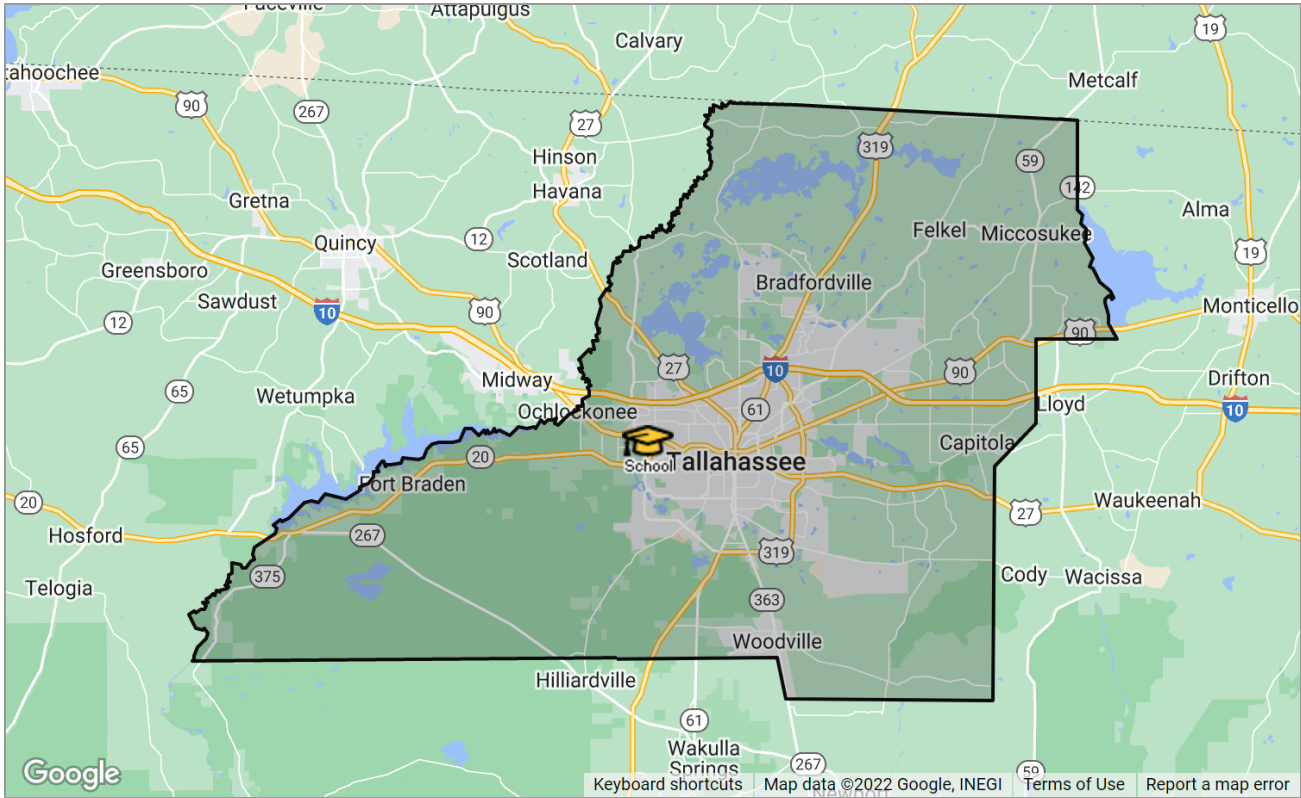




SCHOOL REPORT

Second Chance at Ghazvini Learning Center Tallahassee, Florida



Presented by
Abbe Flynn | Realtor
Florida Real Estate License: 3273532



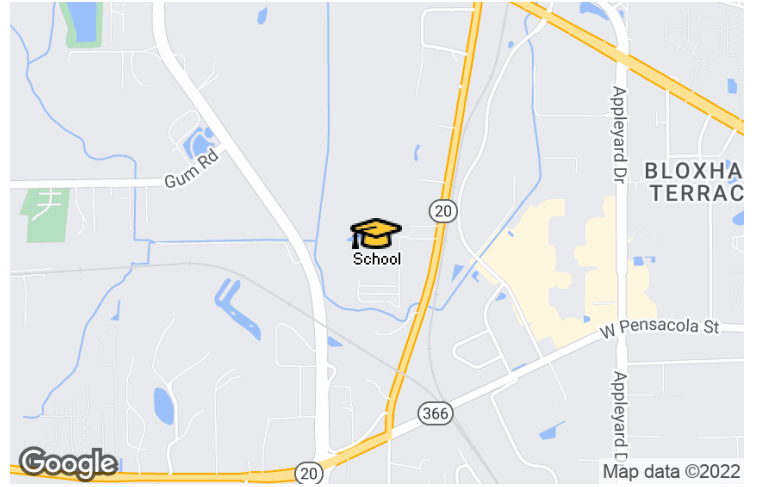
Work: (850) 203-0209 | Mobile: (850) 203-0209

