

# Exhibit 5

## Scott Bell

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**From:** Scott Bell [scottbell@kleinandheuchan.com]  
**Sent:** Wednesday, January 31, 2007 5:15 PM  
**To:** Tracy McMurray (tmcurray@ashberrywater.com)  
**Subject:** 5126 Lois Ave  
**Attachments:** TAMPA WAREHOUSE - 1-31-07.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Tracy,

I have attached a few reports for the warehouse we saw today. The timing may provide an opportunity for you.

C. Scott Bell

Klein and Heuchan Inc.  
Office 727-441-1951  
Fax 727-449-1724



# 18,504 SF Showroom/Office/Warehouse

5126 S. Lois Avenue, Tampa, FL 33611



**Available for Lease  
or Sale**

- South Tampa Location, just south of Gandy Blvd.
- Showroom/Office/Warehouse
- Grade Level & Dock High Loading
- Services both Hillsborough & Pinellas Counties

Mark McKell  
813.221.2290  
mmckell@colliersarnold.com

Colliers Arnold  
4350 W. Cypress Street, Suite 300  
Tampa, Florida 33607  
Tel: 813.221.2290  
www.colliersarnold.com

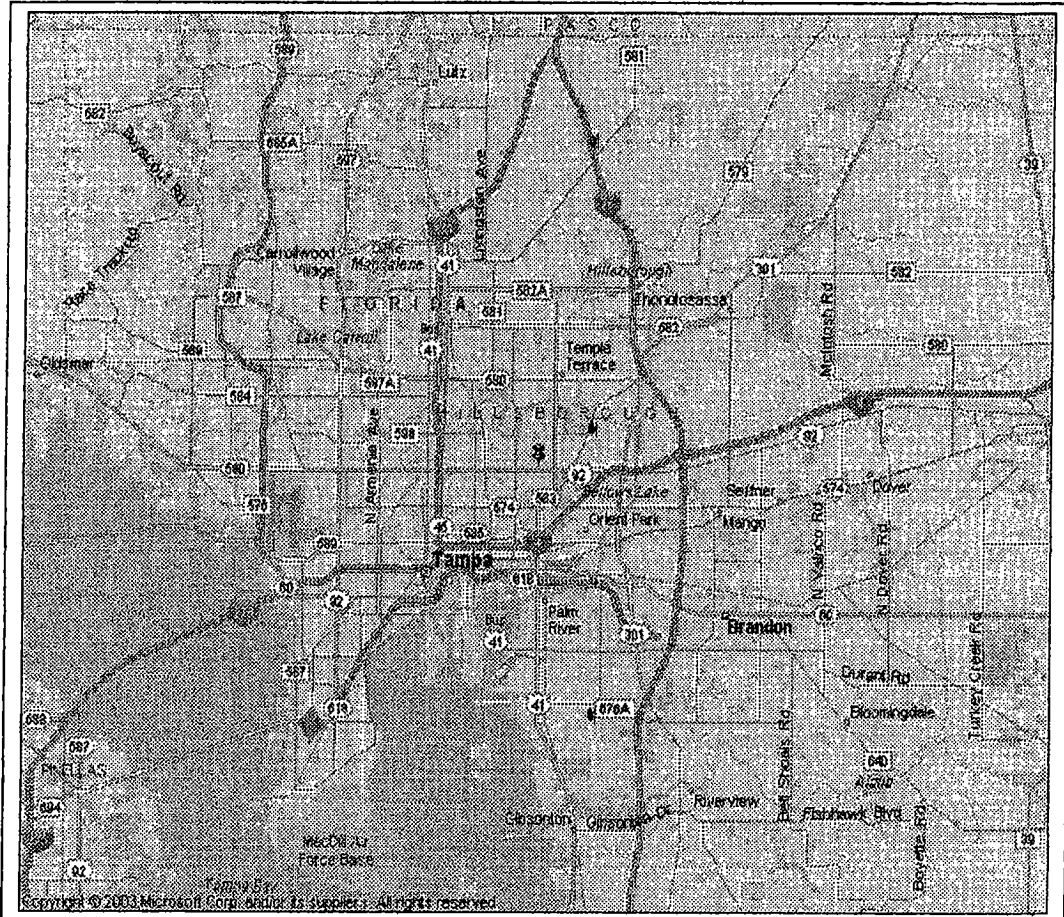


Sales & Leasing | Investment | Property Management | Site Selection | Valuation | Consulting

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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log out



**5126 Lois Ave**  
Tampa, FL 33611 - SW Hillsborough Ind Submarket  
18,833 SF Class B Showroom Building Built in 1958  
Property is for sale at \$1,875,000 (\$99.56/SF)



- home page
- for sale
- company
- images
- analytic

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- map/aerial
- comps
- tenant
- public record

- results table
- print reports
- change criteria
- show criteria

**subject property**    market analysis

For full Sales COMP information click on the Costar COMPS Logo.



