FOR SALE

18580 NW 234th Street - High Springs, FL

8 UNITS 2 QUADS

5,248 SF
(2,624 SF/quad

All 1 BR/1 BA
(656 SF/unit)

$900,000
($450,000/QUAD)

THE MULTIFAMILY ADVISORS

WHY HIGH SPRINGS?

Named the **"Friendliest Small Town"** by Floridian magazine, High Springs, Florida, known as the "Gateway to the Springs," offers an enticing blend of outdoor adventure and small-town charm. The town provides breathtaking freshwater springs and state parks with abundant hiking, alongside a historic, walkable town center, which provides a relaxed, authentic step back in time yet includes excellent restaurants, bars and shopping.

Robust Demographic Tailwinds and Rental Demand

High Springs is experiencing strong, steady expansion as part of the broader Gainesville Metropolitan Area.

- **Population Growth:** The city's population is growing at an annual rate of 1.82%, yielding an impressive 10%+ increase since 2020. This consistent influx creates a reliable pool of new renters.
- **Strong Income Profile:** The area boasts a high median household income of $94,421. Over 81% of the local workforce holds professional or administrative roles, ensuring a highly qualified, stable tenant base with low default risk.

Downtown Walkability and High Tenant Quality of Life

- **The "Friendliest Small Town" Factor:** Tenants are highly attracted to High Springs' historic, walkable downtown footprint. Proximity to local landmarks—like the High Springs Brewing Company, boutique antique districts, and local dining—can drive premium rental rates.
- **Active Lifestyle Appeal:** Proximity to O'Leno State Park and extensive hiking/biking trail networks appeals directly to the active, health-conscious demographics migrating to North Central Florida.

Strategic "Value-Add" Location and Commuter Hub - tranquility with major metropolitan access

- **Gainesville Commuter Belt:** Located just 15 minutes northwest of Gainesville, High Springs serves as a primary bedroom community for professionals working at the University of Florida (UF) and UF Health Shands Hospital.
- **Arbitrage Pricing:** Investors can capture tenants who want to escape dense city living but need a manageable 25-minute commute, allowing the property to command strong rents.

NEED TO KNOW

Unit	Unit Type	Status	Size	Market	In-Place	Deposit	Lease From	Lease To	Move-in	Move-out
Unit 1	1BD/1BA	Current	656	$1,050	$865	$559	02/01/2023	01/31/2027	10/01/2016	
Unit 2	1BD/1BA	Current	656	$1,050	$945	$910	03/14/2025	02/28/2027	03/14/2025	
Unit 3	1BD/1BA	Current	656	$1,050	$910	$910	10/01/2025	09/30/2026	10/01/2025	
Unit 4	1BD/1BA	Current	656	$1,050	$910	$910	03/09/2026	02/28/2027	03/09/2026	
Unit 5	1BD/1BA	Current	656	$1,050	$910	$910	02/13/2026	01/31/2027	02/13/2026	
Unit 6	1BD/1BA	Current	656	$1,050	$985	$879	04/14/2023	03/31/2027	04/14/2023	
Unit 7	1BD/1BA	Current	656	$1,050	$990	$839	06/01/2024	05/31/2027	06/28/2022	
Unit 8	1BD/1BA	Current	656	$1,050	$945	$910	09/18/2024	08/31/2026	09/18/2024	

Units 1-4 are on parcel #00567-000-000; Units 5-8 are on parcel #00568-000-000

Construction	Brick
Units	8 (2 quadruplexes)
Total SF	5,248 (2,624/quad)
No of Bldgs	2
No of Stories	1
Year Built	1981
Roof Type/Age	Shingle/2015