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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



School: Second Chance at Ghazvini Learning Center



School Details

Name
Second Chance at
Ghazvini Learning Center

Level
Any

Type
Public

Grades Served
K-12

School District
Leon County Schools

Address
2514 WTharpe St,
Tallahassee, FL 32303

Phone
(850) 488-2087

School Facts

Second Chance at Ghazvini
Learning Center

–

Overall Grade

B+

Total Enrollment	28	33,840
Students per Teacher	14.0:1	17.0:1
Students in Free Lunch Program	89%	41%

Academic Grade

B+

Average GPA	2.97 (out of 7 responses)	3.4 (out of 6751 responses)
Math Proficiency	15%	61%
Reading Proficiency	15%	58%
Gifted Students	–	–
AP Enrollments	–	–
Graduation Rate	–	92%
Average ACT Score	–	25 (out of 1038 responses)
Average SAT Score	–	1,190 (out of 1748 responses)

Teacher Grade

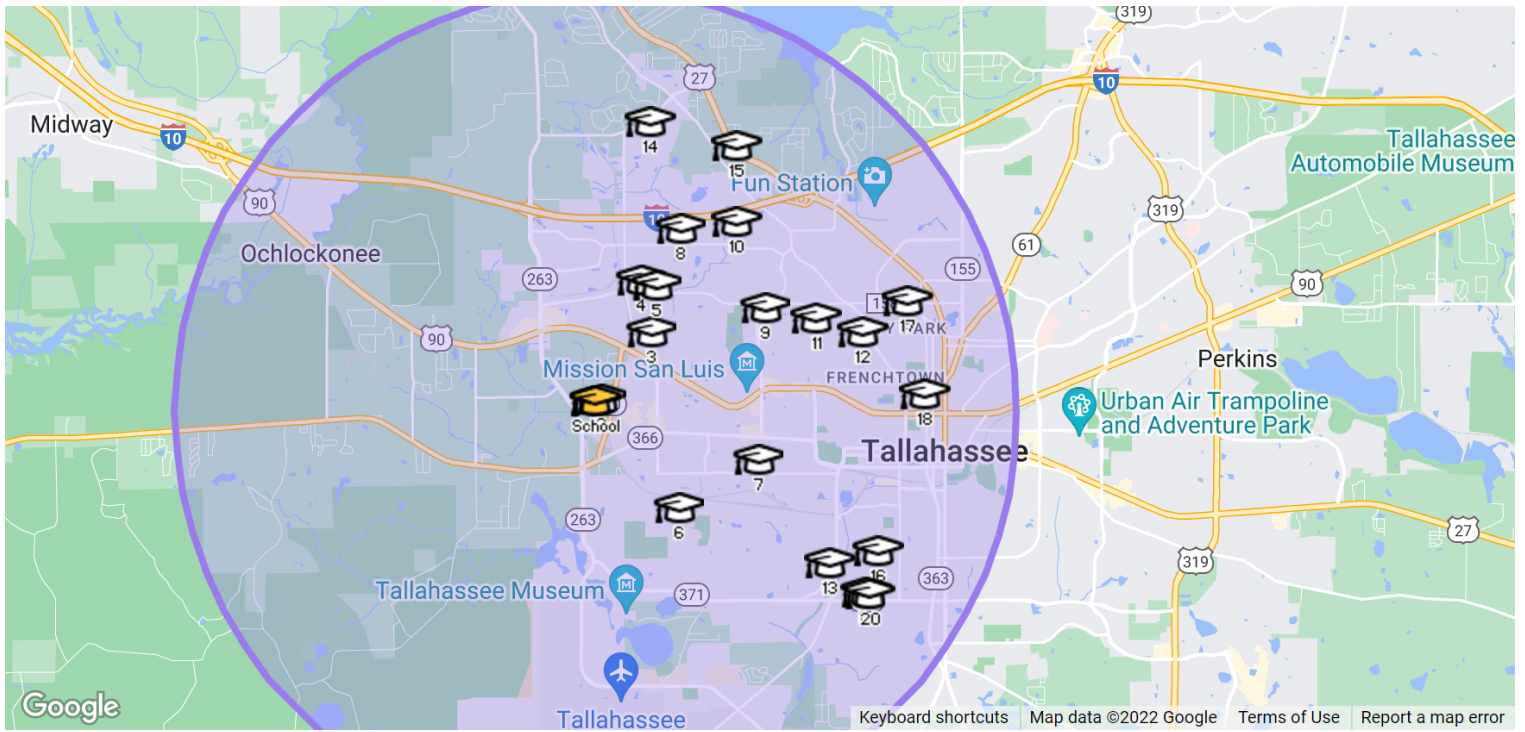
B+

B-

Average Teacher Salary	\$45,791	\$45,791
Teachers in 1st or 2nd Year	–	44%




























*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Nearby Schools (within 5 miles)

