The information contained herein is not a substitute for a thorough due diligence investigation. All potential buyers must take appropriate measures to verify all of the information set forth herein and should not take final numbers as a Guarantee in the future.

NEIGHBORHOOD PICTURES



Variety Property Preservation
 1997 McGirts Point Blvd
 Jacksonville, FL 32221
 904-697-8272
 Mbutler.varietypplc@gmail.com

To: All County CPM

PROJECT MANAGER	JOB	PAYMENT TERMS	DUE DATE
	9040 10 th Ave 32208		

AREA	DESCRIPTION	PRICE
	Complete installations of gutter on roof	\$1250.00
	Rekey	\$100.00
	Replace screen in security door	\$50.00
	Paint interior	\$1425.00
	Install new mailbox	\$75.00
	Install closet door knob	\$15.00
	Paint exterior	\$1600.00
	Replace window	\$1100.00
	Light fixtures and fans	\$950.00
	Replace Doors	\$600.00
	Appliances	\$800.00
	Remodel Kitchen	\$2500.00
	Flooring throughout	\$1800.00
	Remodel Bathroom	\$1500.00
	Electrical work	\$800.00
	Plumbing	\$1200.00
Total payout		\$15,765.00

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory to me are hereby accepted. You are authorized to proceed with the work as specified. 1 year warranty on all work preformed.

Date _____

Date _____

Management signature: _____

Vendor _____

HOME PICTURES



HOME PICTURES



HOME PICTURES



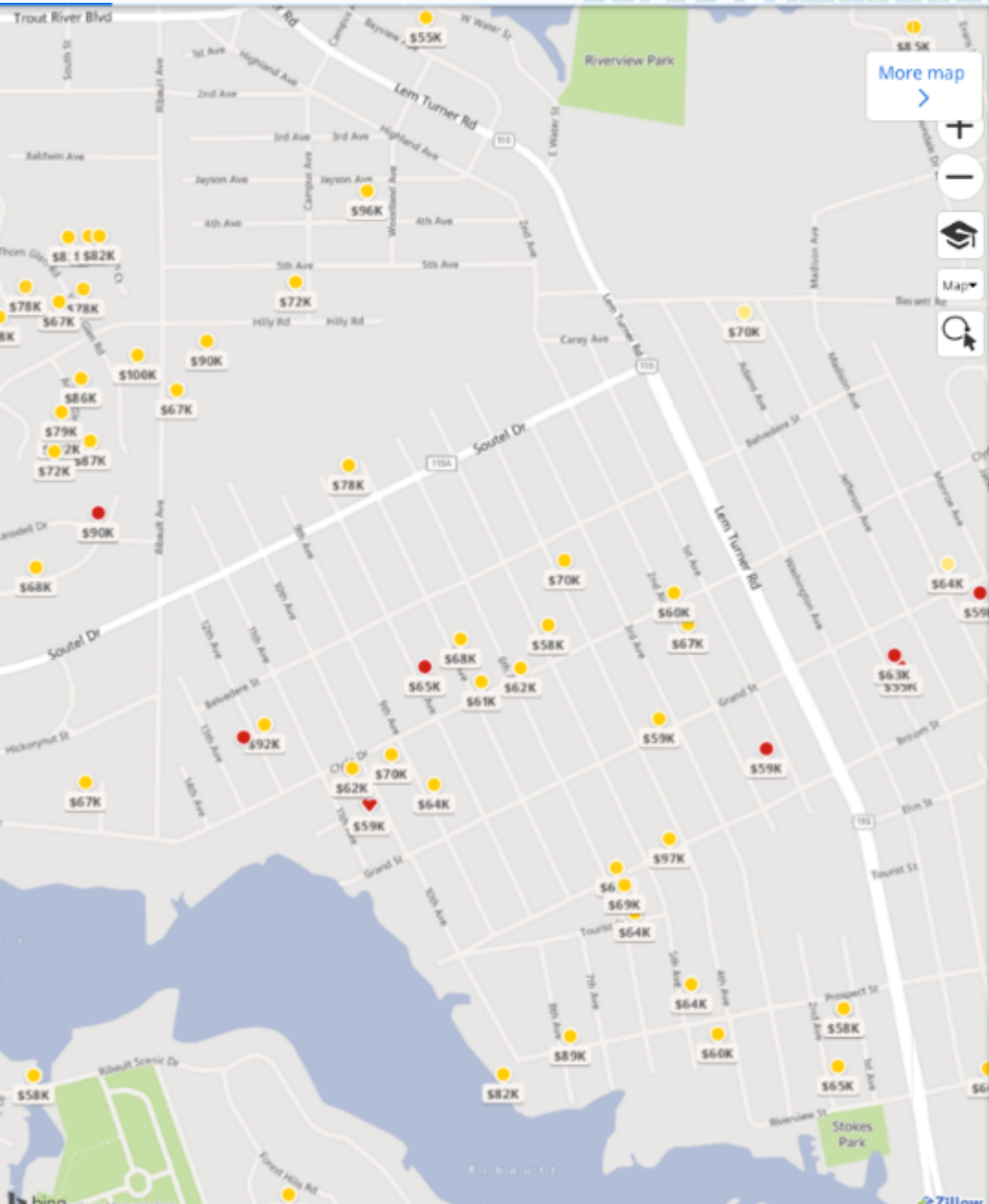
HOME PICTURES



HOME PICTURES



SALES COMPARABLE



Real Estate

59 homes for sale.

[Homes for You](#) [Newest](#) [Cheapest](#) [More](#)

9 photos

HOUSE FOR SALE
\$59,000 2 bds • 1 ba • 908 sqft
 17 days on Zillow • 8934 1st Ave, Jacksonville, FL

5 photos

AUCTION
\$59K 2 bds • 1 ba • 1,098 sqft
 63 days on Zillow • 8972 Monroe Ave, Jacksonville, FL

FORECLOSURE
 3 bds • 1 ba • 967 sqft
 4970 days on Zillow • 12th Ave, Jacksonville, FL

1 photo

HOUSE FOR SALE
\$65,000 3 bds • 2 ba • 1,728 sqft
 45 days on Zillow • 9133 8th Ave, Jacksonville, FL

15 photos

FOR SALE BY OWNER
\$59,000 3 bds • 1 ba • 1,184 sqft
 42 days on Zillow • 9040 10th Ave, Jacksonville, FL

20 photos

HOUSE FOR SALE
\$90,500 4 bds • 2 ba • 2,438 sqft
 10/14/2020 (Aug 2) • 3036 Altamont Ave E, Jacksonville, FL
 HOMESTAR REALTY INVESTMENTS INC.

30 photos

HOUSE FOR SALE
\$55,000 3 bds • 2 ba • 1,176 sqft
 78 days on Zillow • 8953 Adams Ave, Jacksonville, FL
 ONE REALTY CORP

4 photos

HOUSE FOR SALE
\$63,000 3 bds • 1.5 ba • 1,287 sqft
 51 days on Zillow • 8959 Adams Ave, Jacksonville, FL

