

**408 N WESTMORELAND DR, ORLANDO FL, 32805**
**Estimated Value: \$754,200**
**High: \$1,112,500 Low: \$395,900 Confidence Score: 52**
**Property Information**

County: ORANGE (12095)	Property Type: MultiFamily	Building Area: 6,964 sqft	Land Area: 15,241 sqft
Year Built: 1957	Carrier Route: C004	Zoning: R-2B/T/PH	Deed Type: G
Asd Value: \$455,335	Asd Year: 2018	Sold Price: \$215,000	Sold Date: 12/31/2001
List Price: \$275,000	List Date: 3/2/2010		

**Additional Information**

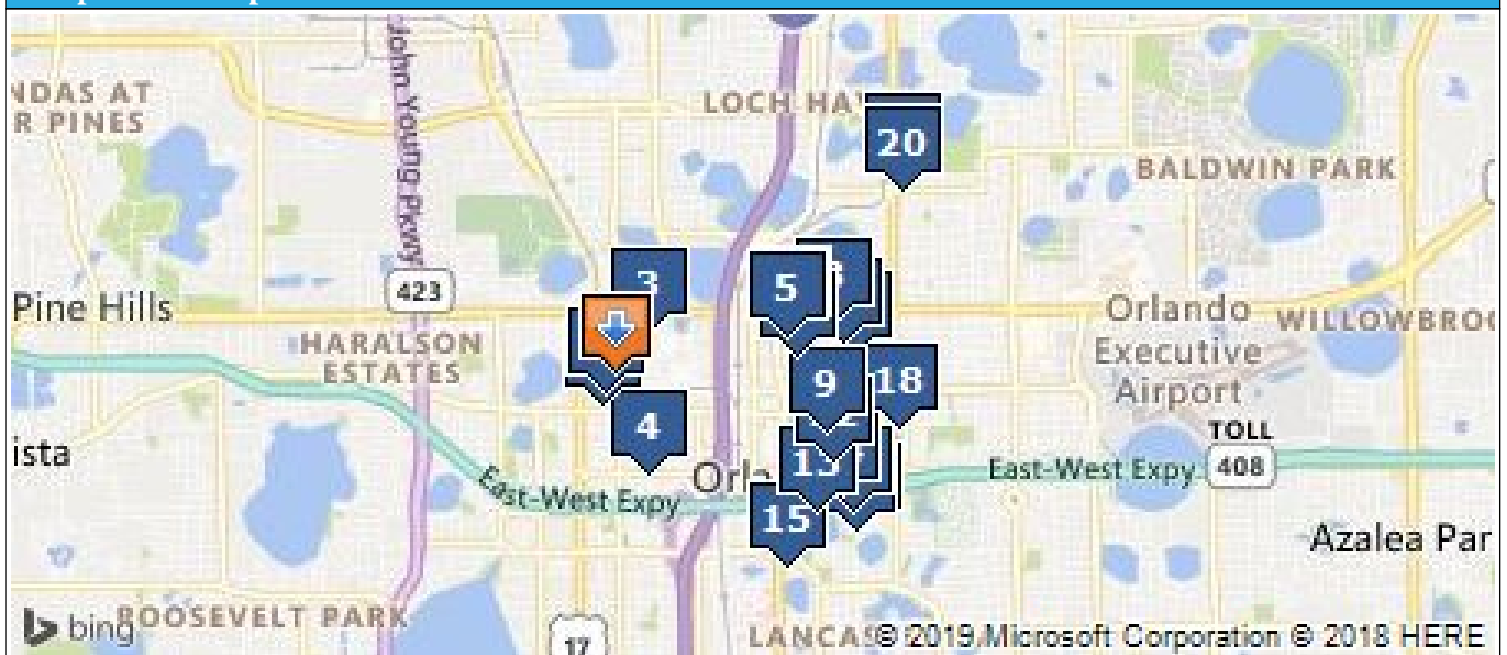
Parcel Number: 27-22-29-5740-00-130	Census Tract: 018900	Land Value: \$96,000
Improvement Value: \$359,335	Property Tax: \$8,749	Property Tax Year: 2017
Owner Occupied: N	Buyer: 408 N WESTMORELAND LLC	Seller: ORLANDO SOUTHWEST LLC