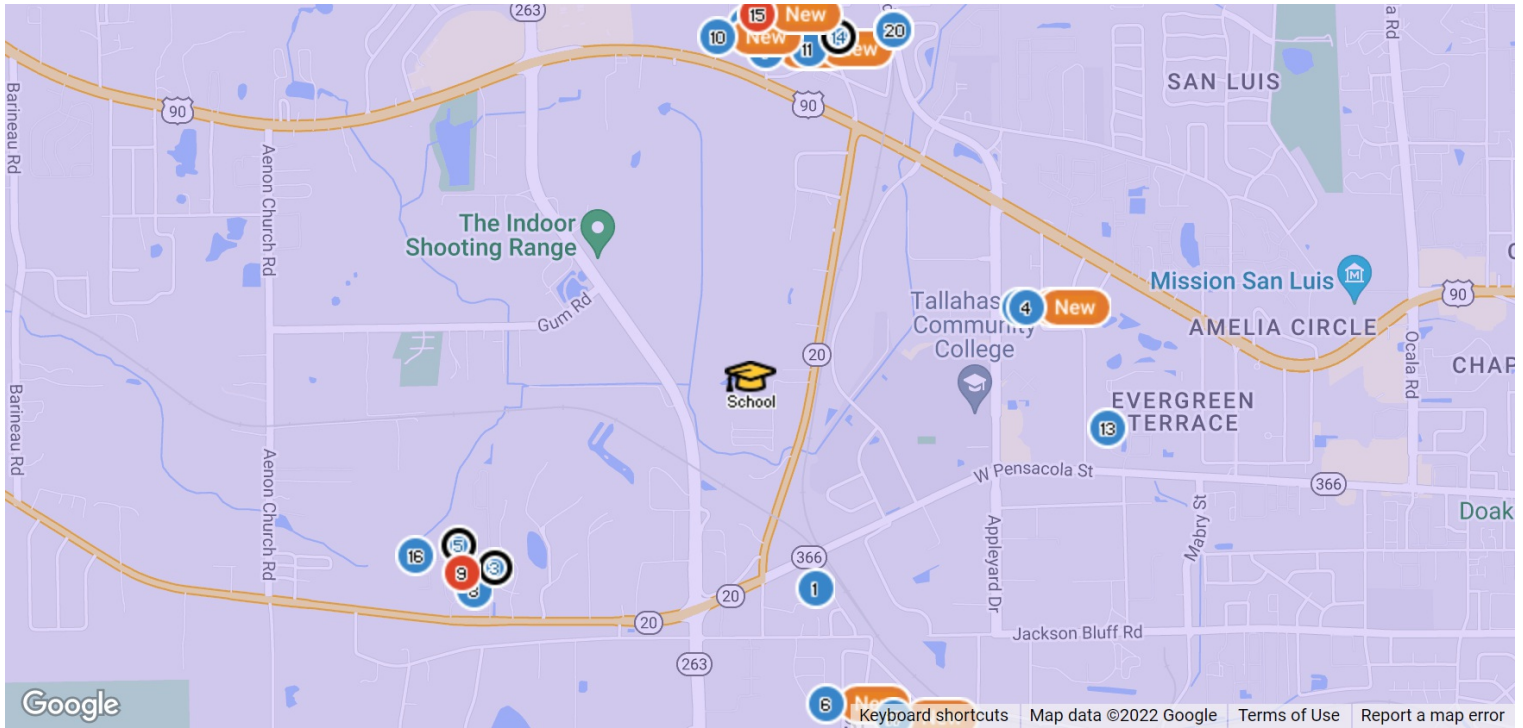


This School Other Schools

Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
Second Chance at Ghazvini Learning Center	Elementary, Middle, High, Elementary, Middle, High	Public	K-12	14	28		Leon County Schools
Second Chance at Ghazvini Learning Center	Elementary, Middle, High, Elementary, Middle, High	Public	K-12	14	28		Leon County Schools
Success Academy at Ghazvini Learning Center	Middle, High, Middle, High	Public	6-12	28	219		Leon County Schools
Gretchen Everhart School	Elementary, Middle, High, Elementary, Middle, High	Public	PK, K-12	5	150		Leon County Schools
Creative Preschool	Elementary, Elementary	Private	PK, K	60	60		Leon County Schools
Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District




 5	The Magnolia School	Elementary, Middle, Elementary, Middle	Private	K-8	6	43		Leon County Schools
 8	Sabal Palm Elementary School	Elementary, Elementary	Public	PK, K-5	14	551		Leon County Schools
 7	SAIL High School	High, High	Public	9-12	19	386		Leon County Schools
 8	Cornerstone Learning Community	Elementary, Middle, Elementary, Middle	Private	PK, K-8	9	150		Leon County Schools
 9	Amos P. Godby High School	High, High	Public	9-12	23	1,413		Leon County Schools
 10	Astoria Park Elementary School	Elementary, Elementary	Public	PK, K-5	15	571		Leon County Schools
 11	John G. Riley Elementary School	Elementary, Elementary	Public	PK, K-5	16	592		Leon County Schools
 12	Griffin Middle School	Middle, Middle	Public	6-8	17	624		Leon County Schools
 13	Pineview Elementary School	Elementary, Elementary	Public	PK, K-5	16	372		Leon County Schools
 14	Springwood Elementary School	Elementary, Elementary	Public	PK, K-5	15	563		Leon County Schools
 15	Heritage Academy Gingerbread Day School	Elementary, Middle, Elementary, Middle	Private	PK, K-9	8	30		Leon County Schools
 16	Bond Elementary School	Elementary, Elementary	Public	PK, K-5	14	597		Leon County Schools
 17	Ruediger Elementary School	Elementary, Elementary	Public	PK, K-5	15	533		Leon County Schools