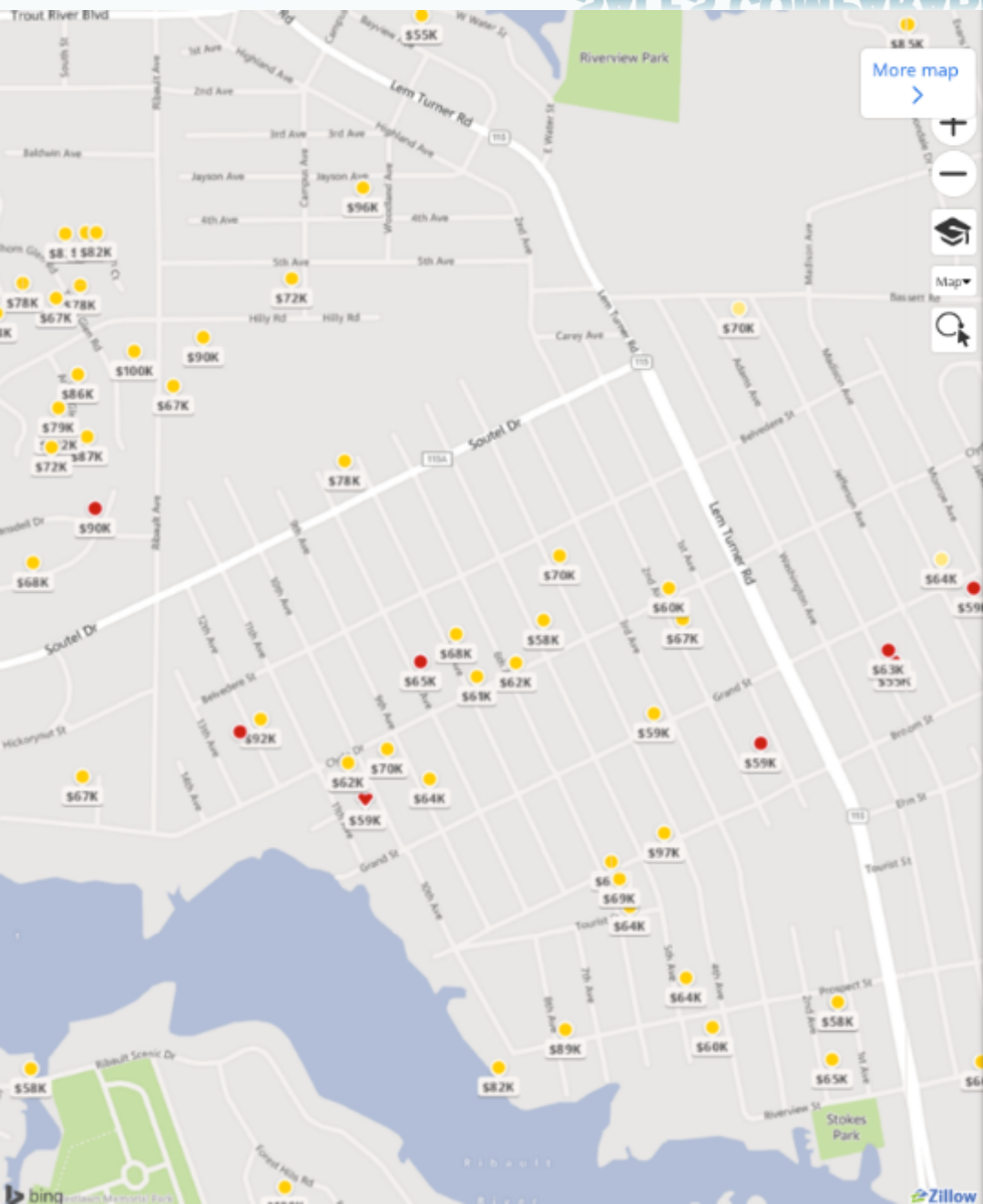
50 photos

SOLD: \$85,000
 Price/sqft: \$48 • 3 bds • 2 ba • 1,742 sqft

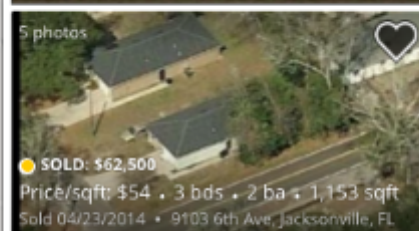
20 photos

SOLD: \$78,000
 Price/sqft: \$74 • 3 bds • 1 ba • 1,051 sqft

SALES COMPARABLE



SOLD: \$60,800
 Price/sqft: \$45 • 3 bds • 2 ba • 1,343 sqft
 Sold 02/10/2015 • 9111 7th Ave, Jacksonville, FL



SOLD: \$62,500
 Price/sqft: \$54 • 3 bds • 2 ba • 1,153 sqft
 Sold 04/23/2014 • 9103 6th Ave, Jacksonville, FL

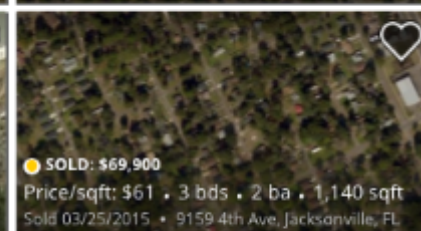


SOLD: \$60,000
 Price/sqft: \$78 • 2 bds • 1 ba • 760 sqft
 Sold 08/25/2015 • 9103 2nd Ave, Jacksonville, FL

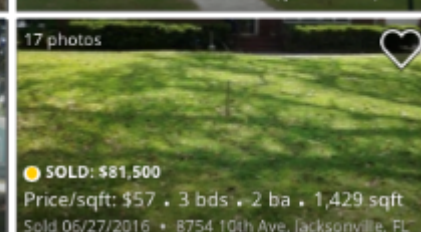


SOLD: \$64,000
 Price/sqft: \$43 • 3 bds • 1 ba • 1,474 sqft
 Sold 03/19/2015 • 8727 5th Ave, Jacksonville, FL

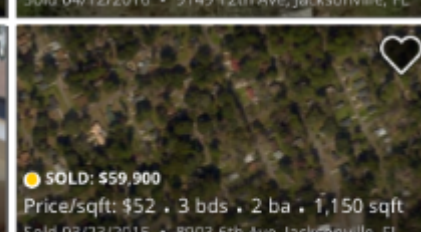
SOLD: \$67,900
 Price/sqft: \$47 • 3 bds • 1.5 ba • 1,432 sqft
 Sold 03/19/2015 • 9143 7th Ave, Jacksonville, FL



SOLD: \$69,900
 Price/sqft: \$61 • 3 bds • 2 ba • 1,140 sqft
 Sold 03/25/2015 • 9159 4th Ave, Jacksonville, FL



SOLD: \$63,900
 Price/sqft: \$48 • 3 bds • 2 ba • 1,322 sqft
 Sold 03/23/2015 • 9043 9th Ave, Jacksonville, FL



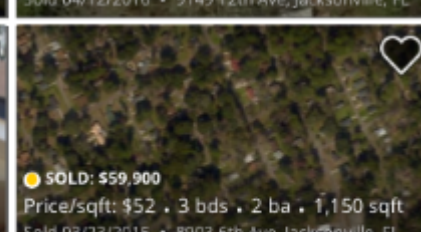
SOLD: \$81,500
 Price/sqft: \$57 • 3 bds • 2 ba • 1,429 sqft
 Sold 06/27/2016 • 8754 10th Ave, Jacksonville, FL

SOLD: \$62,300
 Price/sqft: \$53 • 3 bds • 1 ba • 1,156 sqft
 Sold 05/04/2016 • 9088 10th Ave, Jacksonville, FL



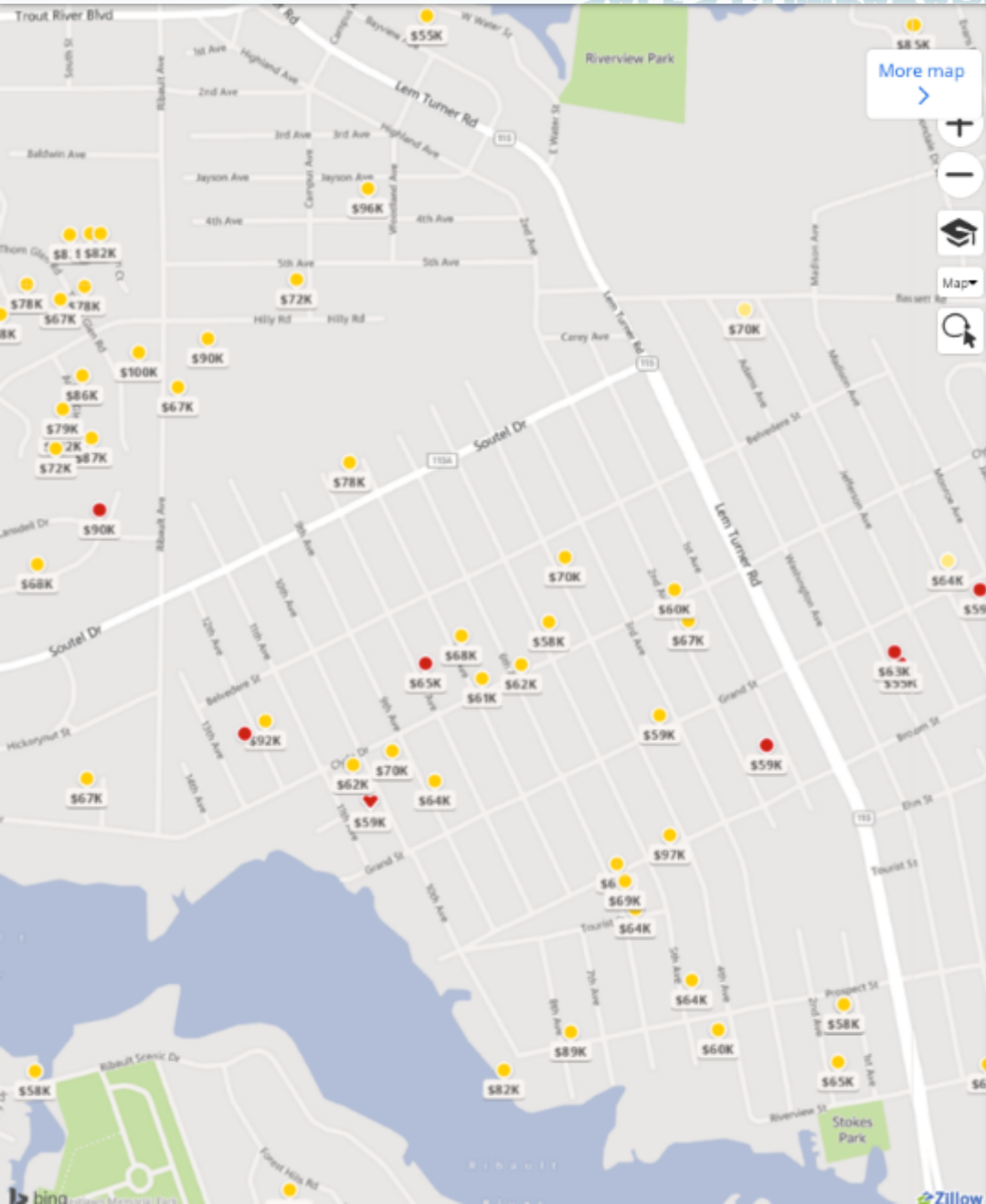
SOLD: \$62,300
 Price/sqft: \$53 • 3 bds • 1 ba • 1,156 sqft
 Sold 05/04/2016 • 9088 10th Ave, Jacksonville, FL

SOLD: \$92,000
 Price/sqft: \$80 • 3 bds • 1 ba • 1,150 sqft
 Sold 04/12/2016 • 9149 12th Ave, Jacksonville, FL



SOLD: \$59,900
 Price/sqft: \$52 • 3 bds • 2 ba • 1,150 sqft
 Sold 03/23/2015 • 8903 6th Ave, Jacksonville, FL

SALES COMPARABLE



Real Estate 59 homes for sale.

