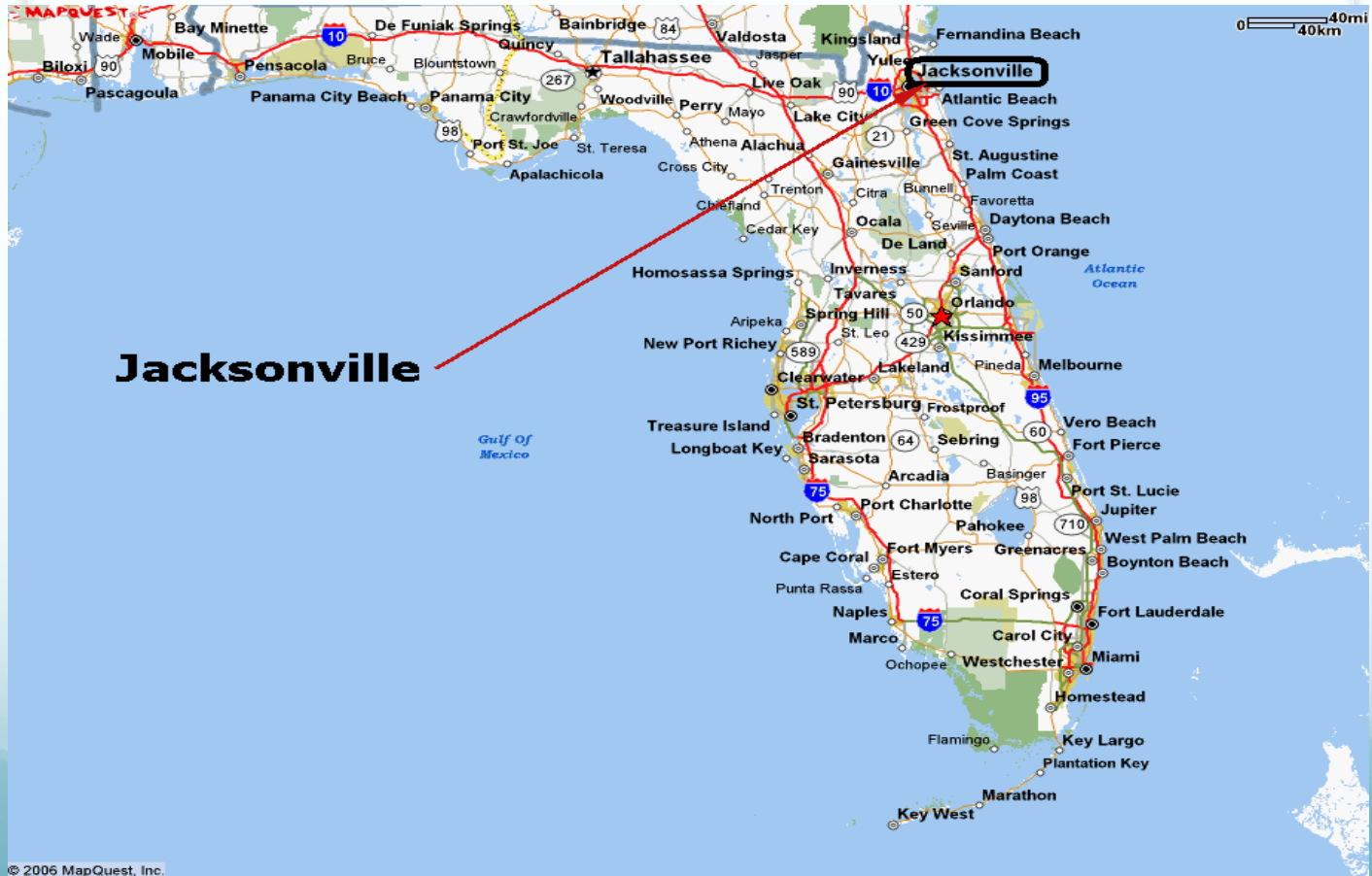


Jacksonville - Florida



JACKSONVILLE, FL



2128 W 15TH ST., FLORIDA

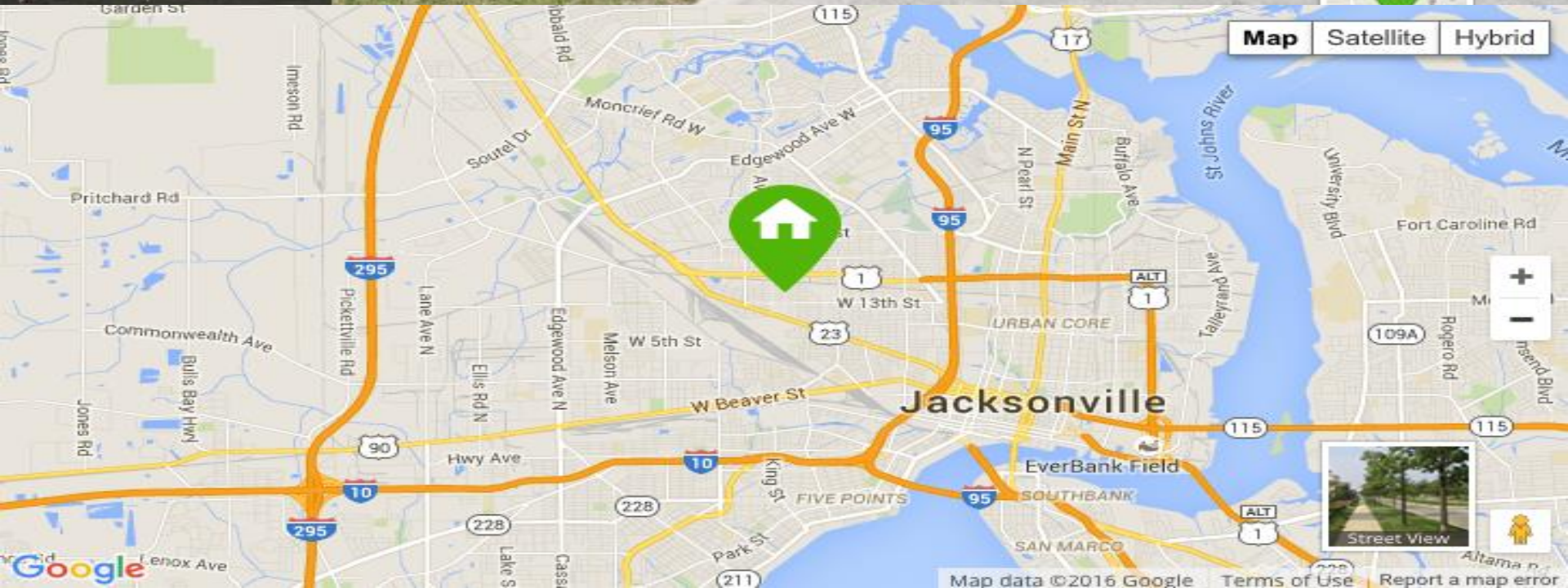


Income & Expenses		
Price:	61,200\$	
Fixed Yearly Expenses		Amount
Water		
Insurance		\$750
Property tax		\$305
Gardening		
Management		\$900
Total		\$1,955
Yearly Rent Income		\$9,000
Net Yearly Income		\$7,045*
ROI		11.50%

Living space:	Lot size:	Bedrooms	Bathrooms	Actual rent	Total rent
1230 Sq.Ft.	4974 Sq.Ft.	3	1	750	750
1044 Net					

*All numbers are based on current monthly bills and multiplied for yearly average and may vary in the future. ROI does not include vacancy or maintenance. The information contained herein is not a substitute for a thorough due diligence investigation. All potential buyers must take appropriate measures to verify all of the information set forth herein and should not take final numbers as a Guarantee in the future.