 18	Bethel Christian Academy	Elementary, Middle, Elementary, Middle	Private	PK, K-7	10	73		Leon County Schools
 19	R. Frank Nims Middle School	Middle, Middle	Public	6-8	19	512		Leon County Schools
 20	Franklin Academy	Elementary, Middle, High, Elementary, Middle, High	Private	K-12	6	44		Leon County Schools

Nearby Properties For Sale (within 5 miles)



● For Sale
 ● Pending
 ● Distressed For Sale
 ● Distressed Pending






Listings closest to the school

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
 <p>1 ● Active • Active: 1/1/2022 <i>MLS ID: 1016649</i> 4122 Floam Ave Conveniently located near major roads <i>Listing Courtesy of Keller Williams Town and Country Realty</i></p>	Lot/Land	—/—	366,339	—	\$800,000	N/A		
 <p>2 ● Active • New, Contingent: 8/10/2022 <i>MLS ID: 349791</i> 2611 Block Dr Remodeled, Craftsman Style Home, Lots of Character, Original Hardwood Wood Floors, Doors & Trim, New Kitchen, New Bathroom, New Stainless Steel Appliances, New Vinyl Windows, New Lighting Fixtures, Fresh Paint, 1/2 Acre Lot, "Investor Only", Tenant Occupied, Leased for \$1,400 @ Month Till 7/31/2023. Great Investment Opportunity, Between FSU & TCC. **Also Available For Sale 2607 Block Dr. (MLS # 349822) Adjacent Home <i>Listing Courtesy of JOSEPH R. BRACCIALE JR. BROKER</i></p>	Single Family	3/1	1,116	19,602	1934	\$159,900	N/A	\$143
 <p>3 ● Pending • Pending as of 8/3/2022 <i>MLS ID: 349440</i> 1957 Nena Hills Dr Well maintained spacious 3 Bedroom 3 Bath Townhome. Conveniently located near FSU and TCC with fenced backyard and a 1 car garage. Enjoy the high ceilings downstairs overlooking the beautifully painted walls with wood like floors. Combo Living room, Dining room, Kitchen with bar area. New microwave. Master bedroom down stairs and two bed rooms upstairs. All bedrooms has it's own full bathroom. Don't miss out on this beautiful home. Buyer to verify all dimensions. Sold AS IS. <i>Listing Courtesy of SHAMROCK PROFESSIONALS REALTY</i></p>	Condo/Townhouse/Apt.	3/3	1,344	3,049	2005	\$180,000	N/A	\$134

