



## PROPERTY PROPOSAL FOR BOARD CONSIDERATION

**Background:** The Children's Forum purchased the building located at 2807 Remington Green Circle in Tallahassee in 1998. The original purchase price for the building was \$829,500. The building is 9,216 square feet of heated and cooled office space.

When we decided to pay off the mortgage, it was originally believed that we would be relieved of the payment and could recoup those funds from the grants for other purposes via depreciation costs. However, funders have not been agreeable to do so consistently. This has really eroded the benefit to ownership as well as the fact that the asset has not appreciated since its original purchase price. Funders would prefer to reimburse for leased space than to pay depreciation on an asset.

**Current Situation:** The building is in bad need of renovations. There have been replacements of air conditioners over the years, building painting, carpeting, etc. but there have been no major internal renovations due to the fact that we are occupying the building for business purposes. There is a musty smell in the building but getting to the source will require major tear-out to determine the source and replacing as needed. To do so would require relocating our staff to another facility that is currently unavailable. The kitchen and bathroom spaces are old and in need of renovation.

Woodham Commercial Real Estate was contacted as we have worked with them in the past for property rentals, etc. We spoke with Wally Woodham about the possibility of selling the building and asking about the availability of other commercial space to potentially lease. He believes there is enough inventory to relocate us to another building that could potentially house the entire staff. This is important as we are currently located in two adjacent buildings.

**Recommendation:** Given the current situation and the fact that our asset has not appreciated in 20 years of ownership, we are recommending that the building be put on the market to sell. If we are able to sell the building before 6/30/19, we could do so with the condition that we lease back until that date. If we are able to sell the building, we could plan to find suitable alternative space to house the entire Forum staff. The lease on the second building expires on 6/30/19. The comparable sales in the area are attached. Based on Woodham Real Estate's estimates, we would recommend listing the building for sale at slightly higher than \$830,000 in hopes of getting at least our purchase price out of the building. A portion of the sale could be used to pay for relocation costs on suitable office space.

## Woodham Commercial Real Estate

To: Florida Children's Forum  
 From: Wally Woodham  
 Date: October 5, 2018  
 Re: Opinion of Value

This is an opinion of value on real estate located at 2807 Remington Green Circle, Tallahassee, FL. The building has 9,216 square feet of heated and cooled office space with an additional 558 auxiliary square footage. Below are neighboring sales from the past 5 years.

Location	Owner	Year Built	Last Sale	Purchase Price	Base SF	Price/SF
2864 REMINGTON GREEN CIR	COHART LLC	1987	4/29/2015	\$440,000.00	5,068	\$86.82
2873 REMINGTON GREEN CIR	RGCP LLC	1988	5/24/2016	\$535,000.00	6,584	\$81.26
2874 REMINGTON GREEN CIR	SPRINGFIELD WASHINGTON LLC	1987	8/27/2018	\$325,000.00	4,204	\$77.31
2888 REMINGTON GREEN LN	L2WN PARTNERS	1988	7/25/2013	\$485,000.00	5,647	\$85.89
2810 REMINGTON GREEN CIR	WESTCHESTER SOUTH INVESTMENTS LLC	1986	4/4/2013	\$550,000.00	6,556	\$83.89
2804 REMINGTON GREEN CIR	N. FLORIDA MEDICAL CENTERS	1989	4/29/2013	\$1,350,000.00	14,842	\$90.96

**After reviewing the comparable and speaking with a local appraiser, it is my opinion that your building is worth a maximum purchase price of \$830,000.00.**