NEIGHBORHOOD PICTURES



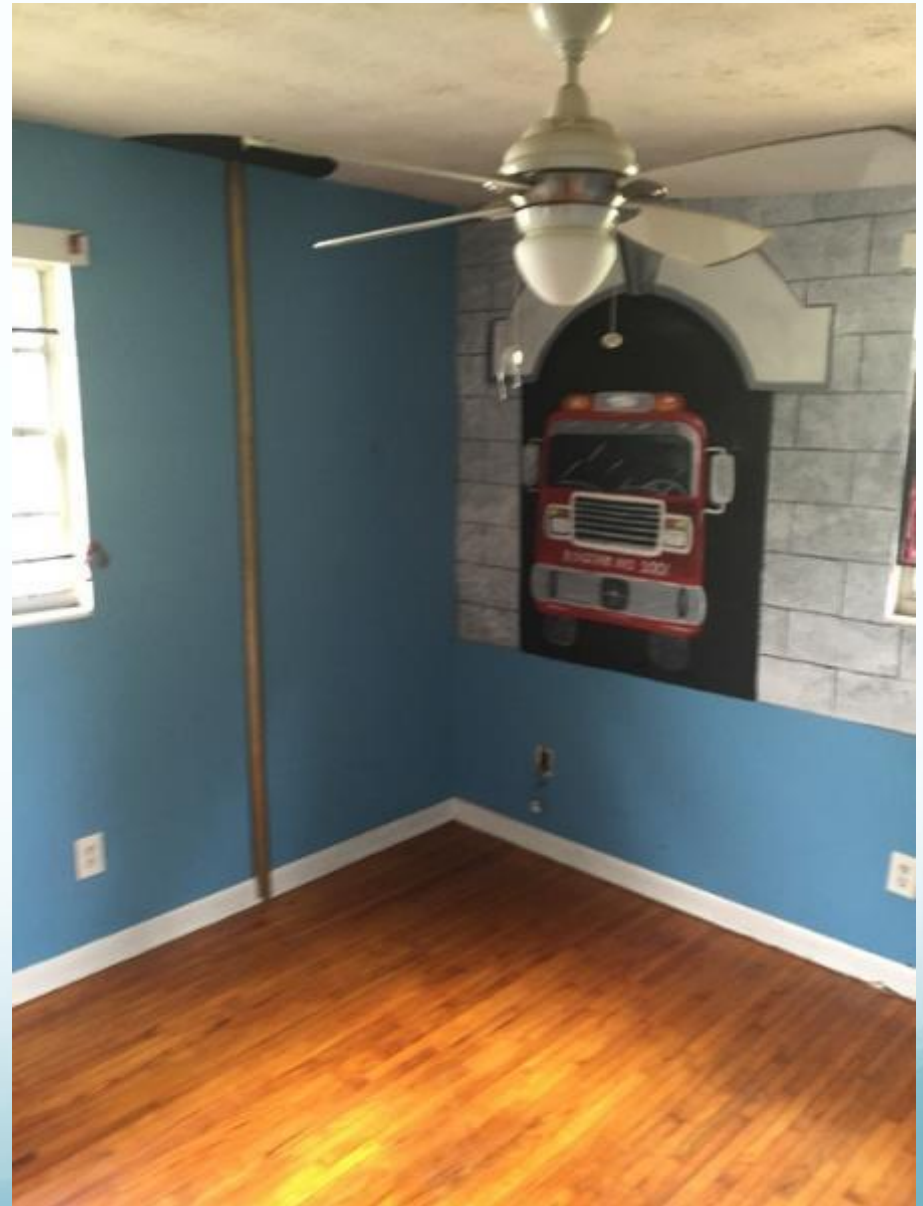
HOME PICTURES



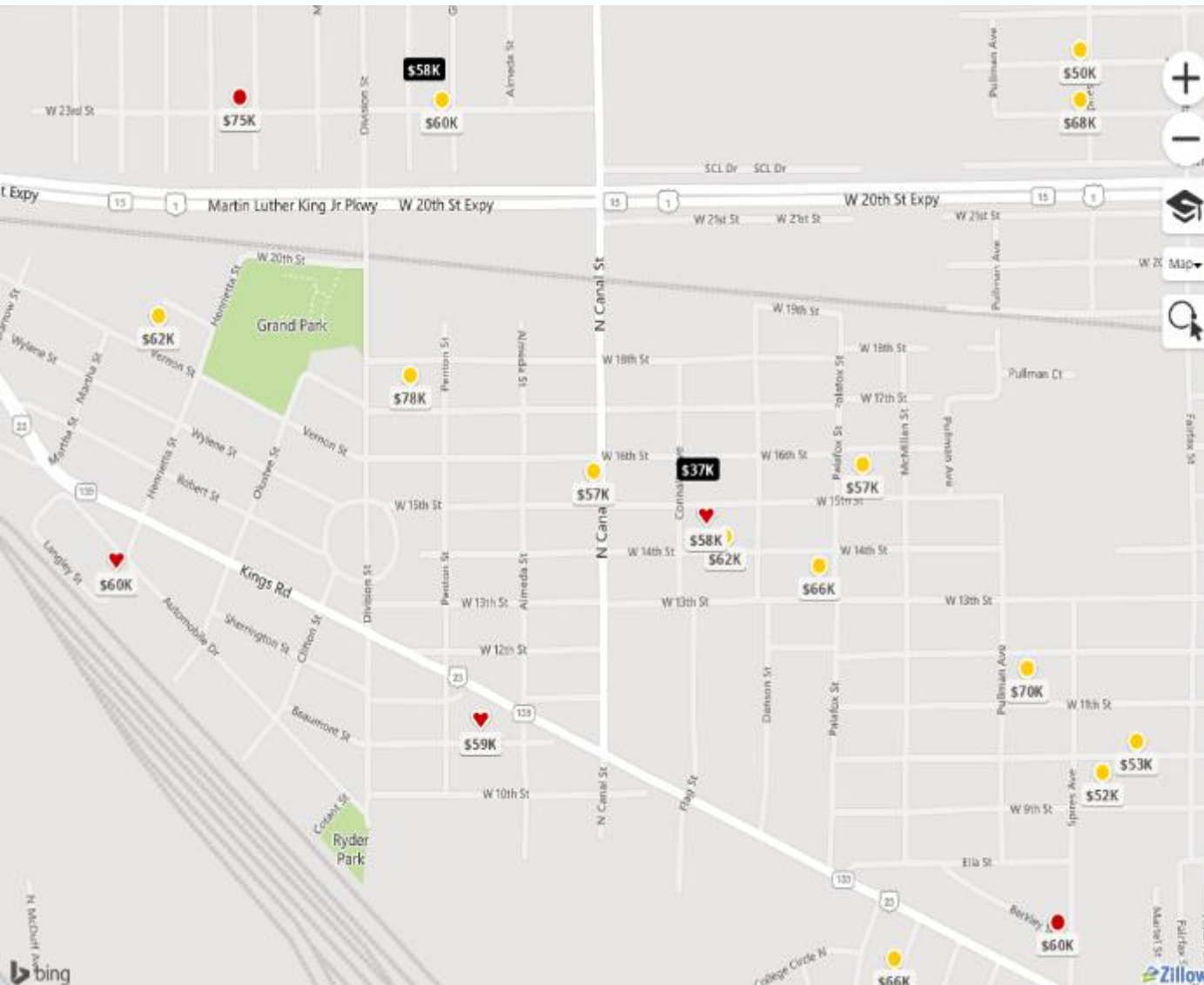
HOME PICTURES



HOME PICTURES



SALES COMPARABLE



Real Estate 20 results.

