



# SUNSET APARTMENTS

2222 W SOUTH ST, ORLANDO, FL 32805

## JOSE SIFONTES

Investment Sales  
(407) 640-8183  
Jose@TheAptBrokers.com

## JOHNNY PULLMAN

Investment Sales  
(321) 388-4394  
Johnny@TheAptBrokers.com

## TITO URBANO

Investment Sales  
(407) 907-0350  
Tito@TheAptBrokers.com



# PROPERTY SUMMARY

2222 W SOUTH ST, ORLANDO, FL 32805

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## PROPERTY DESCRIPTION

The Apartment Brokers are proud to present a 37-unit multifamily investment opportunity in Downtown Orlando consisting of 36 one-bedroom units and 1 two-bedroom unit. The property sits on 6.33 acres, offering potential for future development or expansion. Over the past two years, the property has undergone approximately \$300,000 in renovations. Multiple units overlook Sunset Lake, providing attractive water views. Units are separately metered for water and electric and currently operates with below-market rents, presenting investors with a clear value-add opportunity through future rent growth.

## PROPERTY HIGHLIGHTS

- .4 miles from Camping World Stadium
- .8 miles from Inter&Co Stadium
- 1.1 miles from Kia Center
- 1.2 miles from Downtown Orlando
- Ability to increase rents \$550+ per unit by utilizing HSN Programs
- 6.33 Acres: Large land footprint with future development potential
- \$300K in Renovations completed within the last 2 years
- Separately Metered for Water & Electric

## OFFERING SUMMARY

|                 |              |
|-----------------|--------------|
| Sale Price      | \$4,500,000  |
| Number of Units | 37           |
| Price Per Unit  | \$121,622    |
| Lot Size        | 6.33 Acres   |
| Building Size   | 19,392 SF    |
| NOI             | \$282,440.00 |
| Cap Rate        | 6%           |

| DEMOGRAPHICS      | 2 MILES  | 5 MILES  | 10 MILES  |
|-------------------|----------|----------|-----------|
| Total Households  | 12,543   | 129,455  | 367,261   |
| Total Population  | 30,576   | 329,239  | 972,584   |
| Average HH Income | \$75,333 | \$92,377 | \$100,119 |

# ADDITIONAL PHOTOS

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# RENT ROLL

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| SUITE              | BEDROOMS | BATHROOMS | SIZE SF | RENT    | MARKET RENT |
|--------------------|----------|-----------|---------|---------|-------------|
| Unit 2199          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2201          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2203          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2205          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2207          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2208          | 2        | 1         | 520 SF  | \$1,100 | \$1,440     |
| Unit 2209          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2210          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2211          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2212          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2213          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2214          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2215          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2216          | 2        | 1         | 672 SF  | \$950   | \$1,440     |
| Unit 2217          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2218          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2219          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2220          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2221          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2222 (Vacant) | 1        | 1         | 520 SF  | \$1,100 | \$1,440     |
| Unit 2223          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2224          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2225 (Vacant) | 1        | 1         | 520 SF  | \$1,100 | \$1,440     |
| Unit 2226          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2227          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2228          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2229          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2230          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2231          | 1        | 1         | 520 SF  | \$800   | \$1,440     |
| Unit 2232 (Vacant) | 1        | 1         | 520 SF  | \$1,100 | \$1,440     |
| Unit 2233          | 1        | 1         | 520 SF  | \$1,050 | \$1,440     |
| Unit 2234          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2235          | 1        | 1         | 520 SF  | \$1,250 | \$1,440     |
| Unit 2236          | 1        | 1         | 520 SF  | \$850   | \$1,440     |
| Unit 2237          | 1        | 1         | 520 SF  | \$800   | \$1,440     |