- save survey
- add records
- remove record
- lookup for sale
- new search

**sale contacts**

Recorded Buyer: **5126 S. Lois Ave, LLC**  
P.O. Box 1969  
Tampa, FL 33601  
(813) 221-3900

Buyer Contact: **Jonathan Jennewein**

Recorded Seller: **Kenneth & Hilma Fisher**  
13215 McIntosh Rd  
Thonotosassa, FL 33592  
(813) 986-8616

- my surveys
- update data
- suggestions
- support

**transaction details**

Sale Date: **03/15/2006**  
Sale Price: **\$1,375,000 - Full Value**  
Asking Price: -  
Price/SF: **\$73.01**  
Price/AC Land Gross: **\$1,285,046.73 (\$29.50/SF)**

Percent Leased: -  
Buyer Cap Rate: -  
Sale Conditions: -  
Transfer Tax: **\$9,625**

Bldg Type: **Showroom**  
Year Built/Age: **Built 1958 Age: 48**  
RBA: **18,833 SF**  
Land Area: **1.07 AC (46,609 SF)**

Percent Improved: **72.1%**  
Total Value Assessed: **\$667,182 in 2005**  
Improved Value **\$480,870**  
Assessed:  
Land Value Assessed: **\$186,312**  
Land Assessed/AC: **\$174,123**

Financing: **Down payment of \$275,000 (20.0%)**  
**\$1,100,000 from Private Lender: 4.50%, due in 1 yrs**

**research & sources**

CoStar Research: **Shana Wilson**  
**(800) 825-9330 phone**  
**(800) 825-9330 fax**

Last Updated: **07/25/2006**

Publication Date: **07/25/2006**

Comp ID: 1134715

log out



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home page      for sale      company      images      analytic  
 2 of 2      map/aerial      comps      tenant      public record

results table      subject property      market analysis      show:  list view  map view Show Search Criteria

	Address	City	Year Bld	RBA	Sale Date	Price/SF	Sale Price	Type	Buyer	Distance
print reports										
change criteria	<a href="#">4912 S Lois Ave</a>	Tampa	1974	27,129	5/7/2004	36.68	995,000	Industrial	Triage Consl...	0.22
show criteria	<a href="#">4307 S Dale Mabry Hwy</a>	Tampa	1966	20,000	12/6/2005	111.17	2,223,400	Industrial	South Dale M...	1.54
	<a href="#">7501 Interbay Blvd</a>	Tampa	1968	29,780	12/14/2005	58.73	1,600,000	Industrial	Par Plus Ente...	2.54
save survey	<a href="#">311 S Dakota Ave</a>	Tampa	1927	12,000	6/4/2005	125.00	1,500,000	Industrial	Post Apartme...	6.89
add records	<a href="#">5101 W Lemon St</a>	Tampa	1965	15,237	9/27/2004	194.82	2,968,500	Industrial	First Group Inc	6.90
remove record	<a href="#">1018 N Ward St</a>	Tampa	1971	15,456	6/1/2005	85.40	1,320,000	Industrial	Frederick & L...	7.10
	<a href="#">4914 W Laurel St</a>	Tampa	1979	15,050	2/28/2005	132.89	2,000,000	Industrial	Westgate Ap...	7.46
lookup for sale	<a href="#">5415 W Laurel St</a>	Tampa	1965	23,890	5/10/2006	136.04	3,250,000	Industrial	Xcellence, LLC	7.52
new search	<a href="#">502 Channelside Dr</a>	Tampa	1977	11,012	9/15/2005	168.00	1,850,000	Industrial	SID Channel...	8.66
my surveys	<a href="#">107 N 11th St</a>	Tampa	1944	29,672	1/20/2006	47.88	1,420,600	Industrial	Novare Chan...	9.22

update data

suggestions

support

log out



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**for sale**  
 map/aerial  
**Investment information**  
 For Sale Price: **\$1,875,000**  
 Price/SF: **\$99.56**  
 Cap Rate: -  
 Attachment: **Marketing Brochure/Flyer**

company  
 comps  
 images  
 tenant  
 analytic  
 public record  
 Sale Status: **Active**  
 Sale Type: **Owner/User**  
 Sale Conditions: -  
 Days on Market: **405**

**listing broker**  
**Colliers Arnold**  
 4350 W Cypress St  
 Suite 300  
 Tampa, FL 33607  
 (813) 221-2290



**Mark McKell**  
 Industrial Broker  
 (813) 221-2290 ext. 137 phone  
 (813) 224-9403 fax

**Industrial information**  
 Bldg Type: **Showroom**  
 Bldg Status: **Built 1958**  
 Total Avail: **18,833 SF**  
 Warehouse Avail: **18,833 SF**  
 Office Avail: **0 SF**  
 Bldg Vacant: **0 SF**  
 Max Contig: **18,833 SF**  
 Smallest Space: **18,833 SF**  
 Ceiling Height: **16'0"-20'0"**  
 Column Spacing: -  
 Const Type: **Masonry**  
 Rail Spots: -