Featured **Newest** More



2128 W 15th St, Jacksonville, FL
 ❤️ FOR SALE BY OWNER
\$58,000
 3 bds • 1 ba • 3,230 sqft
 Less than 1 day on Zillow



2270 Sherrington St, Jackson...
 ❤️ FOR SALE BY OWNER
\$59,000
 3 bds • 1 ba • 1,108 sqft
 27 days on Zillow



2422 Henrietta St, Jacksonvill...
 ❤️ FOR SALE BY OWNER
\$59,950
 3 bds • 3 ba • 1,320 sqft
 39 days on Zillow

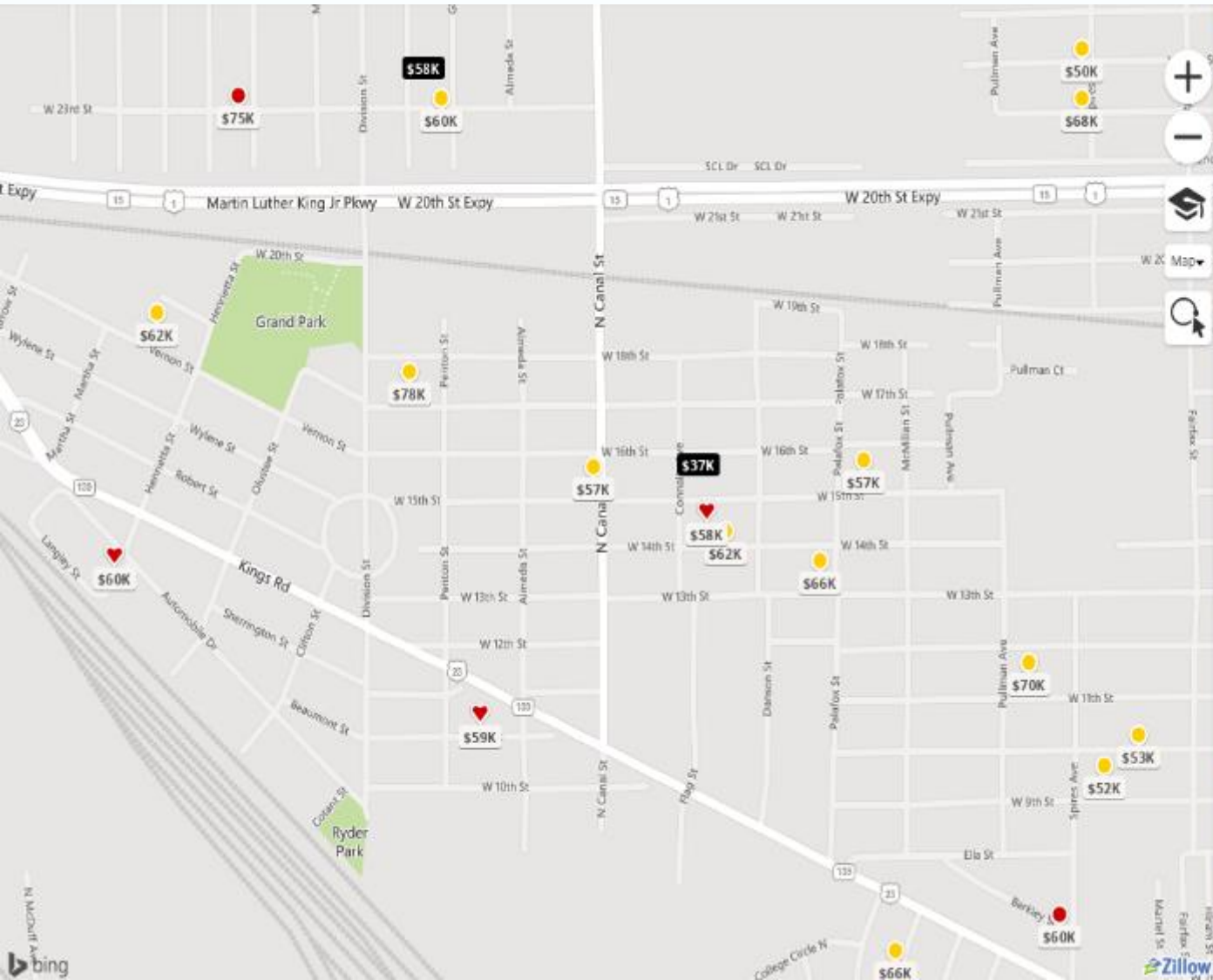


1746 Spires Ave, Jacksonville,...
 🏠 HOUSE FOR SALE
\$60,000
 3 bds • 2 ba • 1,160 sqft
 41 days on Zillow



1926 W 12th St, Jacksonville, FL
 🟡 SOLD: \$70,000
 Price/sqft: \$52
 3 bds • 1 ba • 1,336 sqft
 Sold on 9/22/15

SALES COMPARABLE



1839 W 10th St, Jacksonville, FL
SOLD: \$53,000
 Price/sqft: \$44
 4 bds • 2 ba • 1,190 sqft
 Sold on 9/21/15

8 photos

2562 Rickenbacker St, Jacksonville, FL
SOLD: \$61,500
 Price/sqft: \$49
 3 bds • 1 ba • 1,240 sqft
 Sold on 6/2/15

5 photos

3323 Penton St, Jacksonville, FL
OFF MARKET
 Zestimate: \$58K
 3 bds • 2 ba • 1,481 sqft

6 photos

2132 W 16th St, Jacksonville, FL
OFF MARKET
 Zestimate: \$37K
 3 bds • 1 ba • 965 sqft

1 photo

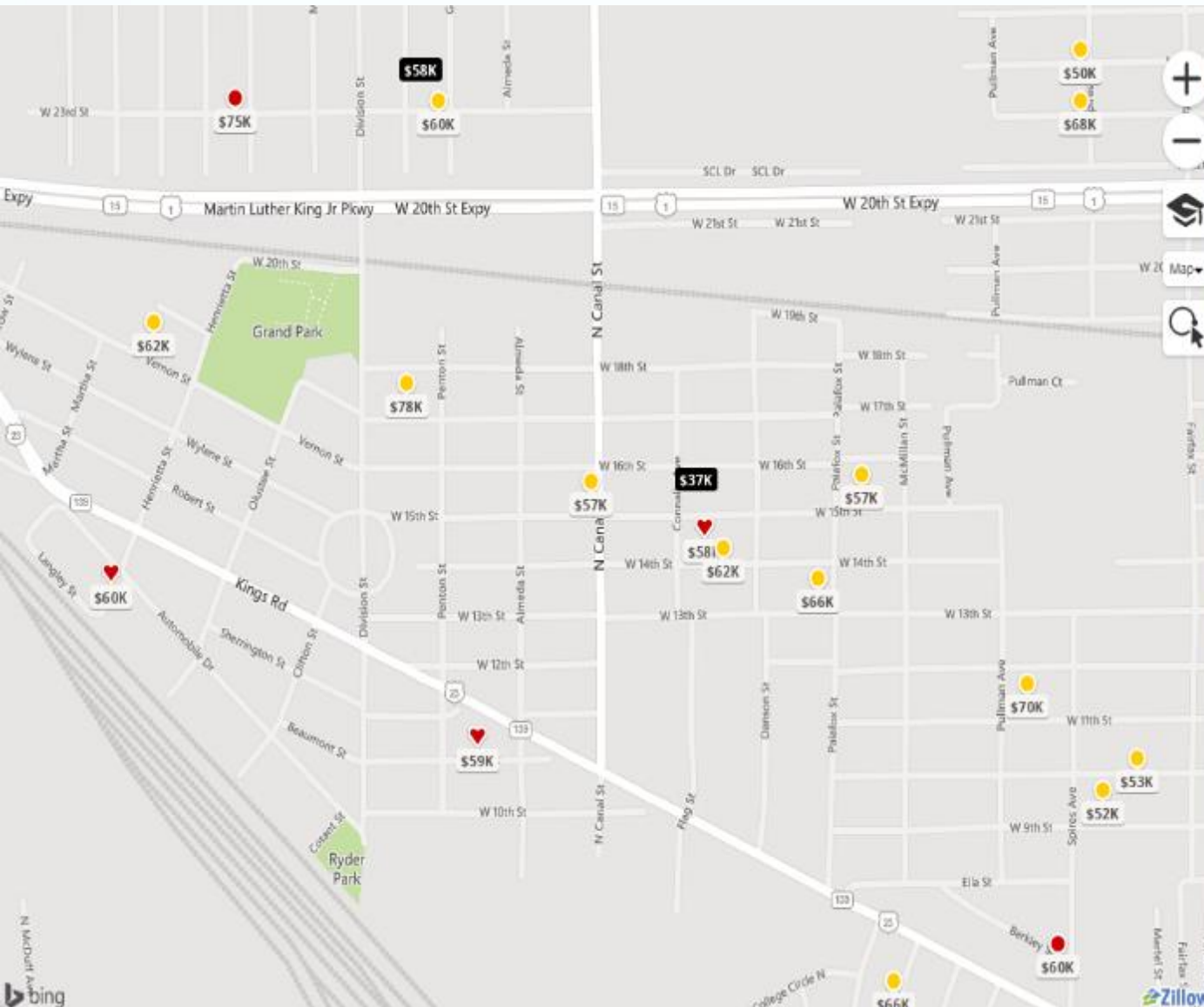
1905 W 24th St, Jacksonville, FL
SOLD: \$50,000
 Price/sqft: \$26
 3 bds • 2 ba • 1,867 sqft
 Sold on 2/18/15


14 photos

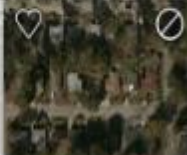
1864 W 10th St, Jacksonville, FL
SOLD: \$52,000
 Price/sqft: \$44
 4 bds • 2 ba • 1,170 sqft
 Sold on 12/9/14


1 photo


SALES COMPARABLE





- 

2487 W 23rd St, Jacksonville, FL
HOUSE FOR SALE
\$75,000
 4 bds • 2 ba • 1,223 sqft
 530 days on Zillow • NUVIEW R...
- 

2119 W 14th St, Jacksonville, FL
SOLD: \$61,800
 Price/sqft: \$52
 3 bds • 1 ba • 1,186 sqft
 Sold on 12/11/13
- 

3304 Gladys St, Jacksonville, FL
SOLD: \$60,000
 Price/sqft: \$58
 3 bds • 1 ba • 1,026 sqft
 Sold on 11/20/13
- 

1732 University St, Jacksonvil...
SOLD: \$66,000
 Price/sqft: \$59
 3 bds • 1 ba • 1,110 sqft
 Sold on 6/12/13
- 

2324 W 18th St, Jacksonville, FL
SOLD: \$78,000
 Price/sqft: \$62
 3 bds • 2 ba • 1,248 sqft
 Sold on 5/31/13
- 

2048 W 14th St, Jacksonville, FL
SOLD: \$66,100
 Price/sqft: \$82
 3 bds • 1 ba • 800 sqft
 Sold on 3/19/13

APPRAISAL & PAST VALUE

Zestimate [?]

\$67,917

+\$25,955 Last 30 days

\$62K | \$74K

Zestimate range

Rent Zestimate [?]