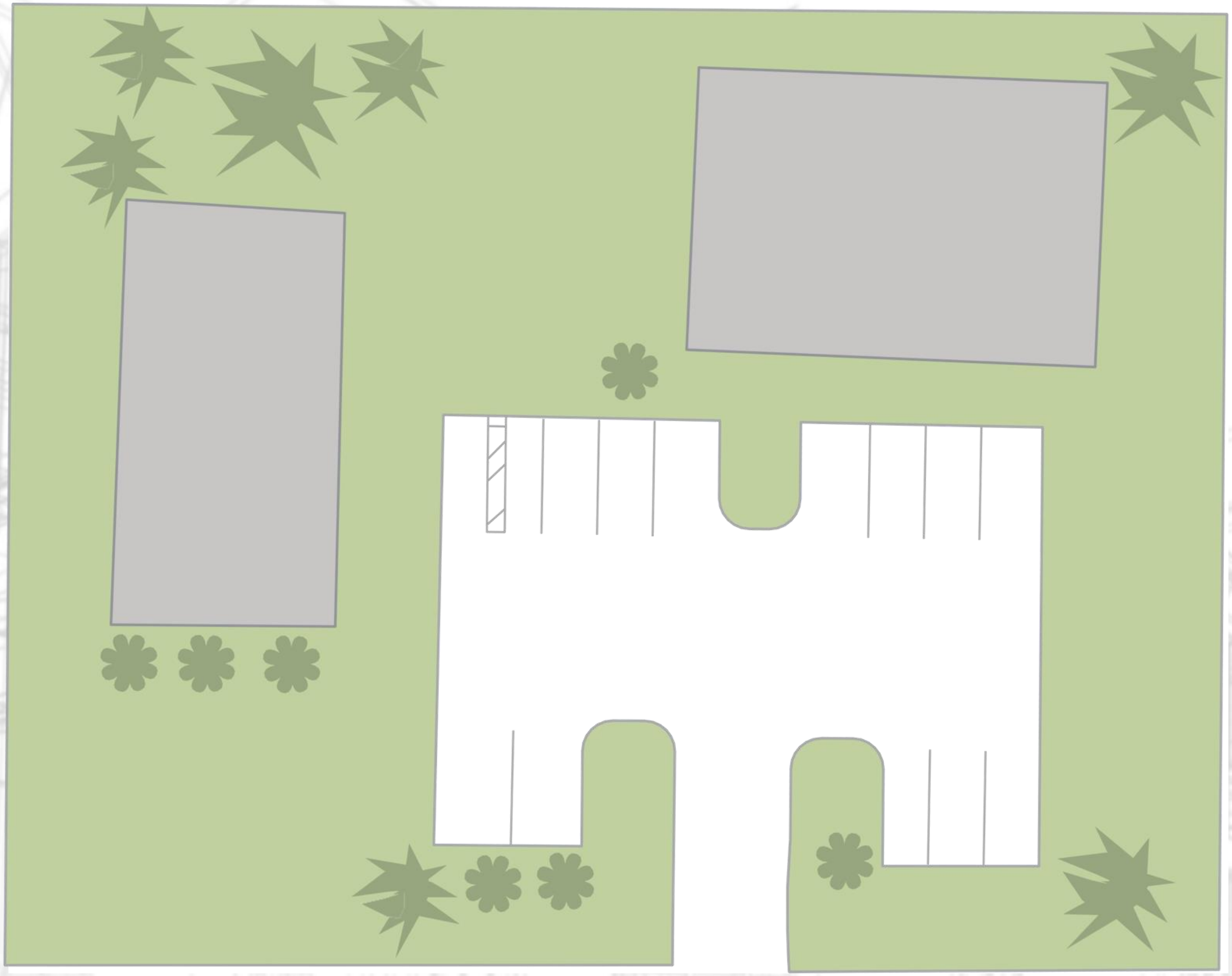
County	Alachua
Parcel #	00567-000-000 00568-000-000
Acres	0.68
Tenant Pays	All Utilities
Landlord Pays	Garbage
Washer/Dryer	Connections Available
Water	City
Sewer	Septic (maintained by City)

[Drone Video]

