

UPDATED FINANCIALS!

BRIARWOOD PORTFOLIO

📍 308-630 Briarwood Rd, Venice, FL 34293

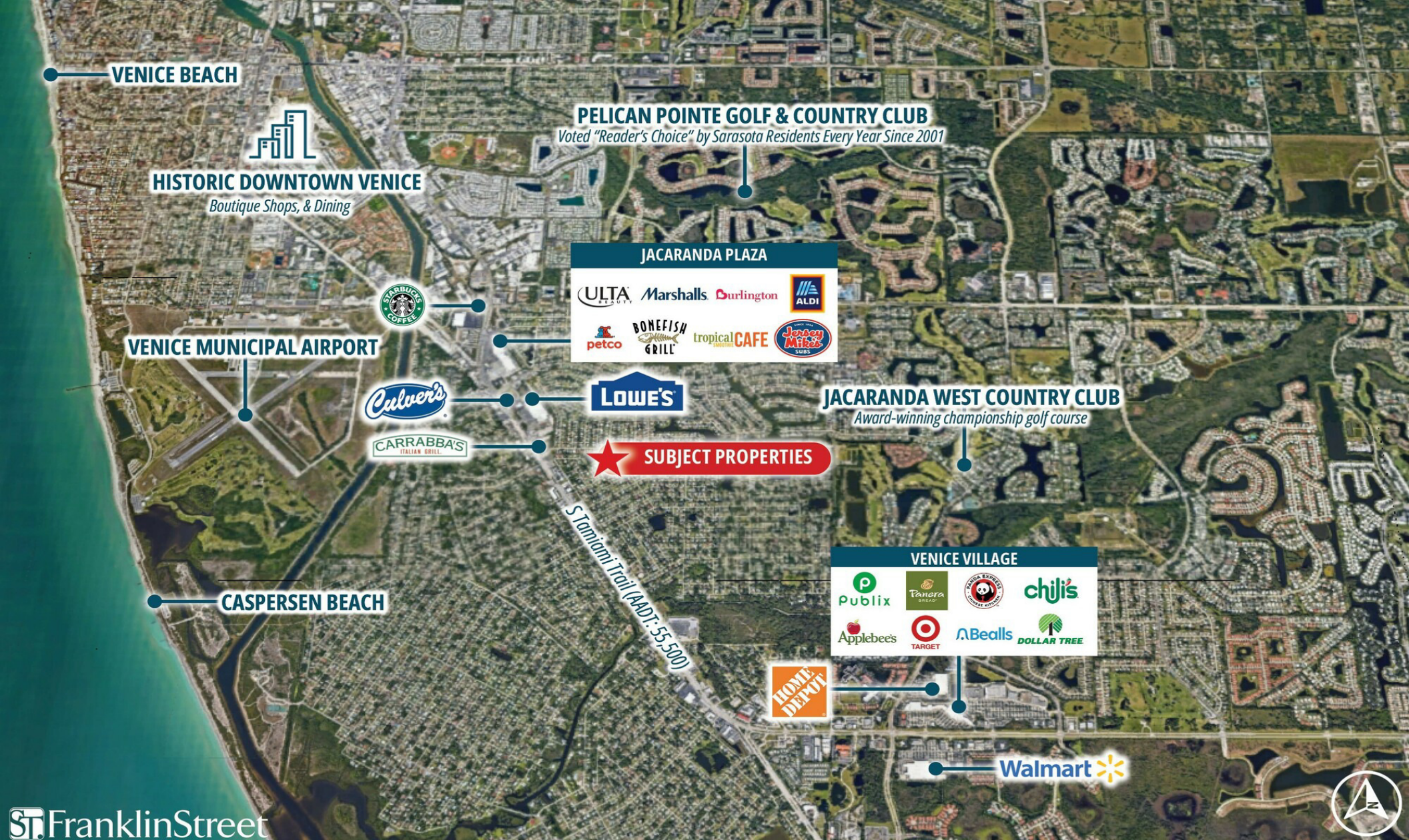
INVESTMENT HIGHLIGHTS

- 52-Unit Residential Community Located in Venice, Florida
- All Units Feature Two- or Three-Bedroom Floor Plans, Averaging 825 Square Feet
- Over \$2.1M in Major Capital Improvements Completed, Featuring New Landscaping, Electrical Upgrades, Some New Roofs, Exterior Painting, and Targeted Interior Renovations
- Individually Metered for Water and Sewer, Allowing for Direct Tenant Billing
- Opportunity to Capitalize on Newly Implemented Monthly Lawn Care and HVAC Maintenance Program
- Value-Add Potential through Renovating the Remaining 30% of Unrenovated/Partial Renovated Units
- Prime Venice Location Just Minutes Away from U.S. Highway 41 and I-75, Offering Excellent Regional Connectivity
- Close Proximity to Gulf Beaches, Including Venice Beach and Manasota Key, Less than 15-Minutes Away
- Surrounded by Several Retail Locations Including Publix (0.8 Mi), Walmart (2.4 Mi), Venice Plaza (1.3 Mi), and Venice Village Shoppes (1.2 Mi)
- Strong Employment Base Nearby, Including Sarasota Memorial Hospital - Venice Campus, Sarasota County School District, and More

INVESTMENT DETAILS

Price	\$11,340,000
Price Per Unit	\$218,077
Price Per Rentable SF	\$264.39
Number of Units	52
Year Built	1973





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