\$795/mo


+\$0 Last 30 days

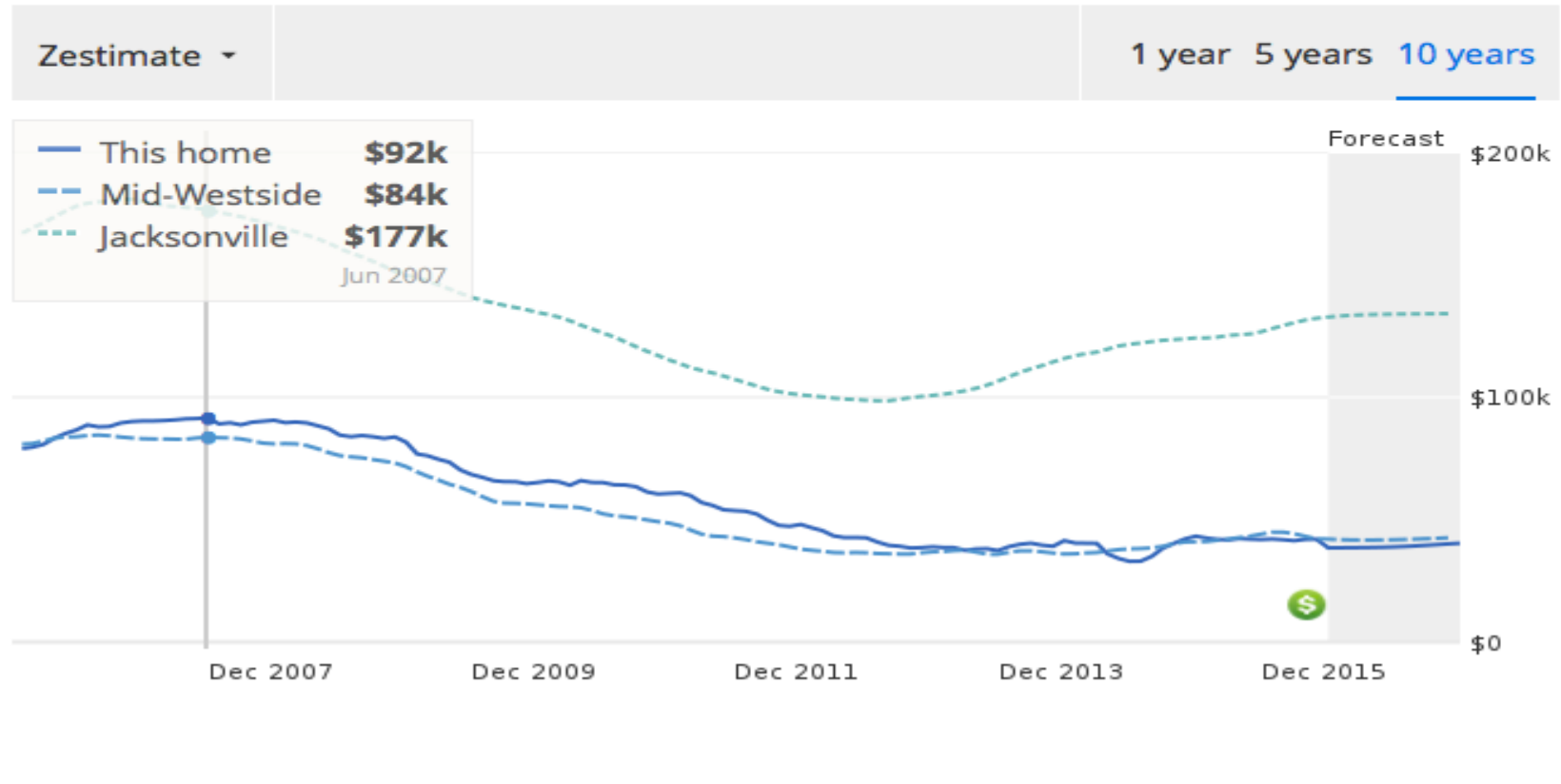
\$731 | \$843

Zestimate range

Zestimate forecast [?]

\$71,265

 **+4.9%**
One year



RENT REPORT

Zestimate [?]

\$67,917

+\$25,955 Last 30 days

\$62K | \$74K

Zestimate range

Rent Zestimate [?]

\$795/mo


+\$0 Last 30 days

\$731 | \$843

Zestimate range

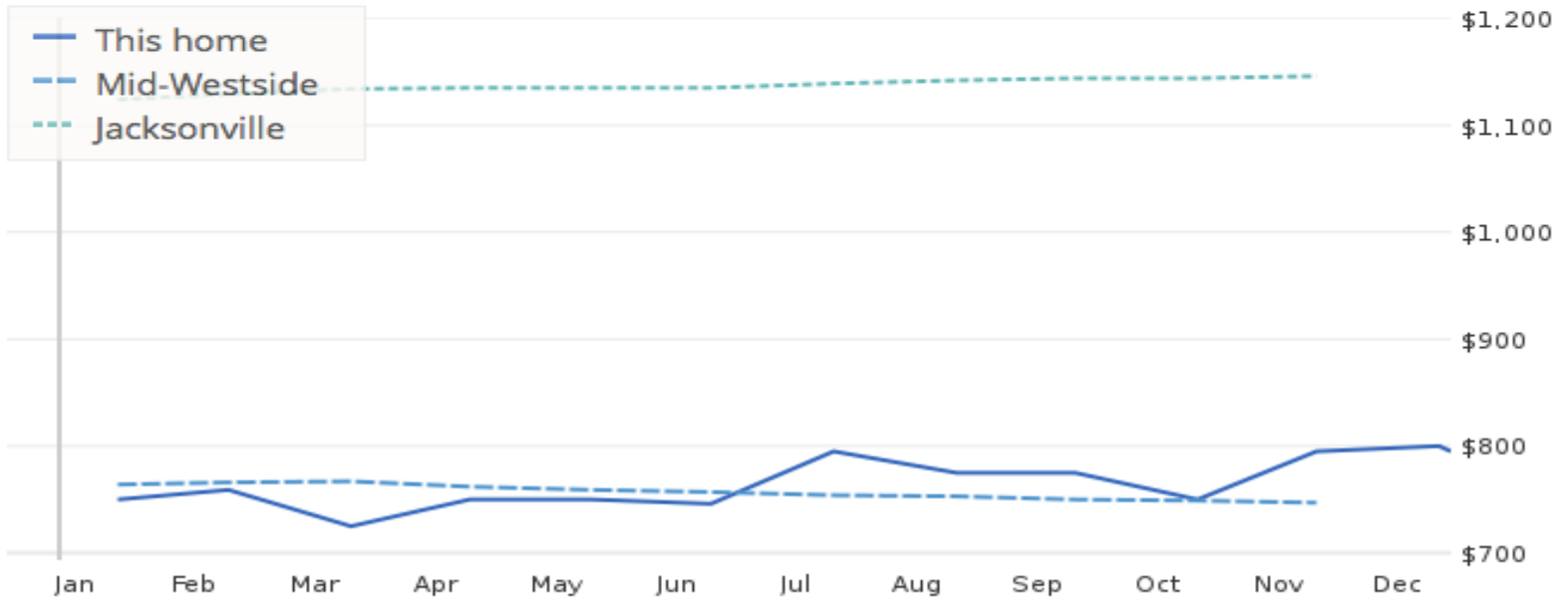
Zestimate forecast [?]

\$71,265

 **+4.9%**
One year

Rent Zestimate ▾

1 year 5 years 10 years



COUNTY RECORDS

Public Records for 2128 W 15th St

Official property, sales, and tax information from county (public) records as of 10/2014:

- Single Family Residential
- 1,044 sqft
- Stories: 1 story
- Exterior Walls: Brick
- 1 Building
- County: Duval
- 3 Bedrooms
- Lot Size: 4,974 sqft
- A/C: Central
- Roof: Roll Composition
- Construction: Wood
- Tax Rate Code Area: USD1
- 1 Bathroom
- Built In 1968
- Heating: Forced air unit
- 1 Unit
- Subdivision: EAST GRAND P ARK

3
LOT 6 BLK 29

Buildings

Building 1

Building 1 Site Address
2128 W 15TH ST Unit
Jacksonville FL 32209

Building Type	0101 - SFR 1 STORY
Year Built	1968
Building Value	\$28,621.00

Type	Gross Area	Heated Area	Effective Area
Base Area	864	864	864
Unfin Open Porch	60	0	12
Unfinished Storage	90	0	36
Finished Open Porch	36	0	11
Addition	180	180	162
Total	1230	1044	1085

Element	Code	Detail
Exterior Wall	19	19 Common Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.000	
Rooms / Units	1.000	

TAX BILL

Taxes Due

Account	Folio	Taxes	Fees	Interest	Discount	Paid	Due Date	Amount Due
047112-0010	1092289.0000	\$305.44	\$0.00	\$0.00	(\$9.16)	\$296.28	3/31/2016	\$0.00

If Paid By

Taxes	Fees	Interest	Discount	If Paid By	Amount Due
\$305.44	\$0.00	\$0.00	(\$9.16)	3/31/2016	\$0.00

Payment History

Date Paid	Receipt Year	Receipt	Paid By	Paid
12/31/2015	2015	890853.0003	investment mngmt plus	\$296.28