[Homes for You](#) [Newest](#) [Cheapest](#) [More](#)

12 photos

SOLD: \$89,000
 Price/sqft: \$69 • 3 bds • 2 ba • 1,288 sqft
 Sold 03/13/2016 • 2353 Prospect St, Jacksonville, FL

SOLD: \$65,000
 Price/sqft: \$46 • 3 bds • 1 ba • 1,406 sqft
 Sold 10/17/2014 • 8615 2nd Ave, Jacksonville, FL

29 photos

SOLD: \$59,500
 Price/sqft: \$35 • 4 bds • 2 ba • 1,669 sqft
 Sold 04/10/2014 • 8668 4th Ave, Jacksonville, FL

21 photos

SOLD: \$64,800
 Price/sqft: \$71 • 3 bds • 2 ba • 900 sqft
 Sold 09/05/2014 • 9015 Madison Ave, Jacksonville, FL

SOLD: \$66,900
 Price/sqft: \$14 • 5 bds • 3 ba • 4,538 sqft
 Sold 02/18/2014 • 9140 Westlake Cir, Jacksonville, FL

8 photos

SOLD: \$59,900
 Price/sqft: \$51 • 3 bds • 2 ba • 1,160 sqft
 Sold 04/13/2015 • 8604 Adams Ave, Jacksonville, FL

22 photos

SOLD: \$100,000
 Price/sqft: \$63 • 3 bds • 2 ba • 1,577 sqft
 Sold 10/07/2015 • 2220 Forest Hills Rd, Jacksonville, FL

8 photos

SOLD: \$96,000
 Price/sqft: \$93 • 3 bds • 2 ba • 1,031 sqft
 Sold 09/28/2015 • 2224 Jayson Ave, Jacksonville, FL

14 photos

SOLD: \$67,100
 Price/sqft: \$36 • 3 bds • 2 ba • 1,814 sqft

4 photos

SOLD: \$90,000
 Price/sqft: \$106 • 3 bds • 1 ba • 848 sqft

APPRAISAL & PAST VALUE

Zestimate [?]
\$60,112

+\$10,144 Last 30 days

\$51K | \$63K

Zestimate range

Rent Zestimate [?]
\$775/mo

+\$25 Last 30 days

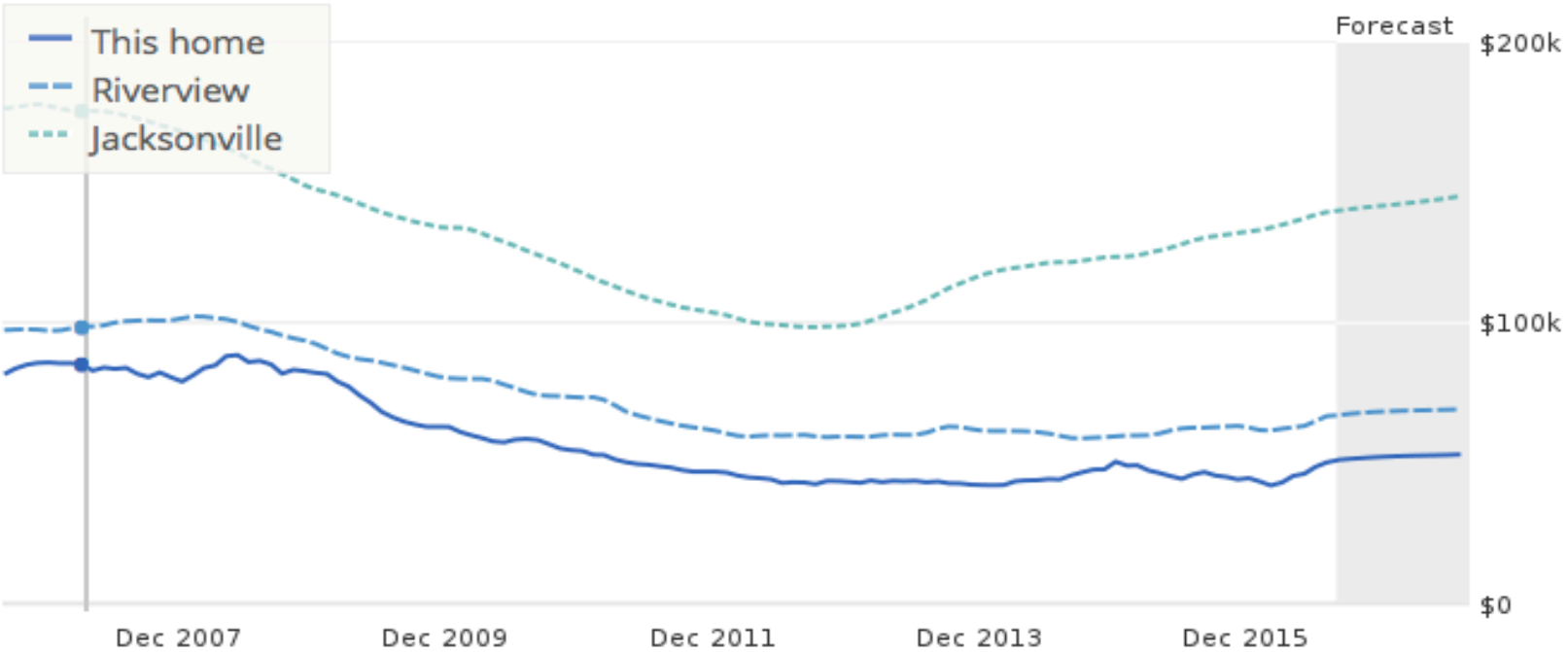
\$721 | \$946

Zestimate range

Zestimate forecast [?]
\$62,673

+4.3%
One year

Zestimate ▾ 1 year 5 years 10 years



RENT REPORT

Zestimate ?

\$60,112

+\$10,144 Last 30 days

\$51K | \$63K

Zestimate range

Rent Zestimate ?

\$775/mo


+\$25 Last 30 days

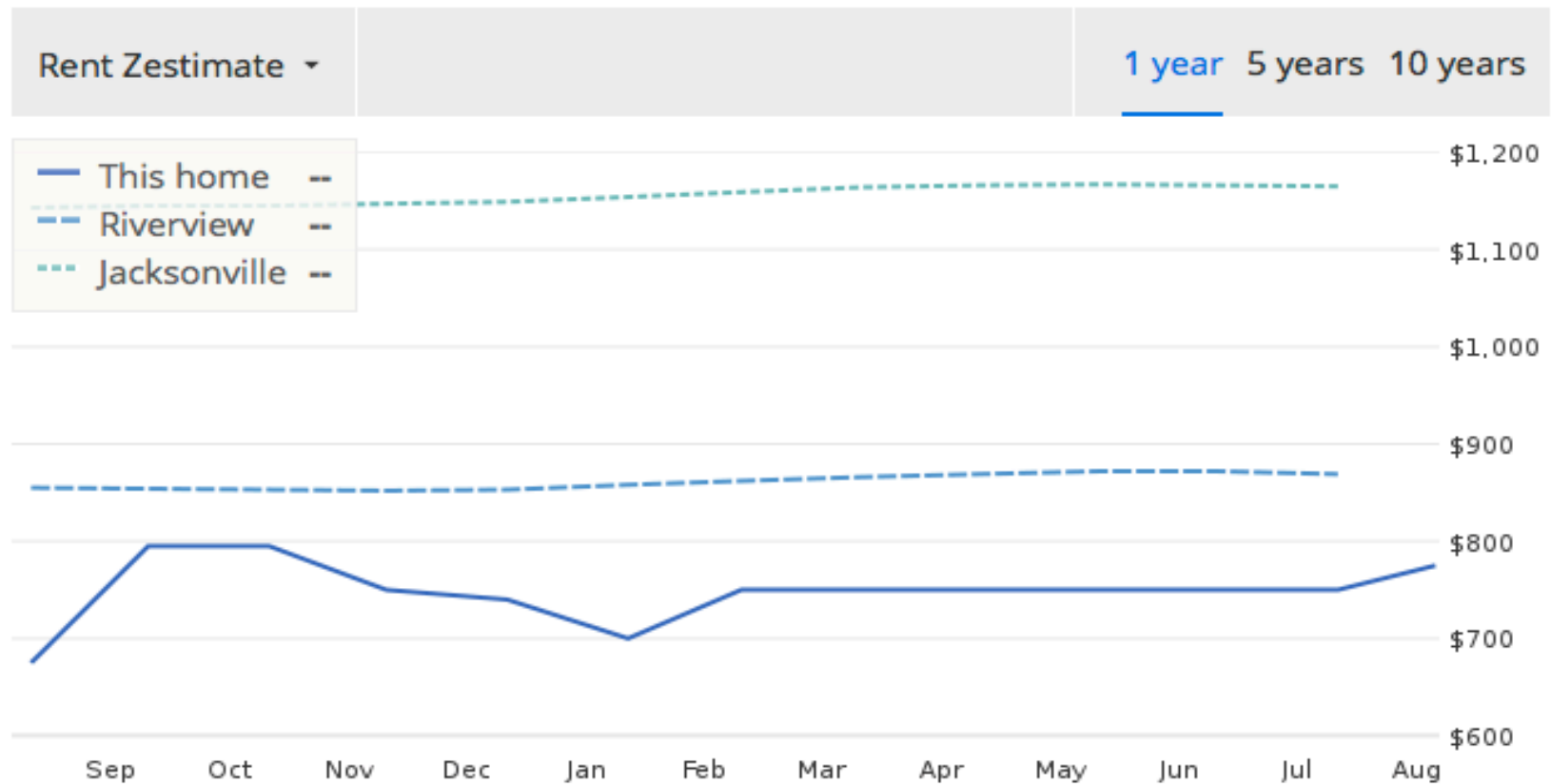
\$721 | \$946

Zestimate range

Zestimate forecast ?

