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August 5, 2020

To whom it may concern:

The below chart highlights property sales in the Winter Park Road Corridor that were executed in the calendar year of 2020 which would be considered “lot sales” or properties valued on the “land value” vs. the value of the land plus any improvements to the property. These properties are or will be slated for potential redevelopment into newly constructed single-family homes. What the chart will show is that the average \$/acre on the properties is approximately \$2MM/acre. However, within the comparable set, the most “like” properties are likely the Spring and Stonehurst properties which frame an average \$/acre of approximately \$1.75MM/acre. With the subject parcel’s contract price at approximately \$1.6MM/acre, the acquisition can and should be viewed as an “at market” transaction.

Address	Lot Size	Price	Price/Acre	Date	Year Built
2410 Winter Park Road	0.37	\$600,000	\$1,621,622	-	1966
1601 Highland	0.15	\$518,000	\$3,453,333	5/29/2020	1941
1430 Glencoe	0.30	\$629,000	\$2,096,667	2/3/2020	1952
2815 Norris	0.24	\$480,000	\$2,000,000	4/7/2020	1953
181 Spring	0.29	\$540,000	\$1,862,069	2/21/2020	1957
1923 Stonehurst	0.43	\$675,000	\$1,569,767	6/3/2020	1956
250 Glenridge	0.53	\$750,000	\$1,415,094	5/23/2020	1957
AVERAGE PRICE/ACRE			\$2,066,155		

Thank you.

Darryl Hoffman













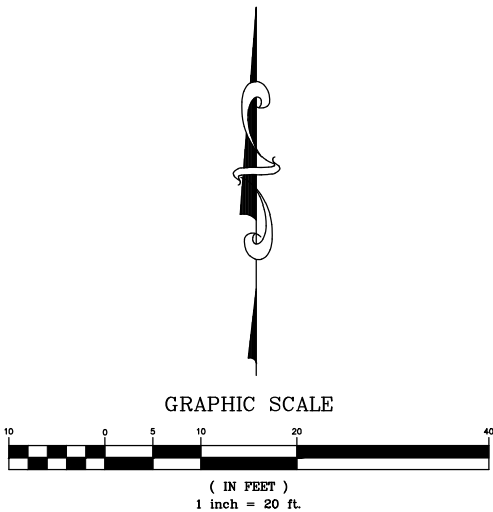








- NOTES:  
1. EXISTING FEATURES SHOWN ARE APPROXIMATED BASED UPON FIELD OBSERVATIONS AND AERIAL PHOTOGRAPHY.  
2. THIS PLAN IS CONCEPTUAL AND NOT FOR CONSTRUCTION.



City of Winter Park  
401 S. Park Avenue  
Winter Park, FL 32789  
(407) 599-3399

2410 WINTER  
PARK ROAD  
DRAINAGE  
IMPROVEMENTS

Drawn By: BLP  
Checked By: MN  
Approved By: TRA

Revised By:  
Revision/Date

EXHIBIT A

CONCEPTUAL -  
NOT FOR  
CONSTRUCTION





**Existing Street View**





**Proposed Pond / Park Street View**