

ELIZABETH MORSE GENIUS FOUNDATION 2024 Property Summary

MAP CODE	PROPERTY DESCRIPTION	ACREAGE	BUILDING SQUARE FEET	UNENCUMBERED APPRAISED or ESTIMATED VALUE	YEAR of LAST APPRAISAL*	2023 RENTS or REIMBURSE	% RETURN
PROPERTIES ON MAP							
G3	PARK AVENUE						
	RETAIL & OFFICE: GREENEDA COURT	0.16	6,439	\$2,400,000	2021	\$289,999	12.08%
	RETAIL & OFFICE: 122-132 PARK	0.16	9,081	\$4,300,000	2021	\$436,753	10.16%
	RETAIL: 136 PARK	0.16	2,465	\$1,200,000	2021	\$129,632	10.80%
	RETAIL: 142 PARK	0.23	8,010	\$4,250,000	2021	\$324,689	7.64%
G9	RETAIL & OFFICE: 329 PARK	0.54	48,812	\$12,000,000	2019	\$1,750,544	14.59%
G10	PARKING GARAGE: 329 PARK	0.78	132,113	\$3,000,000	2019	\$112,041 R	3.73%
	TOTAL PARK AVENUE	2.03	206,920	\$27,150,000		\$3,043,658	11.21%
G7	OFFICE BLDG at 400 NEW YORK	0.55	10,237	\$2,850,000	2022	\$257,574	9.04%
	TOTAL INCOME PRODUCING PROPERTIES	2.58	217,157	\$30,000,000		\$3,301,232	11.00%
G4	LAND & BUILDINGS on GENIUS DRIVE ^^	42.45	10,766	\$15,920,000	2002		
G5	WIND SONG--930 GENIUS DRIVE	0.61	4,526	\$2,200,000	2006		
G8	LAND--MORSE PARK (North Lots) ++	1.79		\$3,907,000	2008		
PROPERTIES NOT INCLUDED ON MAP:							
	LAND--DENTON ROAD	0.25		\$41,000	2023		
	LAND--GROVES at LAKE JESUP	63.84		\$9,750,000	2021	\$500	0.01%
	TOTALS	111.52	232,449	\$61,818,000		\$3,301,732	5.34%

R Garage reimbursement from City of Winter Park for 2023 was \$104,001, remaining is rent from parking spots

* Charitable properties are not required to have appraisals

^^ Preserve Tract easement extended to 2030 and Preserve Point (Lot 9) easement now being extended to 2032

++ Conservation Easement extended until February 1, 2032