\$62,673

 **+4.3%**
One year



COUNTY RECORDS

Public Records for 9040 10th Ave

Official property, sales, and tax information from county (public) records as of 12/2015:

Single Family Residential

924 sqft

Stories: 1 story

Parking: Carport

Roof: Composition Shingle

Construction: Masonry

Tax Rate Code Area: GS

3 Bedrooms

Lot Size: 4,866 sqft

A/C: Central

Parking Spaces: 1

1 Unit

Subdivision: RIO VISTA

1 Bathroom

Built In 1956

Heating: Forced air unit

Exterior Walls: Concrete Block

1 Building

County: Duval

3 LOTS 11,12 BLK 132

Buildings

Building 1

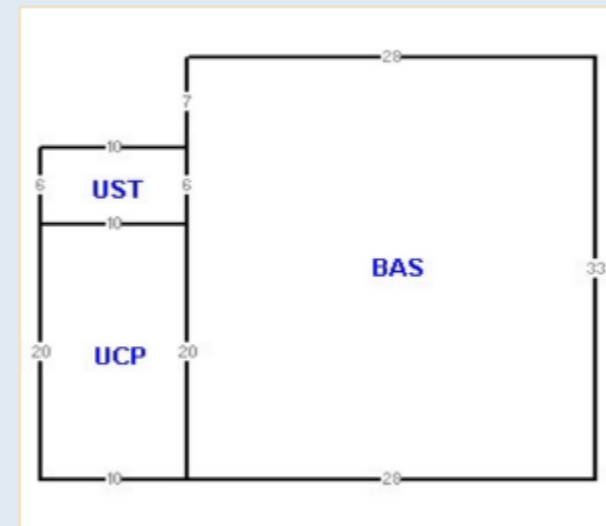
Building 1 Site Address
9040 10TH AVE Unit
Jacksonville FL 32208

Building Type	0101 - SFR 1 STORY
Year Built	1956
Building Value	\$33,958.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	60	0	24
Base Area	924	924	924
Unfinished Carport	200	0	40
Total	1184	924	988

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	5	5 Asphalt tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code
Stories	1.000
Bedrooms	3.000
Baths	1.000
Rooms / Units	1.000



Traversing Data

TAX BILL

If Paid By

Taxes	Fees	Interest	Discount	If Paid By	Amount Due
\$472.33	\$0.00	\$0.00	\$0.00	3/31/2016	\$0.00

Payment History

Date Paid	Receipt Year	Receipt	Paid By	Paid
7/21/2016	2016	470256.0002	SHARON NORRIS	\$472.33

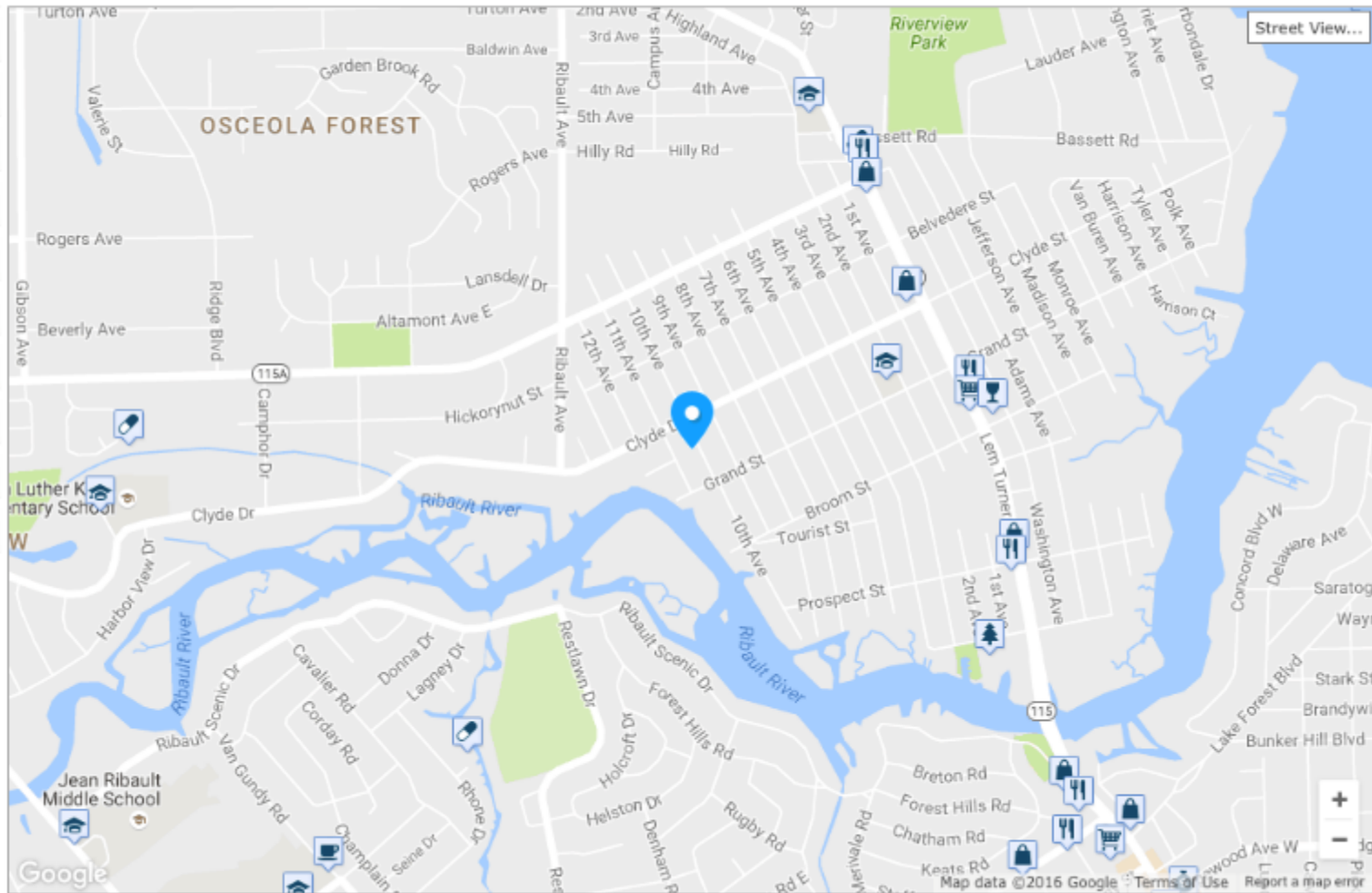
Unpaid Tax Certificates

No Records Found

15 MINUTE WALK

What's Nearby

- Restaurants:**
 - Ever Ready Restaurant .5mi
- Coffee:**
 - Low's Low's Cafe 1mi
- Bars:**
 - Pop A Top Tavern .5mi
- Groceries:**
 - Safari Food Store .5mi
- Parks:**
 - Stokes Park .6mi
- Schools:**
 - The Success Academy .4mi
- Shopping:**
 - Family Dollar Stores, Inc. .5mi
- Entertainment:**
 - People-Color Scientist 2.7mi
- Errands:**
 - Jax Pharmacy .6mi
- Search Nearby:**



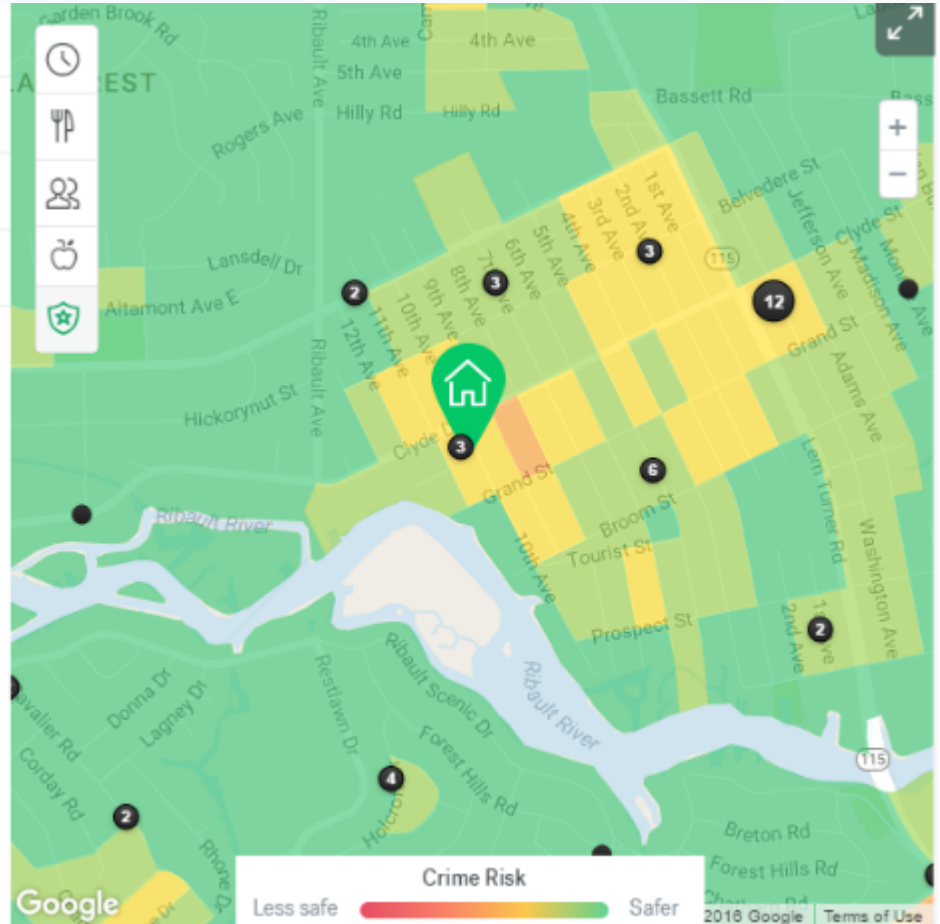
Something missing? [Add a place](#)