Rent/SF/yr: **\$8.50**  
 Class: **B**  
 Stories: **1**  
 Owner Type: -  
 Owner Occupied: -  
 Tenancy: **Single**  
 Crane: -  
 Loading Docks: **2 ext (bldg. total)**  
 Drive Ins: **1 (total)**  
 Rail Line: -

RBA: **18,833 SF**  
 % Leased: **100.0%**  
 Building FAR: **0.40**  
 Zoning: **CI**  
 CAM: -  
 Land Area: **1.07 AC**  
 Lot Dimensions: **154x299**  
 Cross Docks: -  
 Levelators: -  
 Sprinklers: **Wet**

**location information**  
 Metro Market: **Tampa/St Petersburg**  
 Submarket: **Central Hillsborough Ind/SW Hillsborough Ind**  
 County: **Hillsborough**  
 Map(Page): **American Map Corp 6252-E3**

**space availability**

all spaces			listing summary			space summary		
Floor	Use	Type	SF Avail	Fir Ctg	Bldg Ctg	Rent/SF/yr	Occupancy	Listing Company
E 1st	Warehse	Direct	18,833	18,833	18,833	\$8.50/nnh	60 Days	Colliers Arnold

Property ID: 1300402

log out



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for sale  
map/aerial

company  
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public record

Public record for 5126 Lois Ave (entire property, not individual unit).

#### Sales & loan information

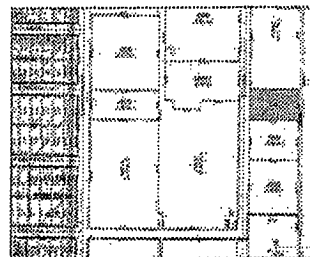
Owner: **5126 S Lois Avenue LLC**

Additional Owner: -

Owner Address: **PO BOX 1969  
TAMPA, FL 33601**

Owner Phone: -

Previous Owner: **FISHER KENNETH M & HILMA D**



click for larger view

#### Assessment & tax information

Tax Year: **2005**  
Tax Amount: **\$9,727**  
Percent Improved: -  
Tax Code Area: -

Assessed Year: **2005**  
Total Value Assessed: **\$385,100**  
Impr Value Assessed: -  
Land Value Assessed: -  
Land Assessed/AC: -

Total Value Market: **\$385,100**  
Improved Value Market: **\$480,870**  
Land Value Market: **\$186,312**  
Land Market/AC: -

Tax Year: **2004**  
Tax Amount: **\$9,424**  
Percent Improved: -  
Tax Code Area: -

Assessed Year: **2004**  
Total Value Assessed: **\$374,700**  
Impr Value Assessed: -  
Land Value Assessed: **\$116,445**  
Land Assessed/AC: -

Total Value Market: **\$374,700**  
Improved Value Market: **\$285,385**  
Land Value Market: **\$116,445**  
Land Market/AC: -

Tax Year: **2003**  
Tax Amount: **\$9,089**  
Percent Improved: -  
Tax Code Area: -

Assessed Year: **2003**  
Total Value Assessed: **\$358,700**  
Impr Value Assessed: -  
Land Value Assessed: **\$104,800**  
Land Assessed/AC: -

Total Value Market: **\$358,700**  
Improved Value Market: **\$249,032**  
Land Value Market: **\$104,800**  
Land Market/AC: -

Tax Year: **2002**  
Tax Amount: **\$8,573**  
Percent Improved: -  
Tax Code Area: -

Assessed Year: **2002**  
Total Value Assessed: **\$342,000**  
Impr Value Assessed: -  
Land Value Assessed: **\$104,800**  
Land Assessed/AC: -

Total Value Calc: **\$342,000**  
Improved Value Calc: **\$235,832**  
Land Value Calc: **\$104,800**  
Land Calc/AC: -

#### Property address

Property Address: **5126 S Lois Ave Tampa, FL 33611**  
County: **Hillsborough**

Parcel: **A-09-30-18-ZZZ-0000C**  
Alternate Parcel: **132443-0000**

Zoning: **CI**  
Census: **007001001**

Land Use: **Warehouse**  
State Use: **48**  
County Use: **4830**

Township: **30**  
Range: **18**

Section: **09**  
Quarter Section: -

#### Property information

Bldg Square Footag **17,506**  
Stories: **1**  
Year Built: **1958**  
Effective Year Built: **1980**  
Construction Type: -

Buildings: **1**  
Units: **100**  
Rooms: **100**  
Baths: -  
Roof Type: **Built Up Tar & Gravel**

1st Floor SF: -  
Basement SF: -  
Garage SF: -  
Parking Type: -  
Parking Spaces: -

Flood Zone: **1201140037C**

Acres: **1.07 AC**

Lot Length: **301**  
Lot Width: **100**

Subdivision Plat Bor **41**

Subdivision Plat Pag **13**

Subdivision Track # **ZZZ**

Subdivision Name: **ACREAGE & UNREC PLATS**

Legal Description: **N 155 FT OF S 625 FT OF W 300.5 FT OF E 325.5 FT OF N 2/3 OF W 1/2 OF NW 1/4**