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Newsletter

January 2009

Well another year has come and gone. First let me say happy New Year and welcome to 2009.

It appears the slow down in the residential real estate market has finally trickled over into the commercial sector. At the beginning of 2008 we thought (or hoped) the commercial sector might dodge this bullet. Unfortunately, over the last one half of 2008 this "slow down" has crept over into our (commercial) world, also. Now we can only hope it will not be as deep and will recover sooner than what the residential market has experienced.

In real estate we can generally predict the upcoming market pace by the number of inquiries we receive on a regular (daily/weekly/monthly) basis. This includes incoming phone calls, responses to our marketing efforts and/or hits on our multiple web pages. These numbers have fallen significantly over the past few months. On a personal level, I was receiving dozens of incoming calls and/or inquiries daily a year ago, but this number has recently fallen to only a few per day. This decline in calls (and thus activity) is indicative of the overall industry.

The real estate craze of 2006 is obviously gone and the luxury of selling real estate at a rapid pace (sort of like shooting fish in a barrel) has passed. This means our marketing game plan must change and our efforts need to be increased. To steal a phrase from a local hero, Tim Tebow, I want to assure all of my clients that..."I may not be able to guarantee I can sell your property in this market, but I will promise you no one else will work as hard, and market your property as aggressively, as Team Ryals."

Conventional advertising tactics (such as newspaper ads) are proving to be less productive today than in the past. That is probably the reason for the increased font size in most classified advertising (newspapers have fewer advertisers and have therefore increased their font sizes to fill their advertising space). While we do not intend to stop utilizing these traditional forms of advertising, we do intend to improve and expand other forms of marketing activities such as...direct mail, direct phone solicitations, email blasts, internet/web activities, etc. We would also like to encourage our clients to feel free to pass along any suggestions they (you) may have. Several of our clients have recently come up with some excellent ideas that have helped us help them.

Yes, the market may have slowed and 2009 may prove to be more challenging. Even so, I am confident there is activity out there. We will just have to work harder to be a part of it and if our efforts are successful we hope to prove 2009 to be another great year. Thanks, for your confidence in Team Ryals.

Past Projects/Clients

- Blockbuster
- Carrabba's
- Taco Bell
- Walgreens
- Harley Davidson
- Chevron
- M&S Bank
- Southtrust Bank
- Shands
- Robinshore, Inc.
- Joyner Construction Co.
- North Florida Regional Medical Center
- Many more...

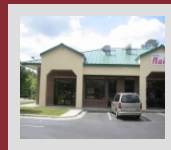
Recent Closings



Investment
Newberry Road
7,000 SF



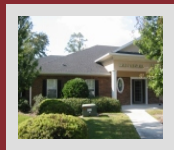
Restaurant Space
NW 43rd Street
2,700 SF



Restaurant Space
NW 39th Avenue
2388 SF

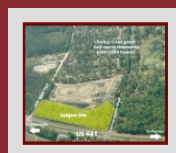


Retail Space
Tower Road
1,200 and 1,900 SF

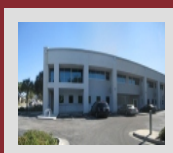


Office Space
NW 43th Street
2,150 SF

Recent Listings



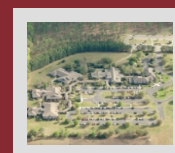
Commercial Land
HWY 441
8.25 acres



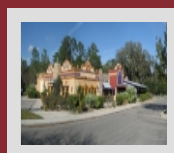
Medical Office
NW 9th Blvd
2,516 SF



Retail Space
SW 34th Street
800 SF



Office Campus
NW 99th Street
83,000 SF



Restaurant Space
Archer Road
6,500 SF (+patio)



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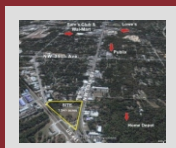


(Jamie, Mike, Karina)