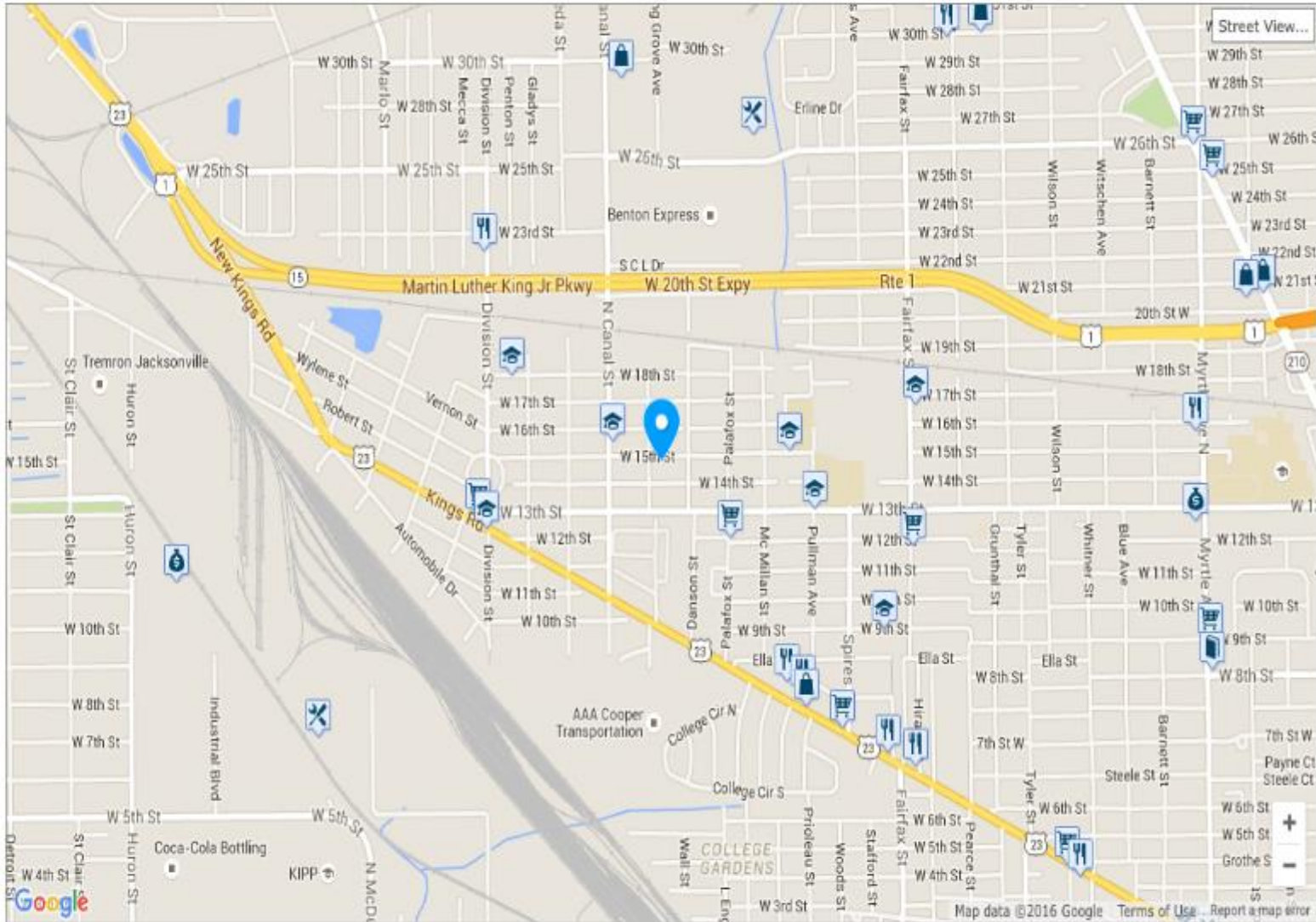
Unpaid Tax Certificates

No Records Found

15 MINUTE WALK

What's Nearby

- Restaurants:**
 - Burger King .4mi
- Coffee:**
 - Condaxis Coffee and Tea Comp... 1.3mi
- Bars:**
 - Royal Terrace Men Club 1.6mi
- Groceries:**
 - Prime Time Food Store .2mi
- Parks:**
 - Westbrook Park 1.2mi
- Schools:**
 - For Your Child Only Christian A... .1mi
- Shopping:**
 - Family Dollar Store .5mi
- Entertainment:**
 - Ritz Theatre and Museum 2mi
- Errands:**
 - Kaycan Limited .6mi
- Search Nearby:**



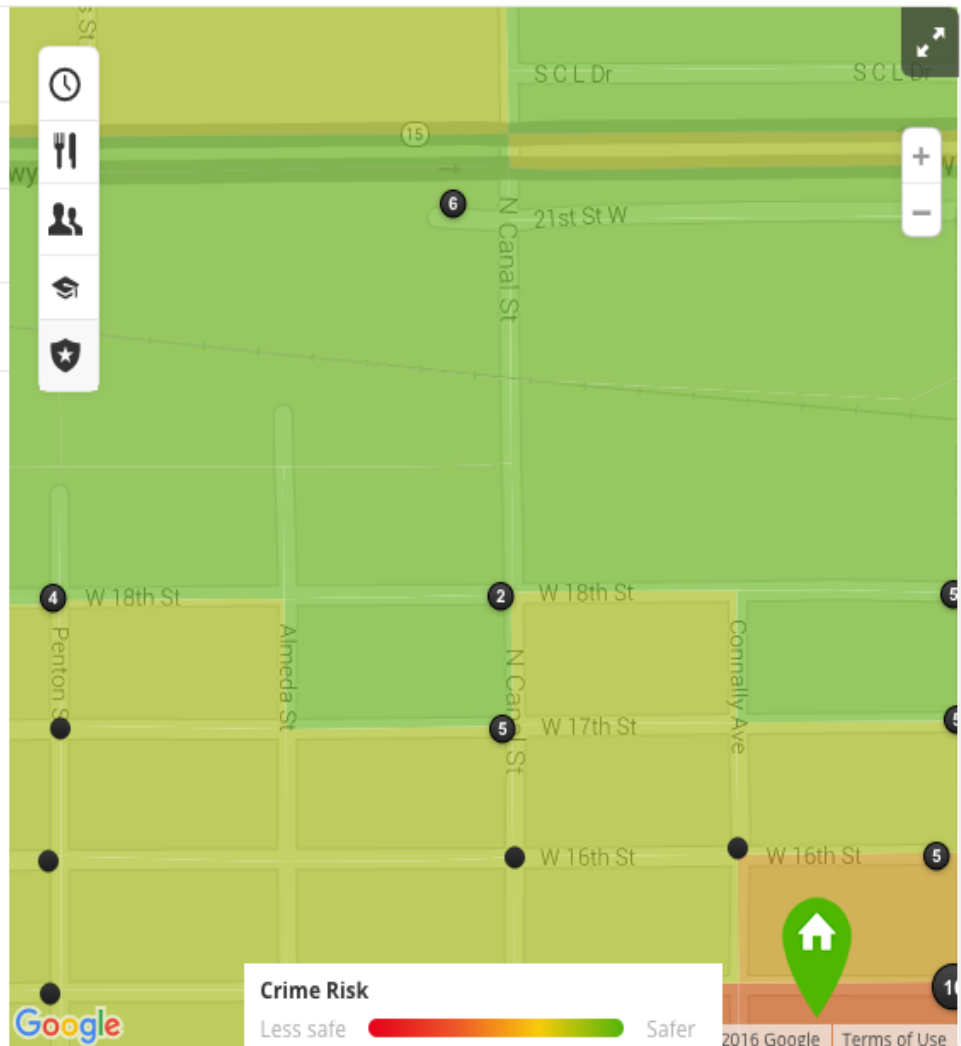
CRIME REPORT

See businesses, schools, and crimes near this home

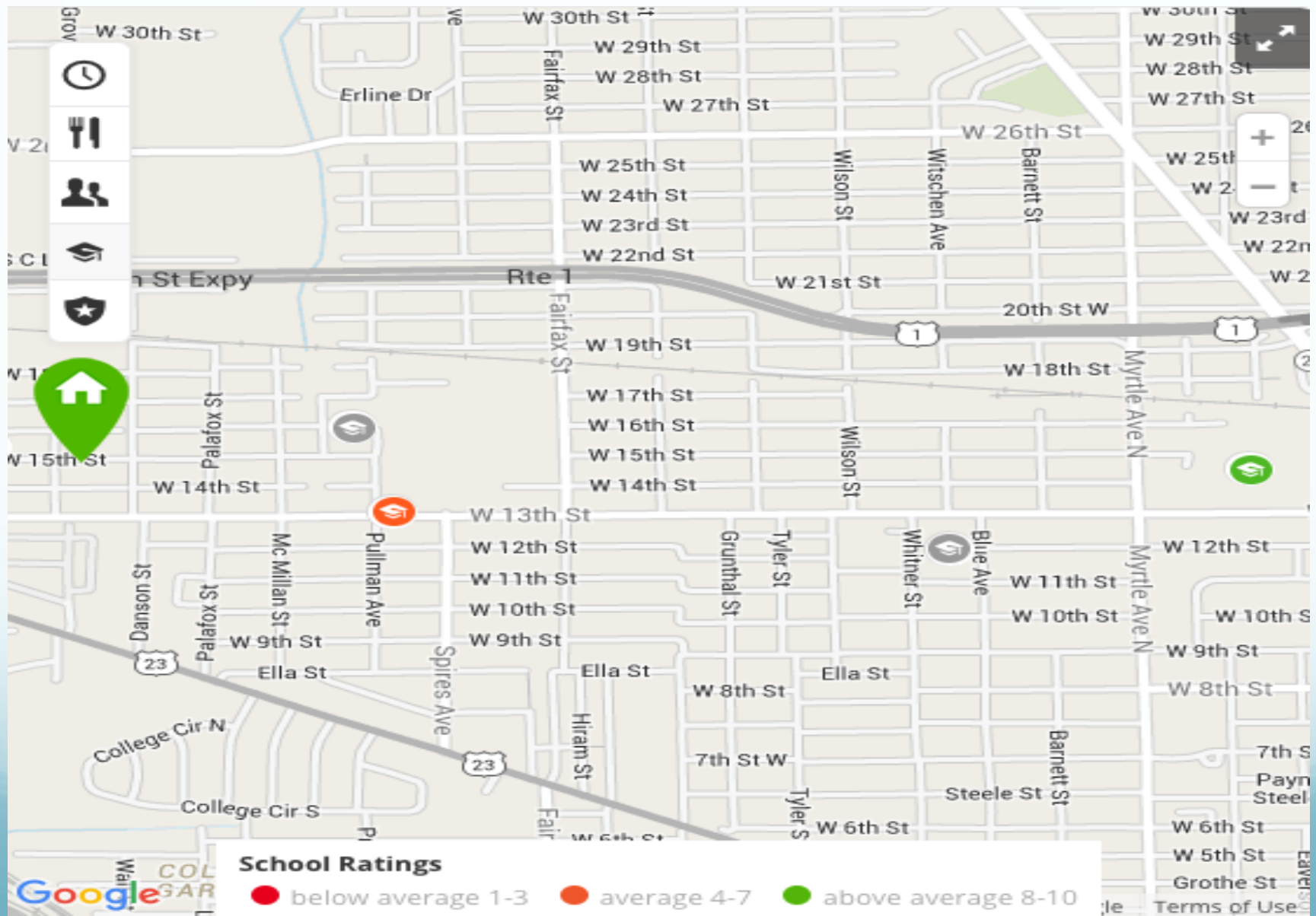
- Calculate your commute time from this home ▼
- Jenkins Quality Barbeque, Dimensions within 1 mile of ... ▼
- See demographics within 1 mile of this home ▼
- See 2 schools assigned to this home. Susie E. Tolbert El... ▼
- See reported crimes within 1 mile of this home ▲

12/12/2015	Other	SUSPICIOUS PERSON. (This report is from Jacksonville Sheriff's Office completed dispatched (911) calls for service call log. Inf
12/12/2015	Other	DISPUTE. (This report is from Jacksonville Sheriff's Office completed dispatched (911) calls for service call log. Information m
12/12/2015	Other	DISPUTE. (This report is from Jacksonville Sheriff's Office completed dispatched (911) calls for service call log. Information m
12/12/2015	Theft	THEFT JUST OCCURRED. (This report is from Jacksonville Sheriff's Office completed dispatched (911) calls for service call log. I

Data provided by SpotCrime.com and CrimeReports.com.



