

218 19TH AVE N, JACKSONVILLE BEACH

NOTABLE FEATURES

East of 3rd St | 2 blocks to Atlantic Ocean
Lot dimensions 80' x 141'
Zoned JC-1 (limited commercial)
4-plex | each unit is 2BD/1BA and approx 763sqft
Ample parking in front and driveway- can accommodate 12 cars
Roof 2008
HVACs (1-4) 2016, 2022, 2015, 2022

Unit 1

Kitchen Remodeled 2020 | Converted Tub to Shower | Rent \$1719
Lease exp 4/1/27 | Tenant or owners can terminate lease with min of 90 days written notice during the 12 mo lease

Unit 2

Bathroom Remodeled | Rent \$1686
Lease exp 4/1/27 | Tenant or owners can terminate lease with min of 90 days written notice during the 12 mo lease

Unit 3

Replaced Blower Motor 2023 | Rent \$1820
Lease exp 10/1/26 then goes month-to-month

Unit 4

Kitchen/Bath Remodeled 2019 | Rent \$1703
Lease exp 4/1/27 | Tenant or owners can terminate lease with min of 90 days written notice during the 12 mo lease

Gross Rental Income (annual) \$83,136
Net Operating Expenses (annual) \$31,412

Owners Fixed Expenses (annual)
Property Taxes \$16,357
Homeowners Ins \$3497
Flood Insurance \$1309
General Liability Rider \$437.45
Trash Pickup/Dumpster \$2184
Terminix Pest Control \$143.88
Terminix Termite Bond (Dry Wood and Subterranean) \$ 522.42

Owners Pay for:

Real Estate Taxes
Homeowner's /Flood Insurance (extra liability ins \$440/yr)
Exterior/Grounds Maintenance
Roof Maintenance
HVAC/ Water Heater/Appliance Repairs and Maintenance
Pest Control
Trash Pickup/Dumpster \$182/mo

Tenants Pay for:

Renter's Insurance
Water/sewer – separate meters
Elec- separate meters
Internet
