



THE MULTIFAMILY FIRM™

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New to Market!



Royal Poinciana Townhomes in Sarasota, FL



10-UNITS
TWO BUILDINGS



2-BED / 1.5 BATH
TOWNHOME UNITS



MASONRY
BUILT IN 1981



SARASOTA
FLORIDA



SIGNIFICANT CAP
IMPROVEMENTS

ACCESS OFFERING MEMORANDUM FOR FULL DETAILS AT [MULTIFAMILYFIRM.COM](https://www.MultifamilyFirm.com)

PROPERTY HIGHLIGHTS



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- Fully Occupied w/ Upside Potential Through Additional Interior Cosmetic Upgrades & Exterior Common Area Enhancements
- Significant Capital Improvements Completed, Including New Roofs (2023), Exterior Painting, Resurfaced Pool-Deck & Numerous Interior Updates
- Separate Parcel ID's for All 10-Units, Offering a Potential Future Condo Sell-Off Strategy
- Favorable Unit Mix of 100% Large 2-Bedroom / 1.5-Bathroom Units w/ Two-Story Townhome Style Floorplans
- Utilities Paid by Tenants Direct to Utility Providers, Boosting Cash Flow
- Units Feature In-Unit Washer/Dryers, Spacious Screened-In Patios & Sizable Master Bedroom Balconies
- Amenities Include Built-In Swimming Pool, Sun Deck, Abundant Parking & Extensive Underutilized Common Area to Add More
- 1981 Masonry Construction Buildings w/ Two Separate Parking Lots & Entrances
- NON-Flood Zone Location (Zone X) and Within 10-Minutes of Siesta Key Beach, One of Florida's Most Recognized Coastal Destinations

Landings Shopping Center
(Publix, Starbucks, Eos Fitness, Pura Vida
Miami, Breakfast Company & More)

Siesta Key North Bridge

Downtown Sarasota

St Armands Circle

Phillippi Shores Elementary

Riverview High School

Proctor Rd



Swift Rd







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10-Unit Apartment Complex in Sarasota, Florida

View Offering Memorandum w/ Financial Details
at [MultifamilyFirm.com](https://www.MultifamilyFirm.com)

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