SCHOOL REPORT



NEIGHBORHOOD

Walk Score
52

Mid-Westside is Somewhat Walkable

Some errands can be accomplished on foot.



Some errands can be accomplished on foot in Mid-Westside Jacksonville.

Mid-Westside is the 17th most walkable neighborhood in [Jacksonville](#) with a Walk Score of 52.

Find apartments in Jacksonville's most walkable neighborhoods: [Downtown](#), [San Marco](#) and [Riverside](#).

[United States](#) › [Florida](#) › [Jacksonville](#) › [Mid-Westside](#)

OPTIONAL INSURANCE



LONG LIVE HAPPY HOMES®

relax, you're covered...

	SELLER COVERAGE	BUYER COVERAGE
2-10 HOME BUYERS WARRANTY COVERED ITEMS:	\$60 <i>\$100 Service Fee</i>	\$375 / \$415 <i>\$100 Service Fee / \$75 Service Fee</i>
Air Conditioning & Heat Pump (up to two systems)	✓	✓
Attic, Ceiling and Exhaust Fans	✓	✓
Built-In Bathtub Whirlpool Motor and Pump	✓	✓
Built-In Microwave	✓	✓
Dishwasher	✓	✓
Doorbell System	✓	✓
Drain Line Stoppages	✓	✓
Electrical Switches and Receptacles	✓	✓
Electrical Wiring	✓	✓
Fire and Burglar Alarms	✓	✓
Fuse Panels and Circuit Breaker Panels	✓	✓
Garage Door Openers (up to three)	✓	✓
Garbage Disposal	✓	✓
Heating System (up to two systems)	✓	✓
Permanently Installed Sump Pump	✓	✓
Plumbing System	✓	✓
Range, Oven and Cooktop	✓	✓
Refrigerator	✓	✓
Steam or Hot Water Heat Systems	✓	✓
Telephone Wiring	✓	✓
Thermostats (all types)	✓	✓
Toilet Assembly Parts	✓	✓
Trash Compactor	✓	✓
Washer/Dryer	buyer only	✓
Water Heaters (multiple units)	✓	✓

delight knowing you have these buyer options...

Additional Refrigerator, Built-In Wine Cooler, Freestanding Freezer, Wet Bar Refrigerator (sold separately)	\$40
HVAC Plus	NEW \$99
Roof Leak Repair	\$100
Septic System	\$50
Supreme Protection	\$99
Swimming Pool—Freshwater/Spa Equipment	\$160
Swimming Pool—Saltwater/Spa Equipment	\$345
Swimming Pool—Additional Equipment	\$160
Water Softener	\$80
Well Pump	\$80

Investment Management Plus,LLC



4110 Southpoint Blvd.

Jacksonville,Florida 32216

Website : imp.managebuilding.com

Email: investmentmanagementplus@gmail.com

Phone number: 904-416-1323

- 5 Agents
- 300+ Properties
- 23 yrs in Jacksonville
- Accounting Department
- Management Team
- Office Manager
- Property Manager
- Rentals
- Sales

SCOPE OF SERVICES:

MANAGEMENT PLANNING

Includes: Working with the owner to outline a financial & physical management plan for the property

Maintenance planning as necessary

Operating income & budgeting as necessary

COMPLETE MARKETING Includes: Local media and internet advertising, Broker co-op & Multiple Listing Services, tenant qualifying and lease preparation, sign \ lock box \ referral and networking exposure, telephone Yellow Pages, including internet telephone listings, and direct promotion to military bases and other market elements. **MULTIPLE INSPECTIONS** Includes: Thorough tenant move-in/move-out inspections with photographs, semi-annual home maintenance inspections, spot inspections as necessary. **PROPERTY**

MAINTENANCE Includes: 24-hour tenant contact for emergency repair, preventive maintenance as necessary, monitoring warranty follow-up as required, capital improvements by special request **RENTAL COLLECTIONS** Includes: Rental collection procedures, lease adherence, legal counsel available as necessary. **COMPUTERIZED ACCOUNTING**

PROCEDURES Includes: Monthly accounting statements, year-end statement recaps & breakdowns, 1099 preparation for owners' tax purposes **QUALIFIED MANAGEMENT**

TEAM Includes: Management team that has decades of property management experience including credentials and memberships in a variety of professional organizations. Our mission is to strive to offer the most comprehensive cost efficient management packages to maximize your revenues and investments.

Investment Management Plus

4110 Southpoint Blvd.

Jacksonville,Florida 32216

Website : imp.managebuilding.com

investmentmanagementplus@gmail.com

Phone number: 904-416-1323

Contact: Melissa Akpable

Protecting your Interests through Title Insurance

Benefits of Title Insurance

Although The title insurance agents make every effort to eliminate the risk involved in the purchase or mortgage of real property, there will always be certain risks for the buyers and investors.

The benefits of title insurance are:

- clears title problems
- pays valid claims
- provides a defense for claims attacking the title as insured

A The title insurance policy insures your interest subject to exclusions and conditions contained therein and insures against loss or damage resulting from: Any title risks covered by that policy up to the amount of the policy; and any costs, attorneys' fees and expenses we have to pay under the policy.

Covered Title Risks

Subject to its terms and conditions, a title policy covers the following title risks, if they affect title to the insured property on the policy date:

- Someone else owns an interest in the title.
- A document is not properly signed, sealed, acknowledged, or delivered.
- Forgery, fraud, duress, incompetency, incapacity or impersonation.
- Defective recording of any document.
- Lack of legal right of access to and from the land.
- There are restrictive covenants limiting the use of the land.
- There is a lien on the title because of:
 - A mortgage or deed or trust
 - A judgment, tax or special assessment.
 - Others have rights arising out of leases, contracts, or options.
 - Someone else has an easement on the land.
- Title is unmarketable, which allows another person to refuse to perform a contract to purchase, to lease or to make a mortgage loan.
- You are forced to remove your existing structure other than a boundary wall or fence because:
 - it extends onto adjoining land or onto any easement
 - it violates a restriction shown in the policy.
 - Other defects, liens or encumbrances.

Costs

Unlike most types of insurance the title insurance premium is paid only once. If the owner's and lender's policy are purchased simultaneously, there is a substantial discount.

Protection

If a claim is made against your title as insured, The title insurance underwriter protects you by (1) defending your interest in any court case and paying the costs, attorneys' fees, and expenses incurred in that defense; (2) If the claim is proven to be valid, The title insurance underwriter will pay the costs of your claim, up to the amount of the policy or will undertake the responsibility of perfecting the title as insured at its own expense.

Inspection Checklist

Housing Choice Voucher Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(Exp. 04/30/2014)

Public reporting burden for this collection of information is estimated to average 0.50 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number

Assurances of confidentiality are not provided under this collection.

This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of the name and address of both family and the owner is mandatory. The information is used to determine if a unit meets the housing quality standards of the Section 8 rental assistance program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family participation.

Name of Family		Tenant ID Number	Date of Request (mm/dd/yyyy)
Inspector		Neighborhood/Census Tract	Date of Inspection (mm/dd/yyyy)
Type of Inspection Initial Special Reinspection	Date of Last Inspection (mm/dd/yyyy)		PHA

A. General Information			Housing Type (check as appropriate) <input type="checkbox"/> Single Family Detached <input type="checkbox"/> Duplex or Two Family <input type="checkbox"/> Row House or Town House Low Rise: 3, 4 Stories, Including Garden Apartment <input type="checkbox"/> High Rise; 5 or More Stories <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Congregate <input type="checkbox"/> Cooperative <input type="checkbox"/> Independent Group Residence <input type="checkbox"/> Single Room Occupancy <input type="checkbox"/> Shared Housing <input type="checkbox"/> Other
Inspected Unit	Year Constructed (yyyy)		
Full Address (including Street, City, County, State, Zip)			
Number of Children in Family Under 6			
Owner			
Name of Owner or Agent Authorized to Lease Unit Inspected		Phone Number	
Address of Owner or Agent			

B. Summary Decision On Unit (To be completed after form has been filled out)			
<input type="checkbox"/>	Pass	Number of Bedrooms for Purposes of the FMR or Payment Standard	Number of Sleeping Rooms
<input type="checkbox"/>	Fail		
<input type="checkbox"/>	Inconclusive		