# RENT ROLL

2222 W SOUTH ST, ORLANDO, FL 32805



| SUITE           | BEDROOMS | BATHROOMS | SIZE SF          | RENT            | MARKET RENT     |
|-----------------|----------|-----------|------------------|-----------------|-----------------|
| Unit 2238       | 1        | 1         | 520 SF           | \$850           | \$1,440         |
| Unit 2240       | 1        | 1         | 520 SF           | \$850           | \$1,440         |
| <b>TOTALS</b>   |          |           | <b>19,392 SF</b> | <b>\$32,300</b> | <b>\$53,280</b> |
| <b>AVERAGES</b> |          |           | <b>524 SF</b>    | <b>\$873</b>    | <b>\$1,440</b>  |



# INCOME & EXPENSES

2222 W SOUTH ST, ORLANDO, FL 32805

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| <b>INCOME SUMMARY</b>       | <b>CURRENT</b>   | <b>PRO-FORMA WITH HSN TENANTS</b> |
|-----------------------------|------------------|-----------------------------------|
| Rent                        | \$387,600        | \$639,360                         |
| Camping World Event Parking | \$6,000          | \$6,000                           |
| Vacancy Cost                | (\$19,380)       | (\$31,968)                        |
| <b>GROSS INCOME</b>         | <b>\$374,220</b> | <b>\$613,392</b>                  |

| <b>EXPENSES SUMMARY</b>   | <b>CURRENT</b>  | <b>PRO-FORMA WITH HSN TENANTS</b> |
|---------------------------|-----------------|-----------------------------------|
| Real Estate Taxes         | \$23,125        | \$71,614                          |
| Insurance                 | \$15,400        | \$35,000                          |
| Utilities                 | \$2,400         | \$2,400                           |
| Management Fee            | \$26,117        | \$26,117                          |
| Repairs & Maintenance     | \$20,563        | \$20,563                          |
| Lawncare & Pest Control   | \$4,175         | \$4,175                           |
| <b>OPERATING EXPENSES</b> | <b>\$91,780</b> | <b>\$159,869</b>                  |

|                             |                  |                  |
|-----------------------------|------------------|------------------|
| <b>NET OPERATING INCOME</b> | <b>\$282,440</b> | <b>\$453,523</b> |
|-----------------------------|------------------|------------------|

# FINANCIAL SUMMARY

2222 W SOUTH ST, ORLANDO, FL 32805

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| INVESTMENT OVERVIEW        | CURRENT     | PRO-FORMA WITH HSN TENANTS |
|----------------------------|-------------|----------------------------|
| Price                      | \$4,500,000 | \$4,500,000                |
| Price per SF               | \$232       | \$232                      |
| Price per Unit             | \$121,622   | \$121,622                  |
| GRM                        | 11.61       | 7.04                       |
| CAP Rate                   | 6.28%       | 10.08%                     |
| Cash-on-Cash Return (yr 1) | 6.28%       | 10.08%                     |
| Total Return (yr 1)        | \$282,440   | \$453,523                  |
| OPERATING DATA             | CURRENT     | PRO-FORMA WITH HSN TENANTS |
| Gross Scheduled Income     | \$387,600   | \$639,360                  |
| Total Scheduled Income     | \$393,600   | \$645,360                  |
| Vacancy Cost               | \$19,380    | \$31,968                   |
| Gross Income               | \$374,220   | \$613,392                  |
| Operating Expenses         | \$91,780    | \$159,869                  |
| Net Operating Income       | \$282,440   | \$453,523                  |
| Pre-Tax Cash Flow          | \$282,440   | \$453,523                  |
| FINANCING DATA             | CURRENT     | PRO-FORMA WITH HSN TENANTS |
| Down Payment               | \$4,500,000 | \$4,500,000                |