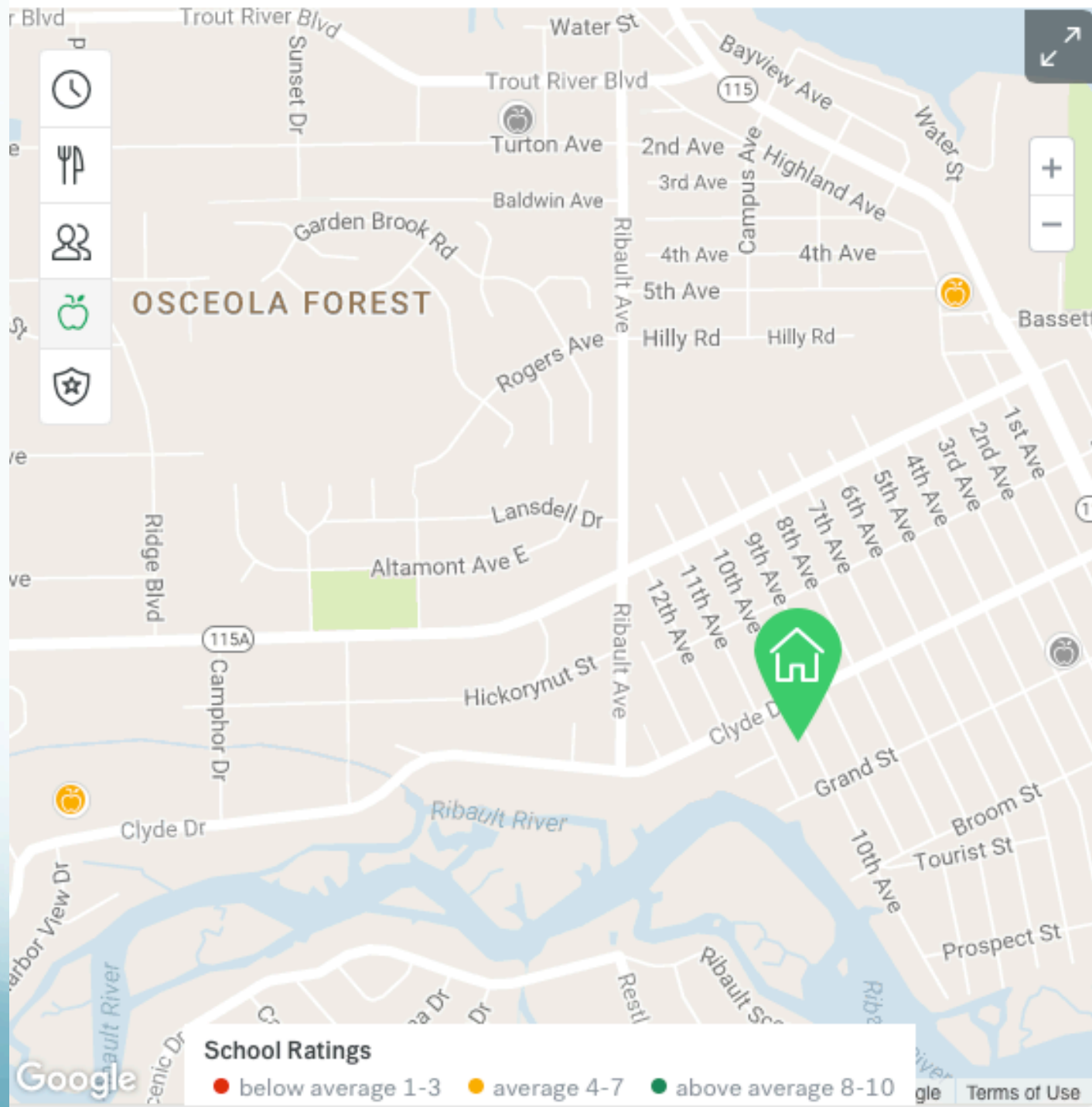
CRIME REPORT

- 🕒 Calculate your commute time from this home ✓
- 🍴 The Pig Bar-B-Q, 1i Solar, Elegance of Faith Beauty & Nai... ✓
- 👤 37 median age, 69% married, 9% college graduate in this area ✓
- 🍎 See 3 schools assigned to this home. Martin Luther King, ... ✓
- 🛡️ See reported crimes near this home ^

Date	Type	Description
08/17/2016	Assault	ARMED DISPUTE. (This report is from Jacksonville Sheriff's Office completed dispatched (911) calls for service call log. Informa
08/17/2016	Other	DOMESTIC DISTURBANCE. (This report is from Jacksonville Sheriff's Office completed dispatched (911) calls for service call log.
08/17/2016	Other	DISPUTE. (This report is from Jacksonville Sheriff's Office completed dispatched (911) calls for service call log. Information m
		DOMESTIC. (This report is from Jacksonville

Data provided by SpotCrime.com and CrimeReports.com.





NEIGHBORHOOD

Neighborhood: Riverview

MEDIAN ZESTIMATE ?

\$66,800

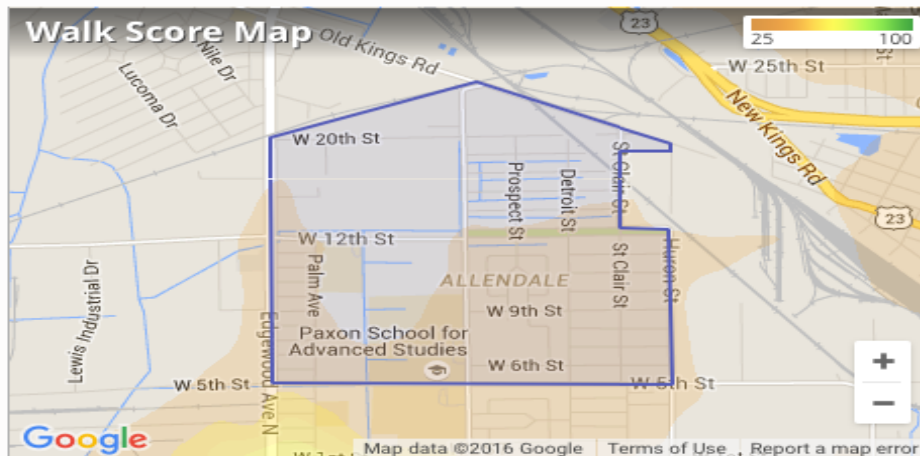
↑ 6.5%

Past 12 months

Zillow predicts [Riverview home values](#) will decrease 0.1% next year, compared to a 2.2% increase for Jacksonville as a whole. Among Riverview homes, this home is 5.3% less...

[read more](#) ✓

🚶 **Walk Score** [®] **34** (Car-Dependent)



Most errands require a car in Allendale Jacksonville.

Allendale is the 98th most walkable neighborhood in [Jacksonville](#) with a Walk Score of 26.

Find apartments in Jacksonville's most walkable neighborhoods: [Downtown](#), [San Marco](#) and [Riverside](#).

OPTIONAL INSURANCE



LONG LIVE HAPPY HOMES™

relax, you're covered...

	SELLER COVERAGE	BUYER COVERAGE
2-10 HOME BUYERS WARRANTY COVERED ITEMS:	\$60 <i>\$100 Service Fee</i>	\$375 / \$415 <i>\$100 Service Fee / \$75 Service Fee</i>
Air Conditioning & Heat Pump (up to two systems)	✓	✓
Attic, Ceiling and Exhaust Fans	✓	✓
Built-In Bathtub Whirlpool Motor and Pump	✓	✓
Built-In Microwave	✓	✓
Dishwasher	✓	✓
Doorbell System	✓	✓
Drain Line Stoppages	✓	✓
Electrical Switches and Receptacles	✓	✓
Electrical Wiring	✓	✓
Fire and Burglar Alarms	✓	✓
Fuse Panels and Circuit Breaker Panels	✓	✓
Garage Door Openers (up to three)	✓	✓
Garbage Disposal	✓	✓
Heating System (up to two systems)	✓	✓
Permanently Installed Sump Pump	✓	✓
Plumbing System	✓	✓
Range, Oven and Cooktop	✓	✓
Refrigerator	✓	✓
Steam or Hot Water Heat Systems	✓	✓
Telephone Wiring	✓	✓
Thermostats (all types)	✓	✓
Toilet Assembly Parts	✓	✓
Trash Compactor	✓	✓
Washer/Dryer	buyer only	✓
Water Heaters (multiple units)	✓	✓

delight knowing you have these buyer options...