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
 <p>4 ● Active · <i>New, Contingent: 8/10/2022</i> <i>MLS ID: 349822</i></p> <p>2607 Block Dr Single Family 3/1 1,200 19,166 1948 \$159,900 N/A \$133</p> <p>Remodeled, Craftsman Style Home, Lots of Character, Original Hardwood Wood Floors, Doors & Trim, New Kitchen, New Bathroom, New Stainless Steel Appliances, New Lighting Fixtures, Fresh Paint, 1/2 Acre Lot, "Investor Only", Tenant Occupied, Leased for \$1,250 @ Month Till 7/31/2023. Great Investment Opportunity, Between FSU & TCC. **Also Available For Sale 2611 Block Dr. (MLS # 349791) Adjacent Home</p> <p><i>Listing Courtesy of JOSEPH R. BRACCIALE JR. BROKER</i></p>								
 <p>5 ● Pending · <i>Pending as of 8/22/2022</i> <i>MLS ID: W7834662</i></p> <p>1806 Deertree Dr Single Family 3/2 1,568 7,405 2007 \$89,900 N/A \$57</p> <p>Back on the Market! 2007 28x56 3Bed 2Bath Townsend model on nice lot in Deer Tree Subdivision. Deer Tree Hills is a mobile home community, Deer Tree are \$155 per month. This fee covers the water, sewer, trash, playground, common areas and the reserve accounts in additional to association expenses. Trash is picked up on Monday and Thursday afternoons. https://www.deertreehillsinc.com/</p> <p><i>Listing Courtesy of NATURE COAST REAL ESTATE</i></p>								
 <p>6 ● Active · <i>New, Contingent: 7/25/2022</i> <i>MLS ID: 349199</i></p> <p>1538 Rankin Ave Single Family 3/1 961 10,454 1950 \$135,000 N/A \$140</p> <p>Perfect for the first time buyer or investor. This home has a brand new HVAC, 1 year old roof, new paint, new range, new refrigerator, huge fenced backyard. All concrete block for little to no maintenance.</p> <p><i>Listing Courtesy of CAPITAL CITY REAL ESTATE GROUP</i></p>								
 <p>7 ● Active · <i>New, New: 8/19/2022</i> <i>MLS ID: 350142</i></p> <p>3217 Allison Marie Ct Condo/Townhouse/Apt. 3/3 1,216 1,742 2004 \$160,000 N/A \$132</p> <p>Super cool 3 bed, 3 full bath, move in condition great for investors, students, and young professionals. This 2004 end unit is located adjacent to large green-space at the end of the cul de sac. Other amenities include window treatments, ceramic tile in all baths & foyer, as well as being wired & ready for security. All 2021 stainless appliances are included. Master has trey ceilings and skylight in bath. Tenant occupied thru 12-31-22 \$1100mth.</p> <p><i>Listing Courtesy of COLDWELL BANKER HARTUNG</i></p>								
 <p>8 ● Active · <i>Active: 6/19/2022</i> <i>MLS ID: 347692</i></p> <p>1680 Corey Wood Cir Condo/Townhouse/Apt. 3/2 1,242 3,484 2006 \$174,900 N/A \$141</p> <p>Great Investment! Tenant Occupied 3BD/2BA in Wolf Creek! Great floor plan. Large master bedroom with huge walk in closet.</p> <p><i>Listing Courtesy of TLH REALTY INC.</i></p>								
 <p>9 ● Active · <i>Foreclosure, Notice of Foreclosure Sale, Active: 4/5/2022</i> <i>MLS ID: 344383</i></p> <p>5327 Reindeer Ln Mobile/Manufactured 1/1 473 3,484 1980 \$25,000 N/A \$53</p> <p>Solid mobile home located in Deertree Hills off Hwy 20. Neighborhood has an HOA and is Conveniently located off Highway 20. This could be a great starter home or investment property. Sold "as is" with right to inspect. All measurements approximate, no disclosures available. Please send proof of funds with offer.</p> <p><i>Listing Courtesy of FROG REAL ESTATE COMPANY, LLC</i></p>								