**Comparables Rental Summary**

	Low	High	Mean	Median
Current Asking Rent / SF	\$697	\$1,577	\$1,172	\$1,158
Current Effective Rent / SF	\$668	\$1,498	\$1,112	\$1,100
Vacancy Rate	0	0	0	0
Size	88	594	266	228
Year Built	1986	1987	1986	1986

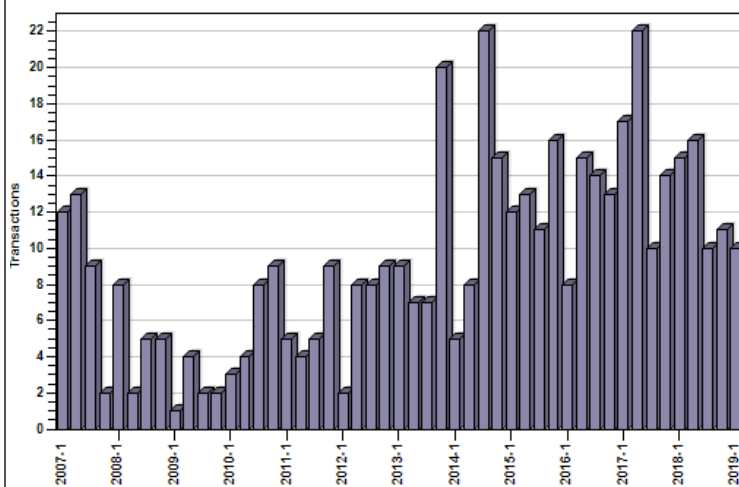
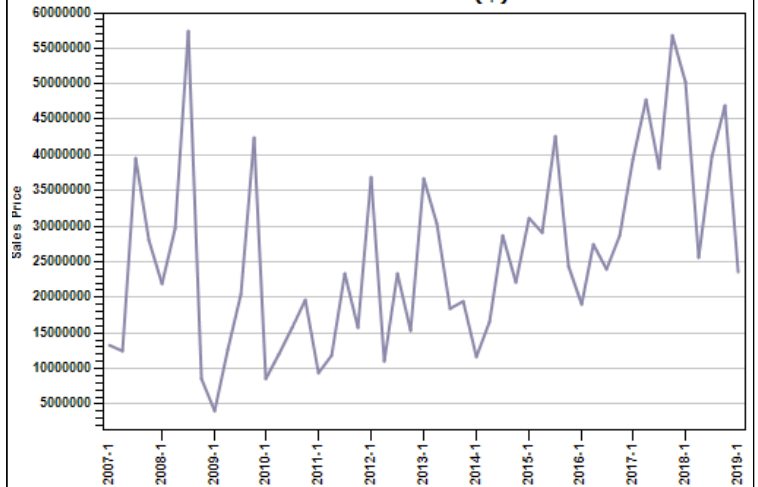
**Comparables Sales Summary**

	Low	High	Mean	Median
Gross Building Area	0	181,374	16,120	8,772
Net Rentable Area	0	0	0	0
Number of Floors	1	7	2	2
Year Built	1948	1967	1960	1961
Time Since Last Sale (Months)	3	171	94	91
Sale Price	\$270,000	\$9,289,200	\$2,151,631	\$1,878,500
Sale Price / SF (Gross Area)	\$26	\$341	\$120	\$97
Sale Price / SF (Rentable Area)	\$0	\$0	\$0	\$0