Additional Refrigerator, Built-In Wine Cooler, Freestanding Freezer, Wet Bar Refrigerator (sold separately)	\$40
HVAC Plus	NEW \$99
Roof Leak Repair	\$100
Septic System	\$50
Supreme Protection	\$99
Swimming Pool—Freshwater/Spa Equipment	\$160
Swimming Pool—Saltwater/Spa Equipment	\$345
Swimming Pool—Additional Equipment	\$160
Water Softener	\$80
Well Pump	\$80



All County®
Complete Property Management
2120 Corporate Square Blvd Suite 18
Jacksonville, FL 32216
Phone: (904) 694-9400
Fax: (904) 694-9410
contact@allcountycpm.com

Contact: Debbie Pappas

- 5 Agents
- 300+ Properties
- 25 yrs in Jacksonville
- Accounting Department
- Management Team
- Office Manager
- Property Manager
- Rentals
- Sales

SCOPE OF SERVICES:

MANAGEMENT PLANNING

Includes: Working with the owner to outline a financial & physical management plan for the property

Maintenance planning as necessary

Operating income & budgeting as necessary

COMPLETE MARKETING

Includes: Local media and internet advertising, Broker co-op & Multiple Listing Services, tenant qualifying and lease preparation, sign \ lock box \ referral and networking exposure, telephone Yellow Pages, including internet telephone listings, and direct promotion to military bases and other market elements.

MULTIPLE INSPECTIONS

Includes: Thorough tenant move-in/move-out inspections with photographs, semi-annual home maintenance inspections, spot inspections as necessary.

PROPERTY MAINTENANCE

Includes: 24-hour tenant contact for emergency repair, preventive maintenance as necessary, monitoring warranty follow-up as required, capital improvements by special request

RENTAL COLLECTIONS

Includes: Rental collection procedures, lease adherence, legal counsel available as necessary.

COMPUTERIZED ACCOUNTING PROCEDURES

Includes: Monthly accounting statements, year-end statement recaps & break-downs, 1099 preparation for owners' tax purposes

QUALIFIED MANAGEMENT TEAM

Includes: Management team that has decades of property management experience including credentials and memberships in a variety of professional organizations. Our mission is to strive to offer the most comprehensive cost efficient management packages to maximize your revenues and investments.

Protecting your Interests through Title Insurance

Benefits of Title Insurance

Although The title insurance agents make every effort to eliminate the risk involved in the purchase or mortgage of real property, there will always be certain risks for the buyers and investors.

The benefits of title insurance are:

- clears title problems
- pays valid claims
- provides a defense for claims attacking the title as insured

A The title insurance policy insures your interest subject to exclusions and conditions contained therein and insures against loss or damage resulting from: Any title risks covered by that policy up to the amount of the policy; and any costs, attorneys' fees and expenses we have to pay under the policy.

Covered Title Risks

Subject to its terms and conditions, a title policy covers the following title risks, if they affect title to the insured property on the policy date:

- Someone else owns an interest in the title.
- A document is not properly signed, sealed, acknowledged, or delivered.
- Forgery, fraud, duress, incompetency, incapacity or impersonation.
- Defective recording of any document.
- Lack of legal right of access to and from the land.
- There are restrictive covenants limiting the use of the land.
- There is a lien on the title because of:
 - A mortgage or deed or trust
 - A judgment, tax or special assessment.
- Others have rights arising out of leases, contracts, or options.
- Someone else has an easement on the land.
- Title is unmarketable, which allows another person to refuse to perform a contract to purchase, to lease or to make a mortgage loan.
- You are forced to remove your existing structure other than a boundary wall or fence because:
 - it extends onto adjoining land or onto any easement
 - it violates a restriction shown in the policy.
- Other defects, liens or encumbrances.

Costs

Unlike most types of insurance the title insurance premium is paid only once. If the owner's and lender's policy are purchased simultaneously, there is a substantial discount.

Protection

If a claim is made against your title as insured, The title insurance underwriter protects you by (1) defending your interest in any court case and paying the costs, attorneys' fees, and expenses incurred in that defense; (2) If the claim is proven to be valid, The title insurance underwriter will pay the costs of your claim, up to the amount of the policy or will undertake the responsibility of perfecting the title as insured at its own expense.

Inspection Checklist

Housing Choice Voucher Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(Exp. 04/30/2014)

Public reporting burden for this collection of information is estimated to average 0.50 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Assurances of confidentiality are not provided under this collection.

This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of the name and address of both family and the owner is mandatory. The information is used to determine if a unit meets the housing quality standards of the Section 8 rental assistance program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family participation.

Name of Family		Tenant ID Number	Date of Request (mm/dd/yyyy)
Inspector		Neighborhood/Census Tract	Date of Inspection (mm/dd/yyyy)
Type of Inspection Initial Special Reinspection	Date of Last Inspection (mm/dd/yyyy)		PHA

A. General Information			Housing Type (check as appropriate) Single Family Detached Duplex or Two Family Row House or Town House Low Rise: 3, 4 Stories, Including Garden Apartment High Rise; 5 or More Stories Manufactured Home Congregate Cooperative Independent Group Residence Single Room Occupancy Shared Housing Other
Inspected Unit	Year Constructed (yyyy)		
Full Address (including Street, City, County, State, Zip)			
Number of Children in Family Under 6			
Owner			
Name of Owner or Agent Authorized to Lease Unit Inspected		Phone Number	
Address of Owner or Agent			

B. Summary Decision On Unit (To be completed after form has been filled out)			
<input type="checkbox"/>	Pass	Number of Bedrooms for Purposes of the FMR or Payment Standard	Number of Sleeping Rooms
<input type="checkbox"/>	Fail		
<input type="checkbox"/>	Inconclusive		

Inspection Checklist						
Item No.	Item	Yes Pass	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
1.1	Living Room Present					
1.2	Electricity					
1.3	Electrical Hazards					
1.4	Security					
1.5	Window Condition					
1.6	Ceiling Condition					
1.7	Wall Condition					
1.8	Floor Condition					

Item No.	1. Living Room (Continued)	Yes Pas	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
1.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
2. Kitchen						
2.1	Kitchen Area Present					
2.2	Electricity					
2.3	Electrical Hazards					
2.4	Security					
2.5	Window Condition					
2.6	Ceiling Condition					
2.7	Wall Condition					
2.8	Floor Condition					
2.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
2.10	Stove or Range with Oven					
2.11	Refrigerator					
2.12	Sink					
2.13	Space for Storage, Preparation, and Serving of Food					
3. Bathroom						
3.1	Bathroom Present					
3.2	Electricity					
3.3	Electrical Hazards					
3.4	Security					
3.5	Window Condition					
3.6	Ceiling Condition					
3.7	Wall Condition					
3.8	Floor Condition					
3.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
3.10	Flush Toilet in Enclosed Room in Unit					
3.11	Fixed Wash Basin or Lavatory in Unit					
3.12	Tub or Shower in Unit					
3.13	Ventilation					

Bang for the Buck: Where Investing in Rental Homes Is Most Profitable

Article

Interactive Graphics

Comments (8)