# SALE COMPS

2222 W SOUTH ST, ORLANDO, FL 32805

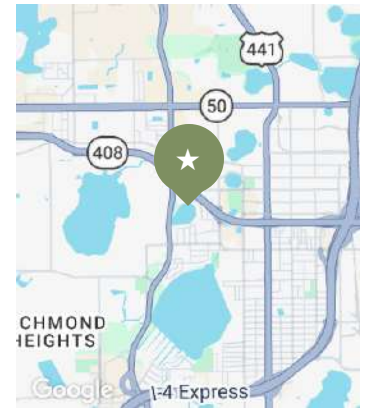
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## SUNSET APARTMENTS

2222 W South St, Orlando, FL 32805

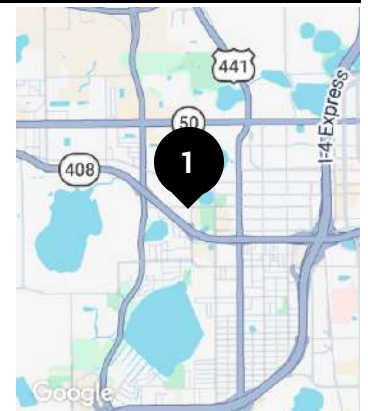
|             |             |             |           |
|-------------|-------------|-------------|-----------|
| Price:      | \$4,500,000 | Bldg Size:  | 19,392 SF |
| Lot Size:   | 6.33 Acres  | No. Units:  | 37        |
| Cap Rate:   | 6.28%       | Year Built: | 1960      |
| Price/Unit: | \$121,622   |             |           |



## TAMPA TERRACE APARTMENTS

214-218 S Tampa Ave, Orlando, FL 32805

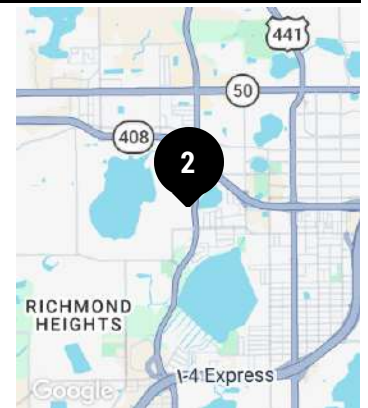
|             |             |             |           |
|-------------|-------------|-------------|-----------|
| Price:      | \$2,800,000 | Bldg Size:  | 12,096 SF |
| Lot Size:   | 0.81 Acres  | No. Units:  | 20        |
| Year Built: | 1971        | Price/Unit: | \$140,000 |



## NEW HORIZONS

541 S Cottage Hill Road, Orlando, FL 32805

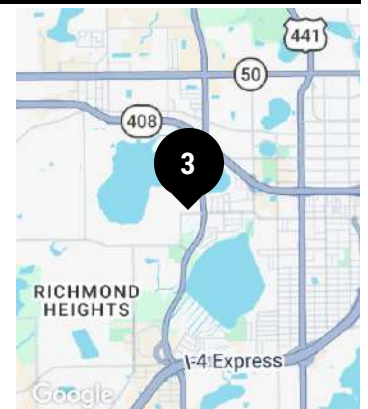
|             |             |             |           |
|-------------|-------------|-------------|-----------|
| Price:      | \$7,150,000 | Bldg Size:  | 40,600 SF |
| No. Units:  | 58          | Cap Rate:   | 4.50%     |
| Year Built: | 1960        | Price/Unit: | \$123,276 |



## 3121 ORANGE CENTER BLVD

Orlando, FL 32805

|             |             |             |           |
|-------------|-------------|-------------|-----------|
| Price:      | \$3,950,000 | Bldg Size:  | 19,020 SF |
| No. Units:  | 31          | Cap Rate:   | 7.50%     |
| Year Built: | 1959        | Price/Unit: | \$127,419 |



# SALE COMPS

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## 1123 ELMWOOD STREET

Orlando, FL 32801

|             |             |             |           |
|-------------|-------------|-------------|-----------|
| Price:      | \$1,830,000 | Bldg Size:  | 6,025 SF  |
| Lot Size:   | 0.31 Acres  | No. Units:  | 8         |
| Year Built: | 1966        | Price/Unit: | \$228,750 |



