Property Address	Property City	Property State	Sale Status	Property Type	Star Rating	Sale Price	Sale Price Comment	Asking Price	Sale Date	Recording Date	Property Name	Building SF	Price Per SF	Land Area AC	Land Area SF	Price Per AC Land	Price Per SF Land	Number Of Units	Price Per Unit	Actual Cap Rate	Pro Forma Cap Rate	Vacancy	Buyer (True) Company	Buyers Broker Company	Seller (True) Company	Listing Broker Company	Number Of Floors	Year Built	Building Class	Ceiling Height	Corner	Submarket Code	Property Zip Code	Property County	Secondary Type	Zoning	Research Status	Publication Date	Map Code	Non-Arms Length Reasons
301 Woodlands Pky	Oldsmar	FL	Sold	Office	3 Star	$220,900		225,000	06/27/19		Office Condo	1,426	154.91	8.120	353707							8.37				Hold Thyssen	1	1990	B			GIB	34677-2033	Pinellas		RPO-5	Public Record	06/27/2019		
3661 Arch Ave	Oldsmar	FL	Sold	Multi-Family	2 Star	$1,100,000	Confirmed	1,100,000	05/31/19	05/31/2019		11,093	99.16	2.000	87120	550,000.00	12.63	10	110,000	11.00			Grecv Blanco Gonzalez Corp	Grimaldi Commercial Realty	Dinkel Mark J	Grimaldi Commercial Realty	1	1981				DH7	34677-5697	Pinellas	Apartments	Residential Low Medium	Research Complete	06/25/2019		
3931 Tampa Rd	Oldsmar	FL	Sold	Land	2 Star	$825,000	Confirmed		05/31/19	06/4/2019	Oldsmar Site			0.960	41818	859,375.00	19.73						Victor and Cheryl Nastasi	Hybridge	Twistee Llc	Real Property Specialists, Inc.							34677	Pinellas		C2	Research Complete	06/25/2019		
3935 Tampa Rd	Oldsmar	FL	Sold	Office	3 Star			255,000	05/24/19		Building 1	1,500		0.300	13068											Klein & Heuchan, Inc.	1	2008	B			GIB	34677	Pinellas		ROR	Public Record	06/4/2019		
3937 Tampa Rd	Oldsmar	FL	Sold	Office	3 Star	$260,000		283,875	05/03/19		Oldsmar Crossings	1,500	173.33									8.00				Klein & Heuchan, Inc.	1	2008	B			GIB	34677	Pinellas		ROR	Public Record	05/6/2019		
3906 Tampa Rd	Oldsmar	FL	Sold	Office	3 Star	$1,200,000	Full Value		04/30/19	05/2/2019		11,129	107.83	1.110	48351	1,081,081.08	24.82						MCDC Group, LLC		HK Grounds LLC		1	1987	B			GIB	34677-3100	Pinellas	Medical	c1	Research Complete	05/28/2019		
St. Petersburg Dr & State St	Oldsmar	FL	Sold	Land	2 Star	$800,000	Confirmed	1,150,000	04/26/19	04/29/2019	Oldsmar Town Center			0.910	39640	879,120.88	20.18						Shim Spine		Rannsar Development, Inc.	Klein & Heuchan, Inc.							34677	Pinellas		TCC/R	Research Complete	05/19/2019		
380 E Douglas Rd	Oldsmar	FL	Sold	Industrial	2 Star	$1,150,000	Confirmed		04/12/19	04/15/2019	Vollmer Industrial Park	19,920	57.73	1.000	43560	1,150,000.00	26.40					11.55	Nick Properties Group, LLC		US Design & Millwork Inc		1	1985	C	12'0"		GIT	34677-2947	Pinellas	Warehouse	M1, Oldsmar	Research Complete	05/7/2019	23-M9	
580 Sr	Oldsmar	FL	Sold	Land				349,000	03/21/19		SR 580 at Bayview and Chestnut			0.923	40202											Gail G. Ferenc							34677	Pinellas		TCCB	Research Complete	03/21/2019		
3885 Tampa Rd	Oldsmar	FL	Sold	Office	3 Star	$303,000			03/08/19	03/18/2019	Tampa Road Medical Center	4,000	75.75	0.560	24393	541,071.43	12.42										1	2006	B			GIB	34677	Pinellas			Public Record	04/3/2019		
360 Mears Blvd	Oldsmar	FL	Sold	Industrial	2 Star	$930,000	Confirmed		02/22/19	02/22/2019		9,425	98.67	0.514	22398	1,808,634.77	41.52						Briesey Llc	Coastal Commercial Real Estate	Foley Thomas F	Klein & Heuchan, Inc.	1	1995	C			GIT	34677	Pinellas	Warehouse		Research Complete	03/15/2019		
700 Stevens Ave	Oldsmar	FL	Sold	Industrial	2 Star	$1,000,000	Confirmed		02/15/19	02/28/2019	Bell Hearing Instruments	15,000	66.67	3.300	143748	303,030.30	6.96						Ciampini Investments Llc		Bell Hearing Instruments Inc		1	1996	B			GIT	34677-2957	Pinellas	Warehouse	M1, Oldsmar	Research Complete	03/21/2019	23-M10	
Forest Lakes Blvd & Brooker Creek Blvd N	Oldsmar	FL	Sold	Land	2 Star	$432,030	Confirmed		02/08/19					3.500	152460	123,437.14	2.83						Microlumen Enterprises II, LLC		Harrod Properties, Inc.	Harrod Properties, Inc.							34677	Pinellas			Research Complete	02/8/2019		
Forest Lakes Blvd	Oldsmar	FL	Sold	Land	2 Star	$1,350,000	Confirmed		02/04/19	02/5/2019				5.760	250906	234,375.00	5.38						Rozer Robends		Harrod Properties, Inc.								34677	Pinellas		A-E	Research Complete	03/5/2019		
3500 Tampa Rd	Oldsmar	FL	Sold	Retail	3 Star	$1,500,000	Confirmed		01/15/19	01/15/2019		2,617	573.18	1.730	75358	867,052.02	19.91						Olson Land Partners		SunCoast Retail Developers, Inc		1	1979	B				34677	Pinellas	Bank		Research Complete	02/6/2019		
107 Dunbar Ave	Oldsmar	FL	Sold	Industrial	2 Star	$1,400,000	Confirmed	1,500,000	01/10/19	01/14/2019	Oldsmar Industrial Park	22,600	61.95	0.519	22600	2,698,535.08	61.95				6.95		Action Sales & Marketing		Tower Innovations	Marcus & Millichap	1	1984	B	14'0"-16'0"		GIT	34677-2978	Pinellas	Warehouse	M-1	Research Complete	02/5/2019		
500 Marlborough St	Oldsmar	FL	Under Contract	Industrial	2 Star	$549,630		549,630				6,107	90.00	0.300	13068	1,832,100.00	42.06									RE/MAX	1	1970	C	21'7"		GIT	34677	Pinellas	Manufacturing	C-1				