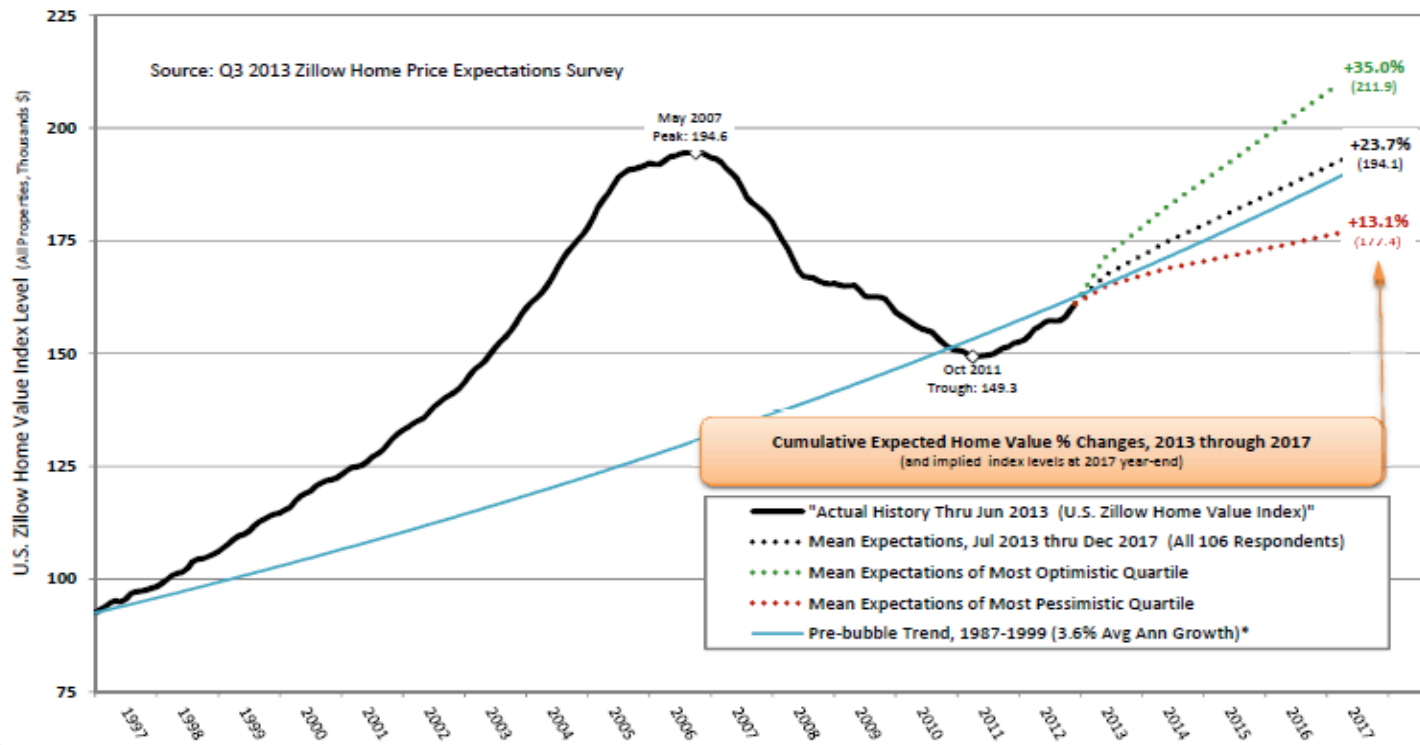
By Robbie Whelan

20 Top Markets for Buying Single-Family Rentals

Metro	Median Sales Price 3-Bedroom Home	Average Rent 3-Bedroom Home	Estimated Monthly Mortgage Payment	Cash Purchase Cash Flow	Cash Purchase Cap Rate
Memphis, TN	\$72,605	\$1,047	\$277	\$628	10.38%
Saginaw, MI	\$63,240	\$907	\$242	\$544	10.32%
Toledo, OH	\$67,617	\$963	\$258	\$578	10.26%
Ocala, FL	\$75,357	\$1,070	\$288	\$642	10.23%
Las Vegas, NV	\$115,000	\$1,575	\$439	\$945	9.86%
Palm Bay, FL	\$91,950	\$1,248	\$351	\$749	9.77%
Atlanta, GA	\$84,000	\$1,132	\$321	\$679	9.70%
Jacksonville, FL	\$90,000	\$1,198	\$344	\$719	9.59%
Altoona, FL	\$94,000	\$1,225	\$359	\$735	9.39%
Springfield, MO	\$75,102	\$969	\$287	\$581	9.29%
Tampa, FL	\$102,000	\$1,254	\$390	\$753	8.86%
Port St. Lucie, FL	\$108,000	\$1,320	\$412	\$792	8.80%
Orlando, FL	\$108,000	\$1,316	\$412	\$790	8.78%
Phoenix, AZ	\$112,396	\$1,369	\$429	\$822	8.77%
Detroit, MI	\$95,000	\$1,141	\$363	\$685	8.65%
Lakeland, FL	\$93,000	\$1,107	\$355	\$664	8.57%
Kansas City, MO-KS	\$89,318	\$1,055	\$341	\$633	8.50%
Dayton, OH	\$85,400	\$1,004	\$326	\$602	8.46%
Syracuse, NY	\$88,250	\$1,037	\$337	\$622	8.46%
Ogden, UT	\$98,281	\$1,152	\$375	\$691	8.44%

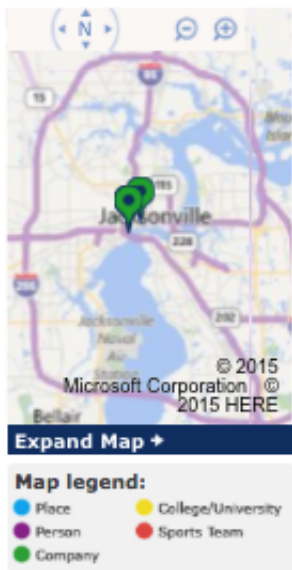


U.S. Home Price Expectations



* Pre-bubble Trend based on S&P/Case-Shiller U.S. National HPI (SF, NSA). Quartiles are based on panelists' expected cumulative home price change through Q4 2017

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At a Glance

Metro Population: **1,421,900**

Major Industries: **Defense, Transportation**

Gross Metro Product: **\$64.2 B**

Median Household Income: **\$52,068**

Median Home Price: **\$158,500**

Unemployment: **5.4%**

Job Growth (2014): **2.5%**

Cost of Living: **1.8% below nat'l avg**

College Attainment: **28.3%**

Net Migration (2014): **4,560**

Of Florida's cities, Jacksonville had b gain

Of Florida's cities, Jacksonville had The biggest gain



(Photo: Wikimedia Commons)

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ORLANDO, Fla. (AP) - Jacksonville had the biggest population gain of any Florida city last year and now is the nation's 12th most populous city.

New figures released Thursday by the U.S. Census Bureau shows that Jacksonville's population grew to more than 853,000 residents last year, an

increase of 9,300 residents.

By pure numbers, Jacksonville is Florida's most populous city. But comparing entire metropolitan areas, South Florida is the state's most populous metro with 5.5 million residents.

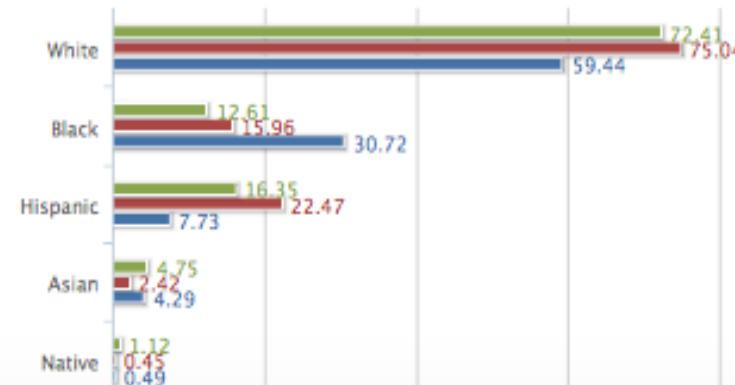
Jacksonville is Florida's fourth-most populous metro area.

Profile

Jacksonville's coastal location facilitates the Port of Jacksonville, Florida's third largest seaport and multiple military facilities. Naval Air Station Jacksonville, Naval Station Mayport, Blount Island Command, as well as Naval Submarine Base Kings Bay located nearby, make the city the third largest military presence in the country behind Norfolk and San Diego. As with much of Florida, tourism is also important to the Jacksonville area, particularly related to golf. Jacksonville is home to a number of attractions including Jacksonville Landing, Jacksonville Riverwalks, Jacksonville Maritime Museum, Jacksonville Zoo and Gardens and St. Johns River Park or Friendship Park. Some of the many popular annual events hosted by the city are Gate River Run, the Blessing of the Fleet and the Great Atlantic Seafood and Music Festival, Jacksonville Film Festival and AT&T Greater Jacksonville Kingfish Tournament.

Population by Races

White:	488,473 (59.44%, #790)
Black:	252,421 (30.72%, #114)
Hispanic:	63,485 (7.73%, #490)
Asian:	35,222 (4.29%, #63)
Native (American Indian, Alaska Native, Hawaiian Native, etc.):	4,035 (0.49%, #326)
One Race, Other:	17,995 (2.19%, see rank)
Two or More Races:	23,638 (2.88%, see rank)



U.S. housing recovery uneven across markets, study finds



MARGARET CHADBOURN, REUTERS



Thomson Reuters

Carpenters work at a housing site of Mid-Atlantic Builders The Villages of Savannah in Brandywine Maryland

By Margaret Chadbourn

WASHINGTON (Reuters) - The U.S. housing sector is likely to experience an uneven recovery over the next five years, with some local markets bouncing back faster than others, according to a study released on Wednesday.

By 2018, the median price of single-family homes will be close to the peak reached in 2006 before the national market cratered, according to the study from the Demand Institute, a nonprofit think tank operated by The Conference Board and Nielsen. But there will be winners and losers.

Among the 50 largest metropolitan areas where housing prices are expected to appreciate

<http://www.businessinsider.com/r-us-housing-recovery-uneven-across-markets-study-finds-2014-26>

Page 1 of 3

U.S. housing recovery uneven across markets, study finds - Business Insider

1/27/15, 12:56 AM

between 2012 and 2018, the top five will see rises on average of 32 percent, while the bottom five will average gains of only 11 percent.

The cities expected to report the largest increase in the median price of a previously owned single-family homes are Memphis, Tampa, Jacksonville, Milwaukee and St. Louis.

Forbes: Jacksonville #2 in nation for technology services job growth



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This should give you a shot of optimism for your Monday: **Forbes Magazine's** research says Jacksonville has the second-fastest growing tech services base in the country.

The survey, contained in an article titled *The Cities Winning the Battle for America's Biggest Growth Sector*, ranks only Austin, Texas ahead of Jacksonville. We come in ahead of such tech-standouts as San Francisco and Raleigh, N.C. The magazine's research shows that local employment growth in the tech services sector is 50.2 percent from 2001 to 2012, and the 2012 average annual salary in the Jacksonville sector is \$72,913.

Quoting from the article regarding Jacksonville: "But some other areas on our list are benefiting from a hitherto unnoted shift of high-end services to lower-cost and often lower-density regions. Jacksonville may be the poster child for this. Over the past decade, the northern Florida metro area's population has [grown 20% to over 1.3 million](#), but business services employment has expanded nearly 50%, the biggest jump of any of the country's 51 largest metropolitan areas. Once a business services backwater, the share of jobs in that sector in the local economy has rapidly climbed towards the national average. This growth has been driven by management consulting as well as computer and data center services, an area in which Jacksonville has enjoyed among the [highest growth rates in the country](#)"

To see the article, [click here](#).