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## 1200 PALMER STREET

Orlando, FL 32801

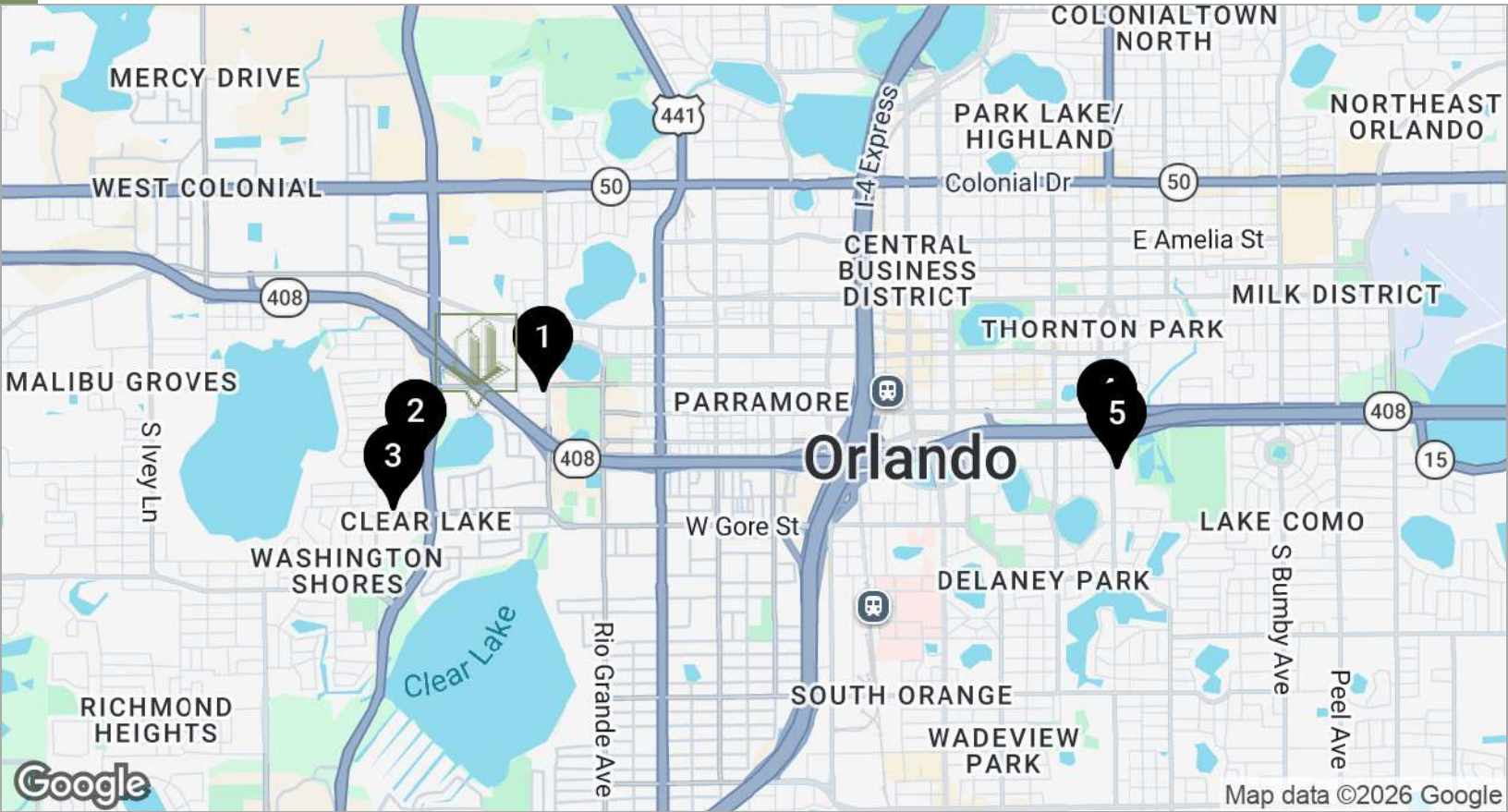
|             |             |             |           |
|-------------|-------------|-------------|-----------|
| Price:      | \$1,250,000 | Bldg Size:  | 3,510 SF  |
| Lot Size:   | 0.30 Acres  | No. Units:  | 6         |
| Year Built: | 1984        | Price/Unit: | \$208,333 |