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.	
	10 ● Active - <i>New, Contingent: 7/26/2022</i> MLS ID: 349219	Condo/Townhouse/Apt.	3/3	1,240	436	2007	\$164,900	N/A	\$133
Immaculately well-kept and updated condo in the very popular gated community, University Green! Great floor plan, with durable and stylish wood-look tile downstairs, tall ceilings and lots of natural light. Kitchen is open to the living room with bar seating, stainless/black appliances, soft-close cabinets, corian counters and breakfast nook. Upstairs, the carpet is in great shape and recently steam-cleaned. Everyone can enjoy the privacy of their own bathroom and walk-in closet in this 3 bedroom, 3 bath unit. Indoor utility room is upstairs, and the washer/dryer is included with the sale. Covered back porch is private - one of the few buildings in the neighborhood that backs up to green space. Located a short walk away from the community pool, clubhouse, sand volleyball, and fitness center! HOA dues include all of those amenities plus roof, exterior and common area maintenance, insurance, termite bond, and trash pickup. Spotless and ready for immediate occupancy! This one is a must-see! <i>Listing Courtesy of RE/MAX PROFESSIONALS REALTY</i>									
	11 ● Active - <i>New, Active: 8/15/2022</i> MLS ID: 349965	Multifamily/Multiplex	-/-	6,000	49,658	1957	\$850,000	N/A	\$142
Unique income property and development potential. Four lots total of 6.87 acres. Property is currently zoned R5 and can include 48 single family dwellings (mobile homes or detached single family). Property can easily be re-zoned to R4 which can include 60 townhomes, duplexes, triplexes, quads, or apartment units. Currently the property has 10 structures which includes 4 houses (3 which are rented and 1 that is vacant), a duplex that has been converted to single family home (rented), 2 mobile homes (one rented and one vacant), Efficiency apartment (not rented), 1 warehouse (rented), and 1 shed. The current rental income is \$49,000 a year. This does not include the vacant properties which will need work prior to renting. Tenants would love to stay long term but if that doesn't work for the buyer, a 90 day lease agreement must be honored for each tenant starting from the date of closing. Property has an in-ground pool that has not been maintained for over a year. One of the vacant homes is an 1800's old pecan plantation house with lots of neat history (this home could be restored). It sits on a beautiful part of the property that totals 3 gorgeous acres with over 500 mature sable palms. Please do not access this property without scheduling an appointment. <i>Listing Courtesy of WAYPOINT PROPERTIES</i>									
	12 ● Active - <i>Active: 7/7/2022</i> MLS ID: 348419	Condo/Townhouse/Apt.	3/3	1,177	4,356	2012	\$165,000	N/A	\$140
Price just reduced by \$10k and is ready to show now. Easy to rent and great for students! This 3 bedroom 3 bathroom is currently vacant. Nice gym, beautiful pool, and gated entrance. <i>Listing Courtesy of FRANCHISE REALTY GROUP</i>									
	13 ● Active - <i>First Right Of Refusal: 7/8/2022</i> MLS ID: 348396	Single Family	4/3	2,875	23,522	1996	\$525,000	N/A	\$183
Elegant spacious living in beautiful Ox Bottom Manor located in the NE at the subdivision entrance. This 4 bedroom, 3 bathroom home epitomizes traditional Tallahassee living and offers over 2,800 sq. ft. of finished space. This all-brick home boasts a rocking chair front porch, formal dining room that sits across from an office suite, great room that includes a custom wall of built in and a wood burning fireplace. Luxury upgrades abound, including: stainless appliances and granite countertops in the wine storage kitchen, solid hardwood floors, mud room interior louvered shutters throughout. The split floor plan allows for an elevated/step up primary suite with a 4-piece sleek bathroom and separate toilet room. Enjoy a âhome boutiqueâ with an oversized galley closet installed by California Closets. The same custom cabinetry extends to EVERY closet in the home making organizing a treat. For extra space, entertain in a sunroom connected by double French doors from the kitchen and great room with oversized windows with remote control shades. The sunroom overlooks .5 acres of fenced in yard with a composite board deck. Plenty opportunities for a private outdoor oasis. A separate 150 sq. ft. unfinished storage room w/ electrical outlets and lighting. Additional finished storage room inside garage. Exiting flooring appears to be new since homeowner avoided shoe traffic. <i>Listing Courtesy of HAMILTON REALTY ADVISORS LLC</i>									
	14 ● Pending - <i>Pending as of 8/12/2022</i> MLS ID: 349027	Multifamily/Multiplex	3/1	1,056	51,836	1953	\$320,000	N/A	\$303
Great investment opportunity!! Multi-unit apartments with 1554 sq ft, 3 bed/1bath house on same property. 1+ acre lot, carport, covered porch, large utility/workshop attached to house, near TCC/FSU. Privacy fence between backyard of house and apartments. <i>Listing Courtesy of BEVIS REALTY</i>									