**Comparables Map**


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**Comparables**

#	Address	Dist.	Sold Price	Sold Date	Type	Bldg Area	Land Area	Year Built
1	1036 W ROBINSON ST	0.18 mi.	\$0		Multi-Family		9,593	1950
2	1045 W WASHINGTON ST	0.28 mi.	\$0		Multi-Family		7,052	1961
3	722 W CONCORD ST	0.29 mi.	\$0		Multi-Family		252,000	1972
4	412 MCFALL AVE	0.73 mi.	\$290,000	6/14/2016	Multi-Family	3,384		1952
5	119 HIBISCUS CT	1.09 mi.	\$735,000	8/27/2018	Multi-Family	3,360		1953
6	132 E CONCORD ST	1.11 mi.	\$675,000	6/18/2018	Multi-Family	2,756		1920
7	429 RUTH LN	1.15 mi.	\$480,000	12/15/2015	Multi-Family		6,799	1920
8	614 CATHCART AVE	1.39 mi.	\$360,000	2/28/2018	Multi-Family		13,199	1942
9	429 E PINE ST	1.40 mi.	\$625,000	6/20/2018	Multi-Family	4,631	9,684	1925
10	611 E AMELIA ST	1.43 mi.	\$1,450,000	5/6/2016	Multi-Family	9,137	19,173	1986
11	637 E HARWOOD ST	1.49 mi.	\$1,125,000	12/19/2017	Multi-Family	4,992		1970
12	510 E JACKSON ST	1.51 mi.	\$820,000	4/28/2017	Multi-Family		5,776	1920
13	345 PONCE DE LEON PL	1.56 mi.	\$1,380,000	8/24/2018	Multi-Family	5,040	14,414	1964
14	526 S EOLA DR	1.65 mi.	\$0		Multi-Family	4,576	10,485	1973
15	117 ANNIE ST	1.67 mi.	\$665,000	12/26/2016	Multi-Family		16,106	1925
16	610 PALMER ST	1.75 mi.	\$329,000	11/4/2016	Multi-Family		10,826	1920
17	615 WOODLAWN BLVD	1.84 mi.	\$1,200,000	2/8/2018	Multi-Family	6,828		1940
18	1208 E CENTRAL BLVD	1.84 mi.	\$504,300	6/29/2016	Multi-Family	4,404		1910
19	711 LAKE DAVIS DR	1.88 mi.	\$0		Multi-Family		30,213	1948
20	1216 VIRGINIA DR	2.12 mi.	\$1,055,000	6/29/2018	Multi-Family	5,376	12,333	1955
21	1221 MINNESOTA ST	2.17 mi.	\$0		Multi-Family	4,548	11,221	1971

**Charts**
**Number of Transactions**

**Median Sales Price (\$)**


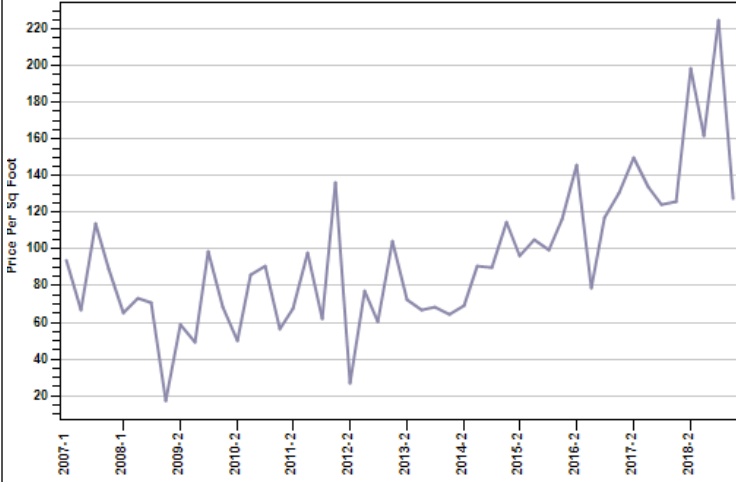
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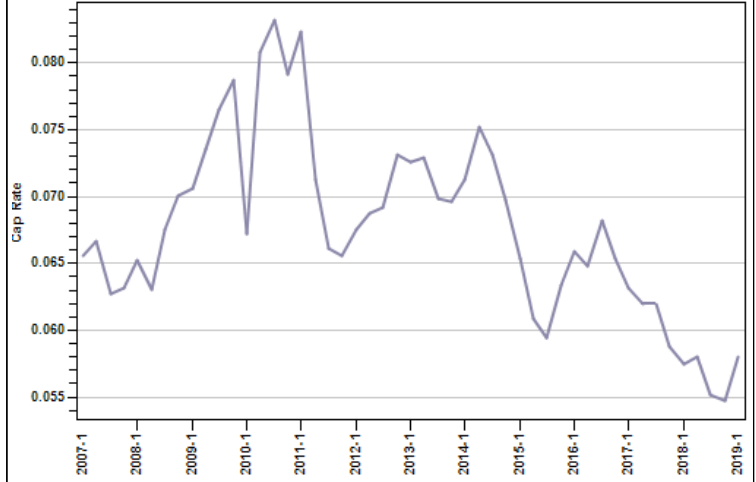
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**Charts**

**Median Sales Price Per Sq Foot**



**Twelve Month Rolling Cap Rate (All Transactions)**



**Time-Adjusted Sold Price Vs. Building Area**