# SALE COMPS MAP & SUMMARY

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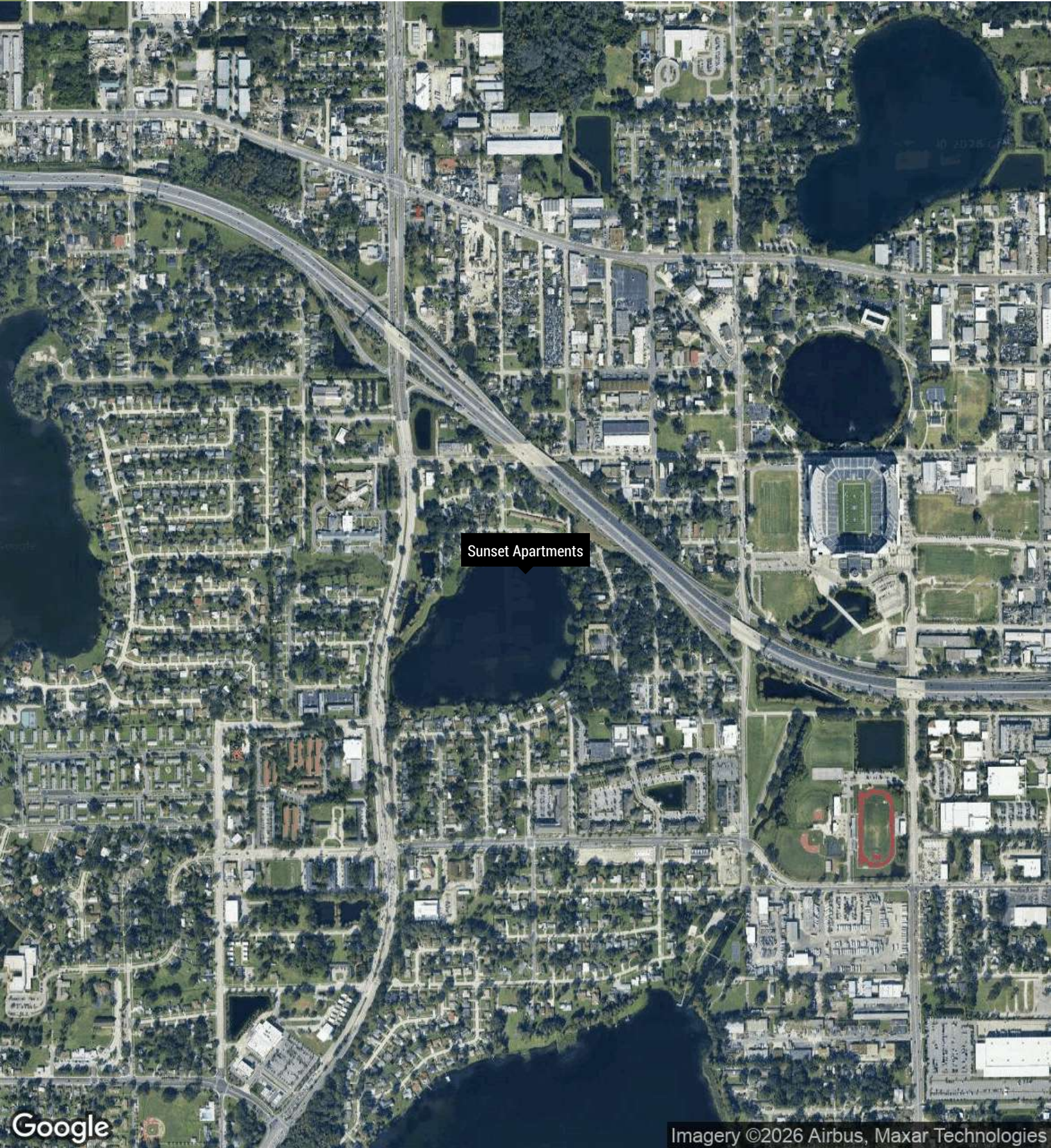