EXCLUSIVE: With 'bull's-eye on Jacksonville,' Standard Pacific invests more than \$70M in area land



[Ashley Gurbal Kritzer](#)

Reporter

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A national homebuilder is going long on Northeast Florida, having [invested more than \\$70 million in land](#) in Duval and St. Johns counties in the past 18 months.

The leadership of **Standard Pacific** Homes Inc. (NYSE: SPF), based in Irvine, California, "saw an opportunity to commit to a lot of that land early on" in the housing market's recovery, said [Jim Birkholz](#), the company's Jacksonville division president.

The \$70 million-plus figure doesn't include development costs.

"We moved ahead of the market to capture the really A locations," Birkholz said. "That's all we were interested in."

Birkholz said the [builder is incredibly bullish on Jacksonville](#), a stance driven by job and population growth, [as well as news of corporate relocations like Adecco North America's headquarters move](#).

"We really have a bulls eye on Jacksonville," Birkholz said. ["We think Jacksonville will probably catapult ahead of the national recovery."](#)

Jacksonville's economy surges in latest ranking



[Michael Clinton](#)

Guest Correspondent- *Jacksonville Business Journal*

[Email](#) | [Google+](#)

In the last year, Jacksonville has seen the greatest economic improvement in the entire country and now boasts one of the top 20 economies.

Jacksonville's No. 16 ranking is up from No. 33 last month and up from No. 99 in September 2012, according to the On Numbers Economic Index for September.

The other major Florida cities join Jacksonville in the top five most-improved metros:

- Tampa-St. Petersburg, up 80 places (from No. 100 to No. 20)
- Orlando, up 59 places (from No. 91 to No. 32)
- Cape Coral-Fort Myers, Fla., up 48 places (from No. 88 to No. 40)
- Miami-Fort Lauderdale, up 46 places (from No. 90 to No. 44)

The index is calculated once a month, based on the latest official statistics for all U.S. metropolitan areas with estimated populations above 500,000. It is designed to show the relative economic strength of those 102 major metros.

Adecco Group moving North American HQ to Jacksonville

<http://www.bizjournals.com/jacksonville/stories/2010/07/26/daily12.html>



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The parent company of a firm that used to be part of the Jacksonville skyline is moving its North American headquarters to the city.

Adecco S.A. will relocate its North American headquarters from Melville, N.Y., to Jacksonville, adding 185 jobs to the 364 already here, the company said Friday. The average pay of the new jobs: \$64,000. The company, [which is expected to stay in its Deerwood Park campus](#), said it would invest \$3.4 million in capital projects.

"We appreciate the efforts of city and state economic development officials, including Mayor Alvin [Brown](#) and Governor [Rick Scott](#)," said [Bob Crouch](#), CEO of Adecco Group North America. "They've made this project possible. We look forward to coordinating with local officials in the coming weeks to work through the final steps of this process."

The mayor's office is working on legislation regarding incentives from the city; details on what may be offered has not been disclosed.

In 2010, Adecco — [the world's largest staffing firm](#) — purchased Jacksonville-headquartered **MPS Group**, which operates Modis, [whose name used to be emblazoned on a Downtown tower](#). Months after making the acquisition, it asked Jacksonville for incentives [as part of creating 100 jobs](#).

The 2009 announcement of that deal [came as a shock to the local business community](#) but fit in well with Adecco's strategy of going after higher-margin businesses such as that done by MPS.

IKEA to open Jacksonville store on Southside

Swedish furniture maker IKEA announces Jacksonville store coming in 2017

Author: [Crystal Moyer](#), Morning traffic anchor, reporter, cmoyer@wjxt.com
 Published On: Oct 06 2015 11:58:52 PM EDT Updated On: Oct 08 2015 05:38:27 AM EDT



JACKSONVILLE, Fla. -

Furniture giant IKEA plans to open a store in the Jacksonville area off Interstate 295 and Gate Parkway, the company announced Wednesday.

The store will be located south of the St. Johns Town Center (aerial map below). The announcement caused a buzz on social media Wednesday.



"We don't open stores often, but when we do, we're in it for the long term," an IKEA representative said during the announcement at the JAX Chamber.

IKEA Jacksonville is submitting an application Wednesday for the new store, which will be housed in a 294,000 square-foot building with 1,200 parking spaces.

Mayor Lenny Curry said the company will still have to go through the permitting process, but it's a done deal. As for incentives, Curry said there aren't any yet, but there have been some discussions about it and he's up for negotiating.

"This is huge," Curry said of the IKEA announcement. "There are very few things you can say in a sentence or a word. The headline is IKEA. This will draw, serve not only the demographics in our city, but also draw from out of the state and create jobs."

IKEA will be hiring 250 employees and the construction will require an additional 500 temporary employees.

"IKEA buys our land, so we'll contribute significant sales and property tax to the local community and create good retail synergy," IKEA public affairs manager Joseph Roth said.

IKEA could begin construction on the Jacksonville store as soon as summer 2016, with the store opening planned for fall 2017.

"We will aggressively market this for other opportunities to attract other businesses and other international companies to Jacksonville," Curry said.

There are currently four IKEA locations in Florida but none in North Florida. There are 41 IKEA stores in the U.S. and more than 300 stores worldwide.

The developers said the plot of land off I-295 and Gate Parkway was the ideal location for a Jacksonville store.

"Good access and visibility," Roth said.

"It's a large facility that needs a lot of space and there's few pieces of property that would meet the requirements," said Daniel Davis, president and CEO of JAX Chamber.

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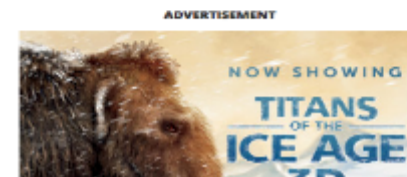
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Rental properties in U.S., landlords in Israel

by Orit Arfa

Posted on Jan. 6, 2016 at 11:10 am



Three years ago, Dana Lebel, a marketer of health supplements, bought her first apartment in Rishon LeZion, a city just south of Tel Aviv. Over time, with equity in her apartment and some disposable income, Lebel became interested in purchasing investment property to leverage her capital while earning a passive income.

But like a lot of middle-class Israelis, Lebel discovered she was priced out of other housing in her area — a problem many Angelenos can relate to. Then her mortgage broker told her about an investment opportunity in Jacksonville, a port city in northern Florida.

Half a year ago, Lebel walked into the Ramat Gan offices of Karkaot Israel, a real estate firm that markets properties for USAHomes, an American real estate and management company. She looked at homes for sale on USAHomes' website, and that night set in motion the process of purchasing a \$60,000 single-family house, complete with renters, in Jacksonville. The transfer of ownership, conducted through a title insurance company, was completed within two months. The remote purchase was easy, orderly and had none of the red tape that accompanied the purchase of her property in Israel, Lebel said.

"I'm not going to live there, so I didn't investigate too much," Lebel told the Journal over the phone. She felt secure with the investment based on reports that Jacksonville is deepening its harbor to benefit from the expansion of the Panama Canal. "I know the whole area is in major development," she said. Today, she collects about \$700 a month in rent on the house, and she hopes to buy another rental property through the same process.

According to Rina Zalachin, manager of Karkaot's U.S. department, the company has helped dozens of Israelis purchase turnkey — ready for occupancy — rentals based on photographs and detailed information about the properties and neighborhoods, reflecting a growing trend of Israelis investing in residential properties in the U.S.

But few of Zalachin's clients choose to travel to Jacksonville or Rochester, N.Y., another city she markets for its location, economic stability and attractive return on investment, before purchasing a property. "What will it help to see the property?" she asked. "Today you have Google Earth."



Florida office

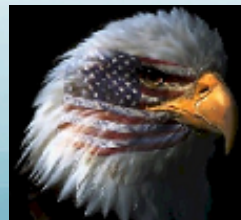
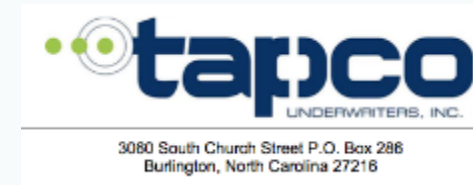
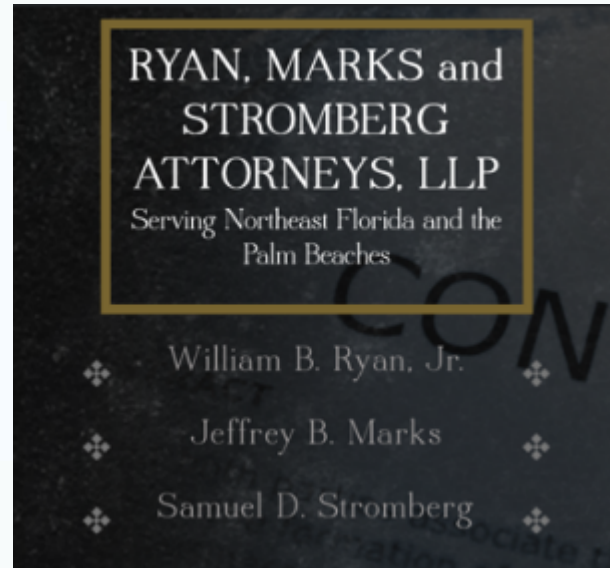
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