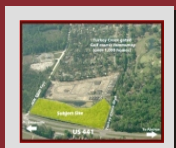
Current Inventory

January 2009

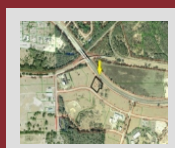
Vacant Land



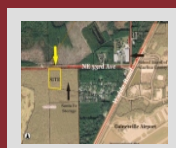
7.98 Acres
NW 13th St



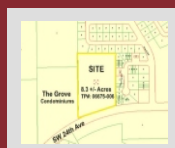
8.25 acres
HWY 441



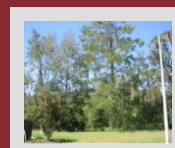
2.13 Acres
Alachua, FL



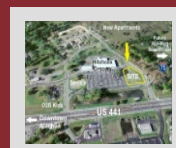
14.2 Acres
NE 53rd Ave



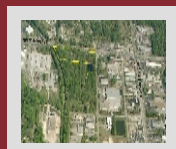
8.3 Acres
SW 20th Ave



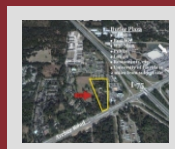
Building Pad
NW 64th Terr



1 Acre Outparcel
Alachua, FL



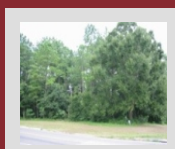
7.52 acres
NW 39th Ave



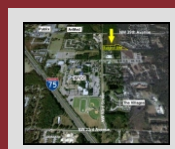
7.9 Acres
SW Archer Rd



40 Acres
NE Waldo Rd

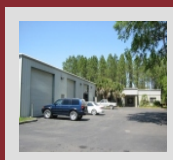


5.2 Acres
NW 83rd St

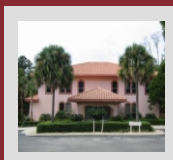


10 Acres
NW 83rd St

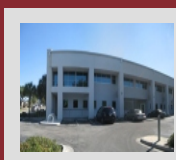
Commercial For Sale



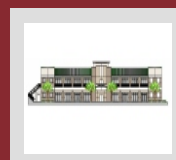
9534 SF
Alachua, FL



10,000 SF
NW 57th St

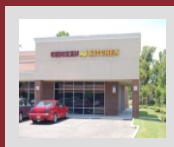


2,516 SF
NW 9th Blvd

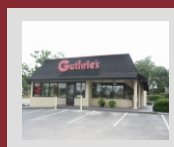


2300-2700 SF
NW 39th Ave

Commercial For Lease



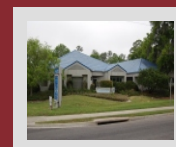
2000 SF
SW 34th St



3400 SF
SW 13th Street



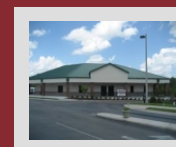
800 SF
SW 34th Street



1221 SF
NW 43rd Street



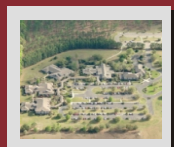
10,000 SF
SW Williston Rd



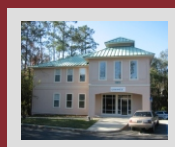
3,455 SF
NW 39th Ave



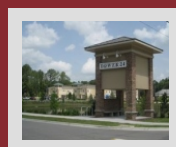
900/3350/26000 SF
N Main St.



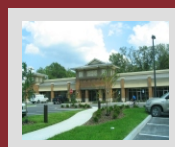
83,000 SF
NW 99th Street



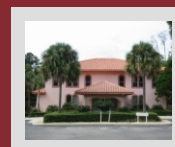
9462 SF
NW 57th St



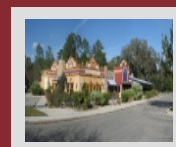
1500-3300 SF
Tower Rd/24th



1200-3000 SF
NW 43rd St



10,550 SF
NW 57th St



6,500 SF (+ patio)
Archer Road