|   | NAME/ADDRESS  | PRICE              | BLDG SIZE        | NO. UNITS | YEAR BUILT  | PRICE/UNIT       |
|---|---|--------------------|------------------|-----------|-------------|------------------|
| ★ | <b>Sunset Apartments</b><br>2222 W South St<br>Orlando, FL 32805            | \$4,500,000        | 19,392 SF        | 37        | 1960        | \$121,622        |
| 1 | <b>Tampa Terrace Apartments</b><br>214-218 S Tampa Ave<br>Orlando, FL 32805 | \$2,800,000        | 12,096 SF        | 20        | 1971        | \$140,000        |
| 2 | <b>New Horizons</b><br>541 S Cottage Hill Road<br>Orlando, FL 32805         | \$7,150,000        | 40,600 SF        | 58        | 1960        | \$123,276        |
| 3 | <b>3121 Orange Center Blvd</b><br>Orlando, FL 32805                         | \$3,950,000        | 19,020 SF        | 31        | 1959        | \$127,419        |
| 4 | <b>1123 Elmwood Street</b><br>Orlando, FL 32801                             | \$1,830,000        | 6,025 SF         | 8         | 1966        | \$228,750        |
| 5 | <b>1200 Palmer Street</b><br>Orlando, FL 32801                              | \$1,250,000        | 3,510 SF         | 6         | 1984        | \$208,333        |
|   | <b>AVERAGES</b>   | <b>\$3,396,000</b> | <b>16,250 SF</b> | <b>24</b> | <b>1968</b> | <b>\$165,556</b> |

