



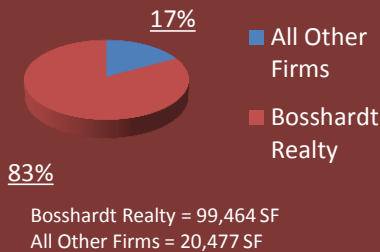
**Michael S. Ryals**

Senior Vice President  
Commercial and Land Division  
Bossardt Realty Services, Inc.  
Ph. (352) 371-6100  
Fax (352) 240-3217  
mike@teamryals.com

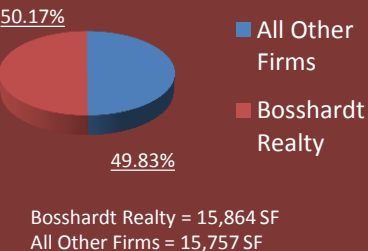
# Newsletter

August 2011

## Commercial SF Leased



## Commercial SF Sold



## Past Projects/Clients

- Blockbuster
- Carrabba's
- Taco Bell
- Walgreens
- Harley Davidson
- Chevron
- Magnolia Parke
- M&S Bank
- Southtrust Bank
- Shands
- Robinshore, Inc.
- Joyner Construction Co.
- N. FL Regional Medical
- Xaxby's
- University of Florida

## Team Ryals Review

Gainesville was recently named as one of the top 5 cities in America for investing in real estate. Even though the overall economy continues to struggle (although we do see period signs of improvement), this is a testimonial to Gainesville and the stability of our local market and economy. In other words, things may be slow, but we are still better than most other markets.

On the activity front, we've seen some small bursts of activity with leasing (office and retail) leading the way, followed by the apartment sector. Vacant land (all types) continues to be the least requested of all real estate types and therefore remains at the bottom of the recovery. As I said in my last Team Ryals Review, now may be the be the "perfect storm" for Buyers and may be the best time I have seen in my overall 30+ year real estate career to buy real estate. Interest rates are at incredible lows, Seller's are very motivated, prices are depressed and inventory is up. Buyer are in the driver's seat (as Sellers were in 2005 thru 2007). As you can see in the two pie charts to the left, Bossardt has dominated the local commercial market with 80+% of the leased SF in the past 6 months and over 50% of the sold SF.

We are hoping to see a slow, but continued, improvement in the general commercial marketplace over the next few years and intend to remain at the forefront of this activity. This slow recovery can, of course, be interrupted by things out of our control like...no resolution of the federal budget ceiling, a significant hurricane, etc, but let's hope none of these occur.

## New Addition to Team Ryals

Team Ryals would like to introduce our newest addition, Dan Drotos, who joined us in May. Dan is currently a Masters of Science in Real Estate student at the University of Florida who also just completed a Masters in Building Construction. Dan's duties will be broad including: marketing, market analysis and research. He is excited to bridge the gap between academia and the "real world" of real estate.

Growing up in South Florida, Dan came to Gainesville in 2007 as an undergraduate and has enjoyed his time in North Florida. In his free time he likes to support Gator athletics as well as fish and mountain bike. His long term goals are to stay in North Florida and expand his knowledge of the real estate and construction industries. Team Ryals is excited to have Dan and look forward to some new ideas he will bring.