Inspection Checklist						
Item No.	Description	Yes	No	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
1.	Living Room					
1.1	Living Room Present					
1.2	Electricity					
1.3	Electrical Hazards					
1.4	Security					
1.5	Window Condition					
1.6	Ceiling Condition					
1.7	Wall Condition					
1.8	Floor Condition					

Item No.	1. Living Room (Continued)	Yes Pas	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
1.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
2. Kitchen						
2.1	Kitchen Area Present					
2.2	Electricity					
2.3	Electrical Hazards					
2.4	Security					
2.5	Window Condition					
2.6	Ceiling Condition					
2.7	Wall Condition					
2.8	Floor Condition					
2.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
2.10	Stove or Range with Oven					
2.11	Refrigerator					
2.12	Sink					
2.13	Space for Storage, Preparation, and Serving of Food					
3. Bathroom						
3.1	Bathroom Present					
3.2	Electricity					
3.3	Electrical Hazards					
3.4	Security					
3.5	Window Condition					
3.6	Ceiling Condition					
3.7	Wall Condition					
3.8	Floor Condition					
3.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
3.10	Flush Toilet in Enclosed Room in Unit					
3.11	Fixed Wash Basin or Lavatory in Unit					
3.12	Tub or Shower in Unit					
3.13	Ventilation					

Bang for the Buck: Where Investing in Rental Homes Is Most Profitable

[Article](#)
[Interactive Graphics](#)
[Comments \(8\)](#)

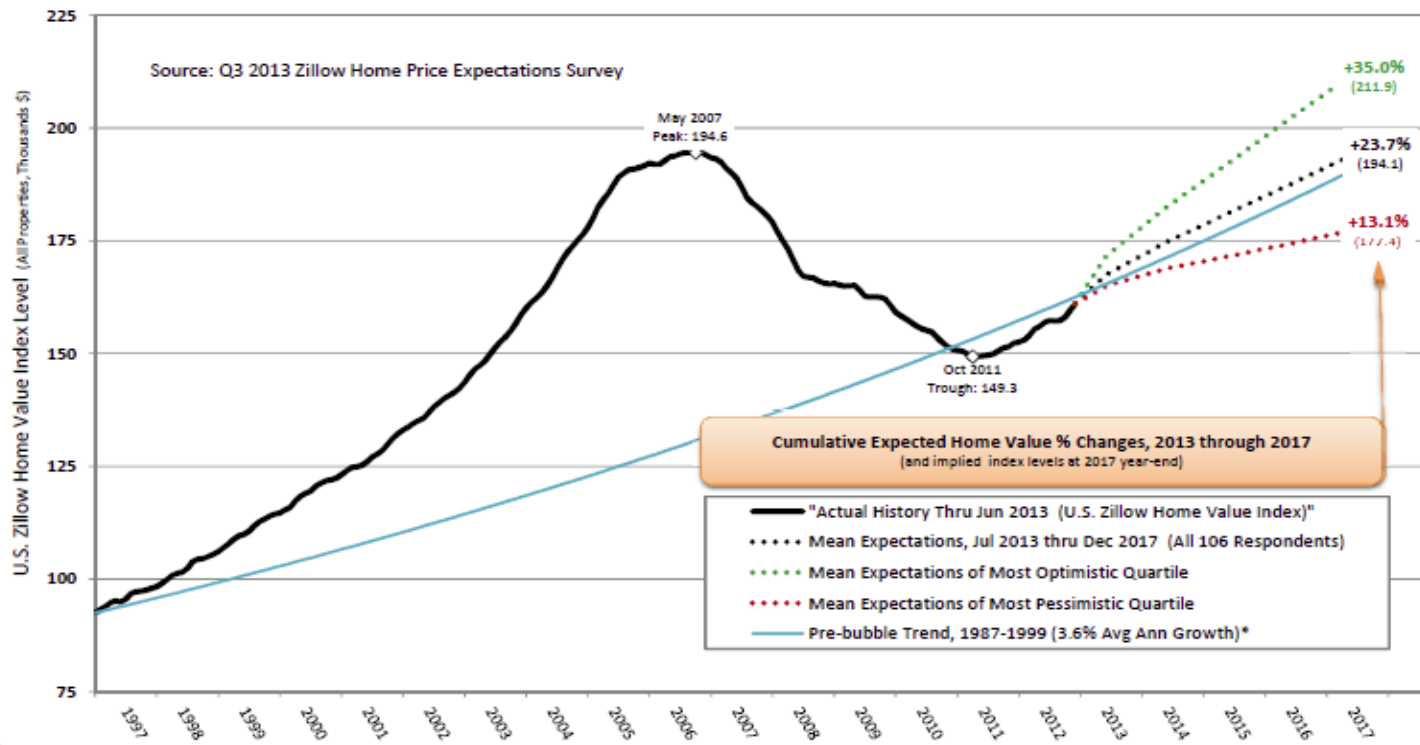

By Robbie Whelan

20 Top Markets for Buying Single-Family Rentals

Metro	Median Sales Price 3-Bedroom Home	Average Rent 3-Bedroom Home	Estimated Monthly Mortgage Payment	Cash Purchase Cash Flow	Cash Purchase Cap Rate
Memphis, TN	\$72,605	\$1,047	\$277	\$628	10.38%
Saginaw, MI	\$63,240	\$907	\$242	\$544	10.32%
Toledo, OH	\$67,617	\$963	\$258	\$578	10.26%
Ocala, FL	\$75,357	\$1,070	\$288	\$642	10.23%
Las Vegas, NV	\$115,000	\$1,575	\$439	\$945	9.86%
Palm Bay, FL	\$91,950	\$1,248	\$351	\$749	9.77%
Atlanta, GA	\$84,000	\$1,132	\$321	\$679	9.70%
Jacksonville, FL	\$90,000	\$1,198	\$344	\$719	9.59%
Altoona, FL	\$94,000	\$1,225	\$359	\$735	9.39%
Springfield, MO	\$75,102	\$969	\$287	\$581	9.29%
Tampa, FL	\$102,000	\$1,254	\$390	\$753	8.86%
Port St. Lucie, FL	\$108,000	\$1,320	\$412	\$792	8.80%
Orlando, FL	\$108,000	\$1,316	\$412	\$790	8.78%
Phoenix, AZ	\$112,396	\$1,369	\$429	\$822	8.77%
Detroit, MI	\$95,000	\$1,141	\$363	\$685	8.65%
Lakeland, FL	\$93,000	\$1,107	\$355	\$664	8.57%
Kansas City, MO-KS	\$89,318	\$1,055	\$341	\$633	8.50%
Dayton, OH	\$85,400	\$1,004	\$326	\$602	8.46%
Syracuse, NY	\$88,250	\$1,037	\$337	\$622	8.46%
Ogden, UT	\$98,281	\$1,152	\$375	\$691	8.44%

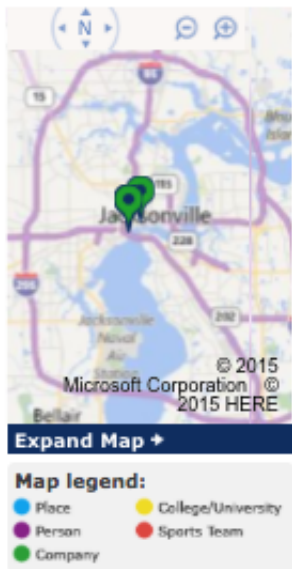


U.S. Home Price Expectations



* Pre-bubble Trend based on S&P/Case-Shiller U.S. National HPI (SF, NSA). Quartiles are based on panelists' expected cumulative home price change through Q4 2017

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pulsenomics
Pulsenomics LLC



At a Glance

Metro Population: **1,421,900**

Major Industries: **Defense, Transportation**

Gross Metro Product: **\$64.2 B**

Median Household Income: **\$52,068**

Median Home Price: **\$158,500**

Unemployment: **5.4%**

Job Growth (2014): **2.5%**

Cost of Living: **1.8% below nat'l avg**

College Attainment: **28.3%**

Net Migration (2014): **4,560**

Profile

Jacksonville's coastal location facilitates the Port of Jacksonville, Florida's third largest seaport and multiple military facilities. Naval Air Station Jacksonville, Naval Station Mayport, Blount Island Command, as well as Naval Submarine Base Kings Bay located nearby, make the city the third largest military presence in the country behind Norfolk and San Diego. As with much of Florida, tourism is also important to the Jacksonville area, particularly related to golf. Jacksonville is home to a number of attractions including Jacksonville Landing, Jacksonville Riverwalks, Jacksonville Maritime Museum, Jacksonville Zoo and Gardens and St. Johns River Park or Friendship Park. Some of the many popular annual events hosted by the city are Gate River Run, the Blessing of the Fleet and the Great Atlantic Seafood and Music Festival, Jacksonville Film Festival and AT&T Greater Jacksonville Kingfish Tournament.

Of Florida's cities, Jacksonville had b gain

Of Florida's cities, Jacksonville had The biggest gain



(Photo: Wikimedia Commons)

CONNECT | TWEET | LINKEDIN | COMMENT | EMAIL | MORE

ORLANDO, Fla. (AP) - Jacksonville had the biggest population gain of any Florida city last year and now is the nation's 12th most populous city.