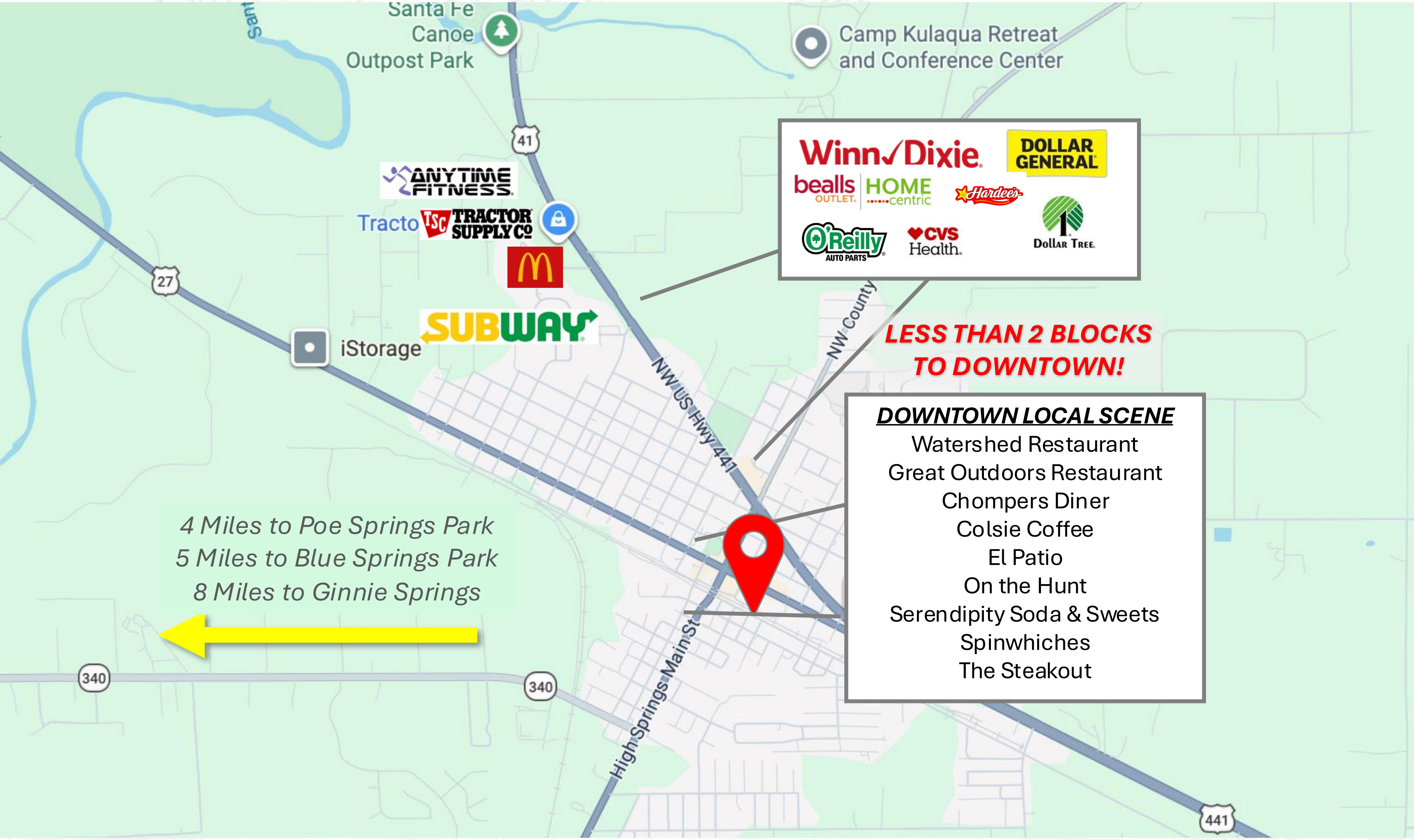
Floor Plan

1 BR/1 BA
656 SF +/-

Site Plan

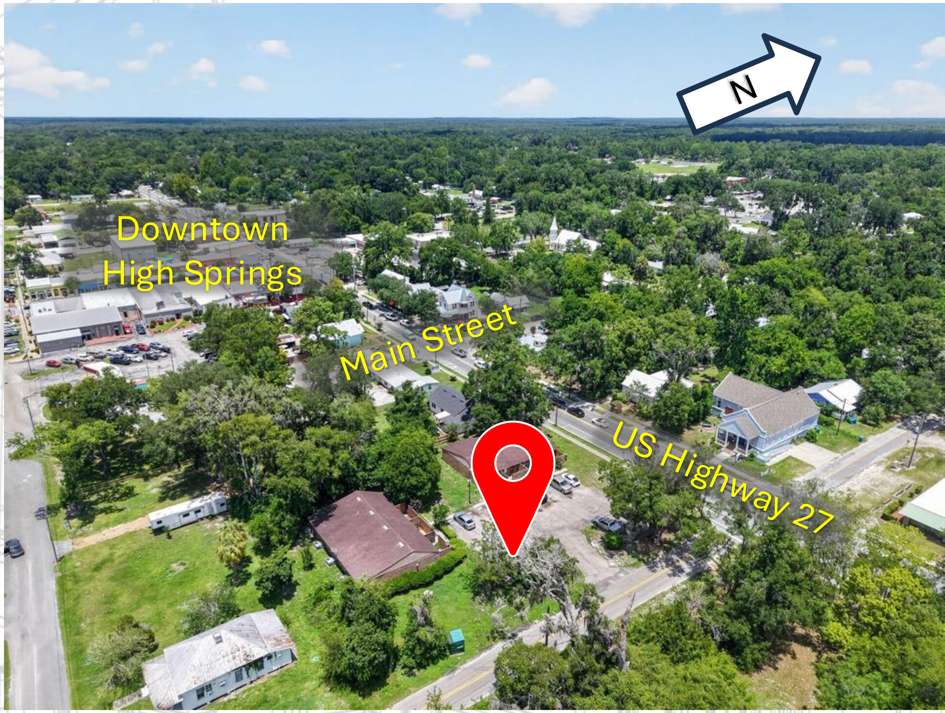


MARKET AERIAL



PROPERTY AERIAL

Property Aerial



Exterior Photos

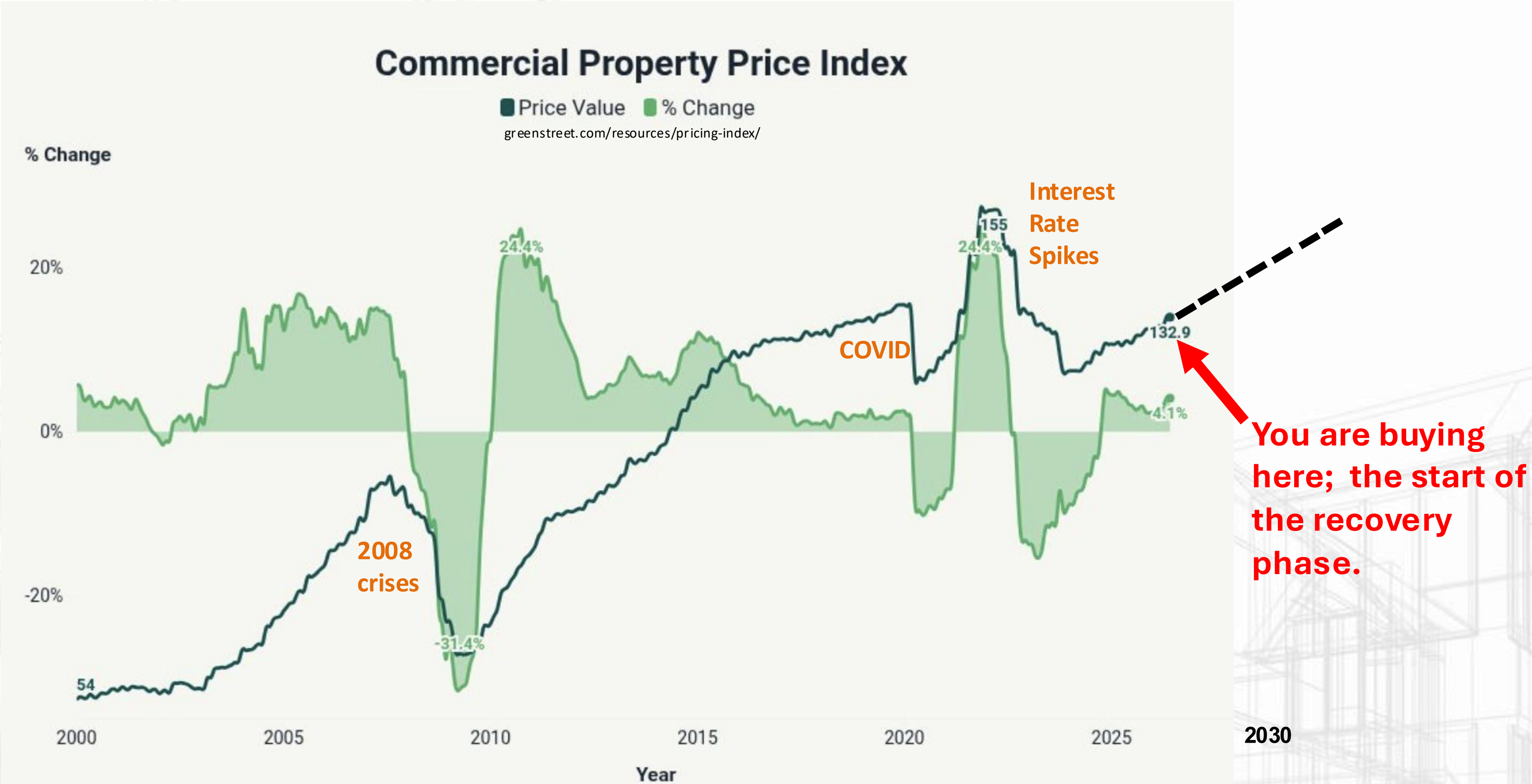
Exterior Photos

Digitally altered to remove cars

Digitally altered to remove cars

Exterior Photos

THE MARKET TODAY



This is the Green Street Commercial Property Price Index, which shows the closing values of all combined CRE over time, including multifamily, retail, industrial, healthcare, office, and several other asset classes.

KEY CONTACTS

Listing Broker
Beau Beery
The Multifamily Advisors
352-871-8324
Beau@themultifamilyadvisors.com

Listing Agent
Joe Klenck
The Multifamily Advisors
352-514-4725
Joe@themultifamilyadvisors.com

Insurance Broker
Bryan Williams
McGriff Williams Insurance
352-371-7977
bryan@mcgriffwilliams.com

Proposed Property Management
Scott Arvin, Realtor
Matchmaker Realty of Alachua County