## Recent Sales/Leases



Future St.  
Leo College  
NW 39<sup>th</sup> Ave  
8,315 SF



Crown Pointe  
Office Park  
NW 41<sup>st</sup> Blvd  
3000+ SF



Courtyards Apt  
Adjacent to UF  
375 Beds

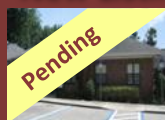


Former  
Sunstate  
NW 39<sup>th</sup> Ave  
3,200 SF

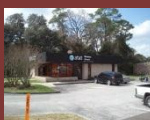


Office/Warehouse  
NW 41<sup>st</sup> Blvd  
5,200 SF

## New Listings



Crown Pointe  
Office Park  
NW 41<sup>st</sup> Blvd  
3000+ SF



Investment Bldg.  
NNN leased to  
AT&T  
1,827 SF



Retail/WH  
Property  
US 441/53<sup>rd</sup> Ave  
57,770 SF



4420 NW  
36<sup>th</sup> Ave  
3000+ SF



23+ Acre/Commercial  
I-75/ 441, Alachua  
Bank Owned



# Current Inventory

August 2011

## Vacant Land

Commercial



1+ Acre  
NW 39<sup>th</sup> Ave  
Sold to O'Reilly Auto

Commercial



8.25 Acres  
HWY 441

Commercial



2.13 Acres  
Alachua, FL

Commercial



142 Acres  
Alachua, FL

Commercial



142 Acres  
Alachua, FL

Commercial



3.6 Acres  
Alachua, FL

Commercial



1 Acre  
Outparcel  
Alachua, FL

Commercial



5.2 Acres  
NW 83<sup>rd</sup> St

Commercial



4 Acres  
NW 39<sup>th</sup> Ave

Commercial



7.9 Acres  
SW Archer Rd

Office Pads



4500 SF  
W Newberry Rd

Commercial



1+ Acre  
SW 39<sup>th</sup> Ave  
Sold to Dollar  
General

Office



3460 SF Pad  
NW 53<sup>rd</sup> Ave  
Bank Owned

Commercial



10 or 120 Acres  
Alachua, FL

Residential



50 Acres  
Newberry Rd

Multi-Family



13 Acres  
SW 24<sup>th</sup> Ave

Commercial



40 Acres  
Waldo Rd

## Commercial For Sale

Office/WH



5200 SF  
2 Acres  
SW 41<sup>st</sup> Blvd

Office



2588 SF  
SW 8<sup>th</sup> St

Office



7250 SF  
NW 57<sup>th</sup> St

Warehouse



45,000 SF  
HWY 441/Alachua

Retail



2100 SF  
NW 13<sup>th</sup> St

Office



1000+ SF  
NW 41<sup>st</sup> Blvd

Retail



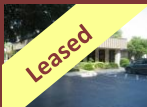
10,550 SF  
SW 13<sup>th</sup> St

Restaurant



4,197 SF  
University  
Ave

Office



6344 SF  
NW 11<sup>th</sup> PL

Office



1200-5000 SF  
NW 39<sup>th</sup> Ave

Warehouse



2800-17,000 SF  
NW 22<sup>nd</sup> St

Office



63,000 SF  
Williston Rd

Retail Investment



7,280 SF  
441/Alachua

Retail Investment



11,723 SF  
NW 39<sup>th</sup> Ave

Office/WH



5,000 SF  
49<sup>th</sup> Ave

Office



1,988 SF  
Tower  
Road

## Commercial For Lease

Retail



1,750 SF  
SW 34<sup>th</sup> St.

Retail



600 SF  
Downtown

Warehouse



4500-12,000 SF  
NW 22<sup>nd</sup> St

Office



Up to 2800 SF  
NW 43<sup>rd</sup> St

Office



31,750 SF  
SW Williston Rd

Retail



2100 SF  
NW 13<sup>th</sup> St

Office



6,088 SF  
NW 43<sup>rd</sup> St

Retail/WH



46,000 SF  
NE Waldo Rd

Retail



4,197 SF  
University Ave

Office



2,588 SF  
SW 8<sup>th</sup> St

Retail



3,179 SF  
NW 39<sup>th</sup> Ave

Warehouse



5,000 SF  
NE 49<sup>th</sup> Ave

Retail



Up to 38,000 SF  
N Main St

Office



6,345 SF  
NW 27<sup>th</sup> Ave

Office



1,000-3,000 SF  
NW 41<sup>st</sup> Terrace

Office



2,775 SF  
NW 43<sup>rd</sup> St

Warehouse



50,000 SF  
NE Waldo Rd

Office



2,330 SF  
Newberry Rd

Office



10,235 SF  
NW 39<sup>th</sup> Ave

Office



83,000 SF  
Alachua, FL

Office



9,462 SF  
NW 57<sup>th</sup> St

Retail



1,200-1,700 SF  
Tower Rd/24th

Office



3,982 SF  
NW 27<sup>th</sup> Ave

Tech/Office



45,000 SF  
Alachua

Restaurant



3,393 SF  
University Ave

Office



3,000 SF  
NW 36<sup>th</sup> Ave

Office



1,200 SF  
NW 41<sup>st</sup> Blvd