



149–155 NEW YORK AVENUE • DUNEDIN, FL



Investment Flyer

Offering Price	\$1,325,000	Annual Income	\$128,700
NOI	\$98,868	Cap Rate	7.46%

Investment Highlights

- Six-unit multifamily investment in the heart of Dunedin
- 100% occupied with no vacancies
- Walking distance to downtown Dunedin
- Strong in-place cash flow
- Mix of 1-bedroom and 2-bedroom units
- Close to beaches, TD Ballpark, restaurants, and shopping

Unit Mix

Unit	Layout	SF	Status
149A	2/1	800	Occupied
149B	1/1	600	Occupied
153A	2/2	850	Occupied
153B	2/2	850	Occupied
155A	2/1	800	Occupied
155B	1/1	600	Occupied

Scan to view the property website



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