# AERIAL MAP

2222 W SOUTH ST, ORLANDO, FL 32805

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Sunset Apartments

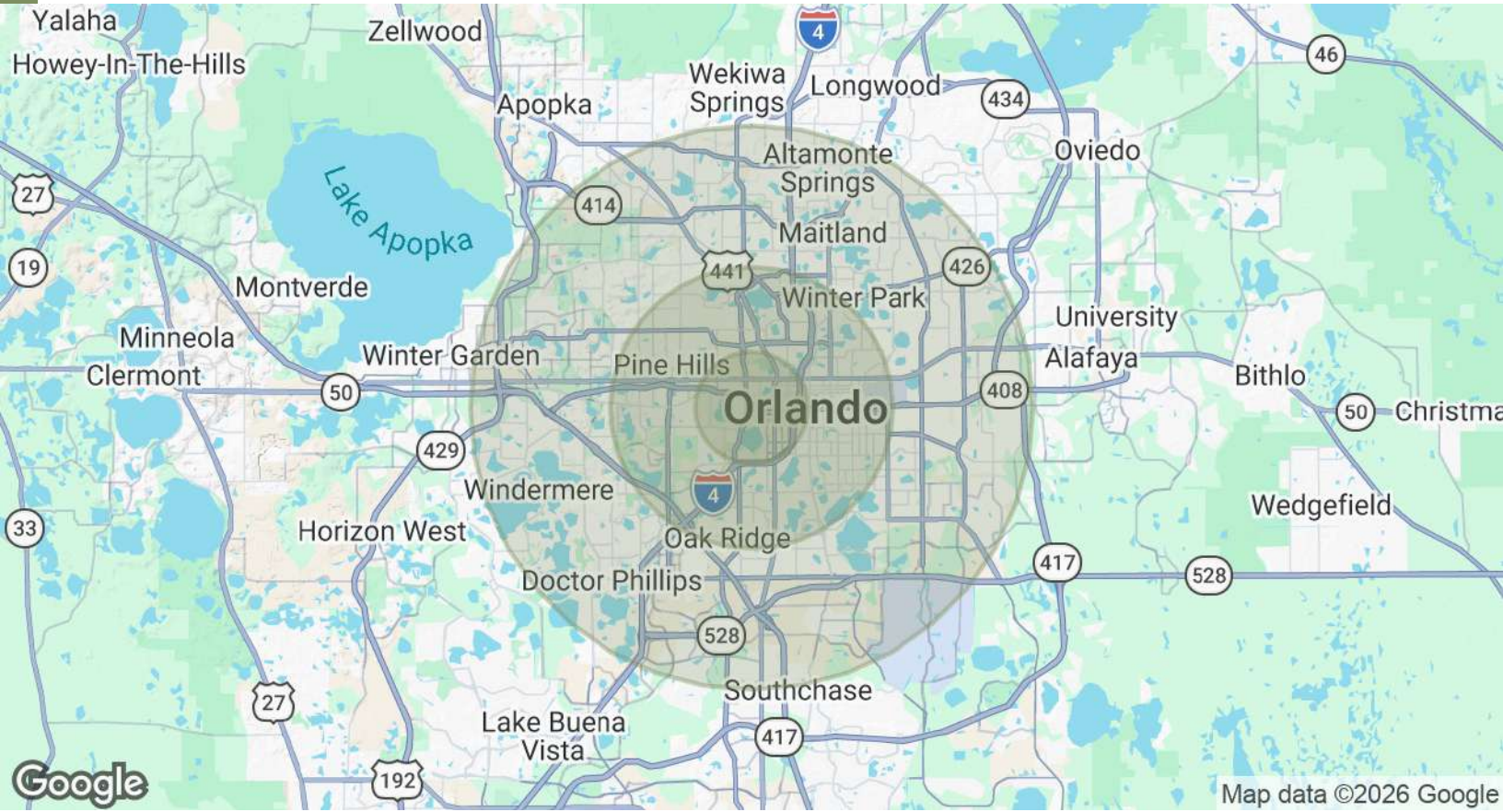
Google

Imagery ©2026 Airbus, Maxar Technologies

# DEMOGRAPHICS MAP & REPORT

2222 W SOUTH ST, ORLANDO, FL 32805

**THE APT  
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| <b>POPULATION</b>              | <b>2 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| Total Population               | 30,576         | 329,239        | 972,584         |
| Average Age                    | 43.0           | 36.8           | 38.0            |
| Average Age (Male)             | 41.3           | 35.3           | 36.9            |
| Average Age (Female)           | 44.1           | 37.5           | 39.0            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>2 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total Households               | 12,543         | 129,455        | 367,261         |
| # of Persons per HH            | 2.4            | 2.5            | 2.6             |
| Average HH Income              | \$75,333       | \$92,377       | \$100,119       |
| Average House Value            | \$287,728      | \$374,085      | \$384,934       |

2023 American Community Survey (ACS)



# MEET THE TEAM

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**JOSE SIFONTES**

Investment Sales

**Direct:** 407.640.8183

**Cell:** 407.640.8183

Jose@TheAptBrokers.com

FL #SL3619366



**JOHNNY PULLMAN**

Investment Sales

**Direct:** 321.388.4394

**Cell:** 321.388.4394

Johnny@TheAptBrokers.com

FL #SL3252472



**TITO URBANO**

Investment Sales

**Direct:** 407.907.0350

**Cell:** 407.907.0350

Tito@TheAptBrokers.com

FL #SL3470017