New figures released Thursday by the U.S. Census Bureau shows that Jacksonville's population grew to more than 853,000 residents last year, an

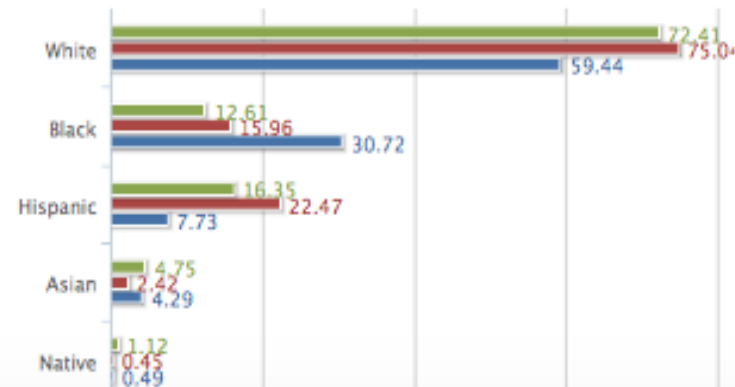
increase of 9,300 residents.

By pure numbers, Jacksonville is Florida's most populous city. But comparing entire metropolitan areas, South Florida is the state's most populous metro with 5.5 million residents.

Jacksonville is Florida's fourth-most populous metro area.

Population by Races

White:	488,473 (59.44%, #790)
Black:	252,421 (30.72%, #114)
Hispanic:	63,485 (7.73%, #490)
Asian:	35,222 (4.29%, #63)
Native (American Indian, Alaska Native, Hawaiian Native, etc.):	4,035 (0.49%, #326)
One Race, Other:	17,995 (2.19%, see rank)
Two or More Races:	23,638 (2.88%, see rank)



U.S. housing recovery uneven across markets, study finds



MARGARET CHADBOURN, REUTERS



Thomson Reuters

Carpenters work at a housing site of Mid-Atlantic Builders The Villages of Savannah in Brandywine Maryland

By Margaret Chadbourn

WASHINGTON (Reuters) - The U.S. housing sector is likely to experience an uneven recovery over the next five years, with some local markets bouncing back faster than others, according to a study released on Wednesday.

By 2018, the median price of single-family homes will be close to the peak reached in 2006 before the national market cratered, according to the study from the Demand Institute, a nonprofit think tank operated by The Conference Board and Nielsen. But there will be winners and losers.

Among the 50 largest metropolitan areas where housing prices are expected to appreciate

<http://www.businessinsider.com/r-us-housing-recovery-uneven-across-markets-study-finds-2014-26>

Page 1 of 3

U.S. housing recovery uneven across markets, study finds - Business Insider

1/27/15, 12:56 AM

between 2012 and 2018, the top five will see rises on average of 32 percent, while the bottom five will average gains of only 11 percent.

The cities expected to report the largest increase in the median price of a previously owned single-family homes are Memphis, Tampa, Jacksonville, Milwaukee and St. Louis.

Forbes: Jacksonville #2 in nation for technology services job growth



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This should give you a shot of optimism for your Monday: **Forbes Magazine's** research says Jacksonville has the second-fastest growing tech services base in the country.

The survey, contained in an article titled *The Cities Winning the Battle for America's Biggest Growth Sector*, ranks only Austin, Texas ahead of Jacksonville. We come in ahead of such tech-standouts as San Francisco and Raleigh, N.C. The magazine's research shows that local employment growth in the tech services sector is 50.2 percent from 2001 to 2012, and the 2012 average annual salary in the Jacksonville sector is \$72,913.

Quoting from the article regarding Jacksonville: "But some other areas on our list are benefiting from a hitherto unnoted shift of high-end services to lower-cost and often lower-density regions. Jacksonville may be the poster child for this. Over the past decade, the northern Florida metro area's population has [grown 20% to over 1.3 million](#), but business services employment has expanded nearly 50%, the biggest jump of any of the country's 51 largest metropolitan areas. Once a business services backwater, the share of jobs in that sector in the local economy has rapidly climbed towards the national average. This growth has been driven by management consulting as well as computer and data center services, an area in which Jacksonville has enjoyed among the [highest growth rates in the country](#)"

To see the article, [click here](#).

EXCLUSIVE: With 'bull's-eye on Jacksonville,' Standard Pacific invests more than \$70M in area land



[Ashley Gurbal Kritzer](#)

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A national homebuilder is going long on Northeast Florida, having [invested more than \\$70 million in land](#) in Duval and St. Johns counties in the past 18 months.

The leadership of **Standard Pacific** Homes Inc. (NYSE: SPF), based in Irvine, California, "saw an opportunity to commit to a lot of that land early on" in the housing market's recovery, said [Jim Birkholz](#), the company's Jacksonville division president.

The \$70 million-plus figure doesn't include development costs.

"We moved ahead of the market to capture the really A locations," Birkholz said. "That's all we were interested in."

Birkholz said the [builder is incredibly bullish on Jacksonville](#), a stance driven by job and population growth, [as well as news of corporate relocations like Adecco North America's headquarters move](#).

"We really have a bulls eye on Jacksonville," Birkholz said. ["We think Jacksonville will probably catapult ahead of the national recovery."](#)

Jacksonville's economy surges in latest ranking



[Michael Clinton](#)

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In the last year, Jacksonville has seen the greatest economic improvement in the entire country and now boasts one of the top 20 economies.

Jacksonville's No. 16 ranking is up from No. 33 last month and up from No. 99 in September 2012, according to the On Numbers Economic Index for September.

The other major Florida cities join Jacksonville in the top five most-improved metros:

- Tampa-St. Petersburg, up 80 places (from No. 100 to No. 20)
- Orlando, up 59 places (from No. 91 to No. 32)
- Cape Coral-Fort Myers, Fla., up 48 places (from No. 88 to No. 40)
- Miami-Fort Lauderdale, up 46 places (from No. 90 to No. 44)

The index is calculated once a month, based on the latest official statistics for all U.S. metropolitan areas with estimated populations above 500,000. It is designed to show the relative economic strength of those 102 major metros.

Adecco Group moving North American HQ to Jacksonville

<http://www.bizjournals.com/jacksonville/stories/2010/07/26/daily12.html>



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The parent company of a firm that used to be part of the Jacksonville skyline is moving its North American headquarters to the city.

Adecco S.A. will relocate its North American headquarters from Melville, N.Y., to Jacksonville, adding 185 jobs to the 364 already here, the company said Friday. The average pay of the new jobs: \$64,000. The company, [which is expected to stay in its Deerwood Park campus](#), said it would invest \$3.4 million in capital projects.

"We appreciate the efforts of city and state economic development officials, including Mayor Alvin [Brown](#) and Governor [Rick Scott](#)," said [Bob Crouch](#), CEO of Adecco Group North America. "They've made this project possible. We look forward to coordinating with local officials in the coming weeks to work through the final steps of this process."

The mayor's office is working on legislation regarding incentives from the city; details on what may be offered has not been disclosed.

In 2010, Adecco — [the world's largest staffing firm](#) — purchased Jacksonville-headquartered **MPS Group**, which operates Modis, [whose name used to be emblazoned on a Downtown tower](#). Months after making the acquisition, it asked Jacksonville for incentives [as part of creating 100 jobs](#).

The 2009 announcement of that deal [came as a shock to the local business community](#) but fit in well with Adecco's strategy of going after higher-margin businesses such as that done by MPS.

IKEA to open Jacksonville store on Southside

Swedish furniture maker IKEA announces Jacksonville store coming in 2017

Author: [Crystal Moyer](#), Morning traffic anchor, reporter, cmoyer@wjxt.com

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JACKSONVILLE, Fla. -

Furniture giant IKEA plans to open a store in the Jacksonville area off Interstate 295 and Gate Parkway, the company announced Wednesday.

The store will be located south of the St. Johns Town Center (aerial map below). The announcement caused a buzz on social media Wednesday.



"We don't open stores often, but when we do, we're in it for the long term," an IKEA representative said during the announcement at the JAX Chamber.

IKEA Jacksonville is submitting an application Wednesday for the new store, which will be housed in a 294,000 square-foot building with 1,200 parking spaces.

Mayor Lenny Curry said the company will still have to go through the permitting process, but it's a done deal. As for incentives, Curry said there aren't any yet, but there have been some discussions about it and he's up for negotiating.

"This is huge," Curry said of the IKEA announcement. "There are very few things you can say in a sentence or a word. The headline is IKEA. This will draw, serve not only the demographics in our city, but also draw from out of the state and create jobs."

IKEA will be hiring 250 employees and the construction will require an additional 500 temporary employees.

"IKEA buys our land, so we'll contribute significant sales and property tax to the local community and create good retail synergy," IKEA public affairs manager Joseph Roth said.

IKEA could begin construction on the Jacksonville store as soon as summer 2016, with the store opening planned for fall 2017.

"We will aggressively market this for other opportunities to attract other businesses and other international companies to Jacksonville," Curry said.

There are currently four IKEA locations in Florida but none in North Florida. There are 41 IKEA stores in the U.S. and more than 300 stores worldwide.

The developers said the plot of land off I-295 and Gate Parkway was the ideal location for a Jacksonville store.

"Good access and visibility," Roth said.

"It's a large facility that needs a lot of space and there's few pieces of property that would meet the requirements," said Daniel Davis, president and CEO of JAX Chamber.



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The logo for RYAN, MARKS and STROMBERG ATTORNEYS, LLP is set within a dark grey rectangular frame with a gold border. The text "RYAN, MARKS and STROMBERG" is in a large, white, serif font, with "and" in a smaller font. Below that, "ATTORNEYS, LLP" is in a similar serif font. Underneath, "Serving Northeast Florida and the Palm Beaches" is written in a smaller, white, sans-serif font. The background of the frame is dark grey with a subtle pattern of small white crosses.

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