352-871-8615
scott@giaandscott.com

Proposed Lender
Mike Whiteaker
Whiteaker Mortgage
teamwhiteaker@HMAmortgage.com
352-204-9600

OFFER PROTOCOLS

DISCLAIMER

No warranty or representation, expressed or implied, is made by the Owner or Broker or any related entity as to the accuracy or completeness of the information contained herein, including but not limited to financial information or projections or any information related to the physical buildings or land. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the offering.

TERMS OF OFFER

This 8-unit investment, located at 18580 NW 234th Street in High Springs, FL is being offered at $900,000 total, or $450,000 per 4-unit quadruplex. All offers must include, at minimum, the offer price, deposit structure, due diligence period, closing timeframe, whether your offer is conditioned on financing, and if you are not already pre-qualified by the listing broker or seller, please produce proof of ability to perform. Proof of ability to perform can be all or any of the following: 1) a letter from a lender stating your ability to purchase the property at the offered price, 2) a list of addresses of other apartment assets you own, or 3) some buyers have chosen to produce screen shots of bank accounts showing enough liquidity to buy the asset (please black out any confidential info).

PROPERTY TOURS

All property tours must be arranged with Joe Klenck, the listing agent. At no time shall the tenants or manager be contacted without prior approval. Prior to any tours occurring, buyers must produce proof of ability to perform (described above) and have fully underwritten the deal(s) on paper and are penciling out to within reasonable proximity of asking price.

OFFER RESPONSES

The seller will have the right to respond to offers as they are received, but a formal bid deadline may be established if decided upon by the seller.