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.		
	15 ● Active - Foreclosure, Bank Owned, New, New: 8/19/2022 MLS ID: 350158	1826 Nekoma Ct	Multifamily/Multiplex	—/—	3,376	10,454	1981	\$392,200	N/A	\$116
REO Occupied AUCTION- the seller does not represent or guarantee occupancy status. No Interior photos. Please DO NOT DISTURB the occupants. "As is" cash only sale with no contingencies or inspections. Buyer will be responsible for obtaining possession of the property upon closing. Affordable fourplex offers great income potential. NO LEASE in place- NO interior photos. Make an offer. <i>Listing Courtesy of REALHOME SERVICES AND SOLUTION</i>										
	16 ● Active - Active: 6/24/2022 MLS ID: 347898	5300 Key Deer St	Mobile/Manufactured	3/2	1,064	13,068	1985	\$85,000	N/A	\$80
New Roof, New appliances, refrigerator coming soon, this spacious home is on a .3 acre end lot. Featuring a split floor plan, with a separate washer/dryer room and a screened in back porch. Being sold As is <i>Listing Courtesy of PROPERTY FINDERS NGUYEN REALTY</i>										
	17 ● Active - New, Contingent: 8/5/2022 MLS ID: 349659	3919 Roberts Ave	Single Family	2/1	755	10,454	1953	\$99,900	N/A	\$132
This perfectly delightful 2/1 can be the start for you in homeownership. Windows updated in 2014; New A/C in 2020; New Roof in 2016. Home interior and exterior has been recently painted. Nice flooring throughout with new carpet in bedrooms. Nestled on a large corner lot, you might find this is just the place you have been looking for...and all at an affordable price. Conveniently located and only minutes from FSU, FAMU, and TCC. Investors take note. Great Value can be found here. <i>Listing Courtesy of ARMOR REALTY OF TALLAHASSEE</i>										
	18 ● Active - Active: 3/25/2022 MLS ID: 343822	1992 Green Castle 807, #807	Condo/Townhouse/Apt.	3/3	1,240	—	2022	\$184,900	N/A	\$149
Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal water-scapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</i>										
	19 ● Active - Active: 3/25/2022 MLS ID: 343821	1990 Green Castle 806, #806	Condo/Townhouse/Apt.	3/3	1,240	—	2022	\$184,900	N/A	\$149
Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal water-scapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</i>										
	20 ● Active - Contingent: 3/25/2022 MLS ID: 343820	1988 Green Castle 805, #805	Condo/Townhouse/Apt.	3/3	1,240	—	2022	\$184,900	N/A	\$149
Be one of the few to own a Nature Series condo at University Green. BRAND NEW 2022 CONSTRUCTION and have XL decks with views to lush open space with seasonal water-scapes. Minutes from all universities. Light and bright floor plan with large great room and durable luxury vinyl plank flooring; Kitchen with amazing storage, island with breakfast bar and sleek black appliances; Cozy dining area; 3 generous suites with private baths and sizable closets making the perfect set up for roommates; Indoor laundry room; Resort style living in a gated community w clubhouse, fitness center, beach volleyball, gorgeous community pool and ample parking. <i>Listing Courtesy of PEARSON REALTY INC.</i>										

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

