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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by North Florida Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY SUMMARY

OFFERING MEMORANDUM



PROPERTY DESCRIPTION

This newer, well-maintained apartment building features **17 total units**, including FOUR 3-bedroom, two-bathroom apartments, NINE 2-bedroom apartments with an office and two bathrooms, and FOUR 2-bedroom, one-bathroom apartments. When fully occupied, the property is projected to gross approximately **\$340,000**. Approval for 8 single-car garages on site offers additional income potential, while the planned growth of 10,000 new homes within a two-mile radius underscores the property's promising long-term investment outlook.

PROPERTY HIGHLIGHTS

- -18,437 SF Newer Building in EXCELLENT condition!
- -APPROVAL for 8 on-site single car garages -add'l revenue opportunity
- -Projected Full Occupancy Gross Rev without additional garages is already \$340,000!

OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	17
Lot Size:	1.29 Acres
Building Size:	18,437 SF
Projected Income	\$340,000
Proforma CAP Rate:	7%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	902	2,104
Total Population	466	2,302	5,454
Average HH Income	\$64,340	\$73,811	\$73,714

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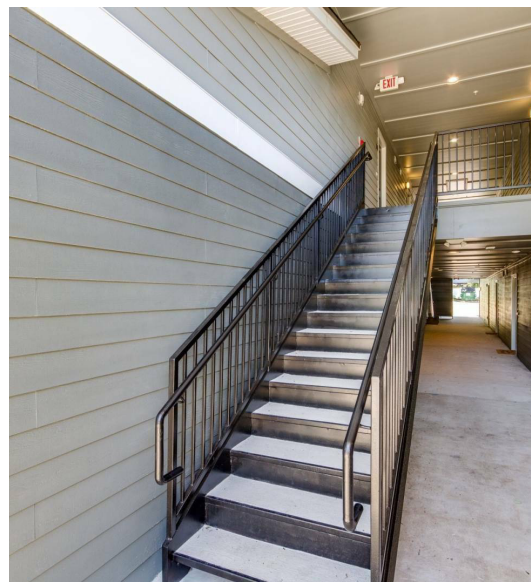
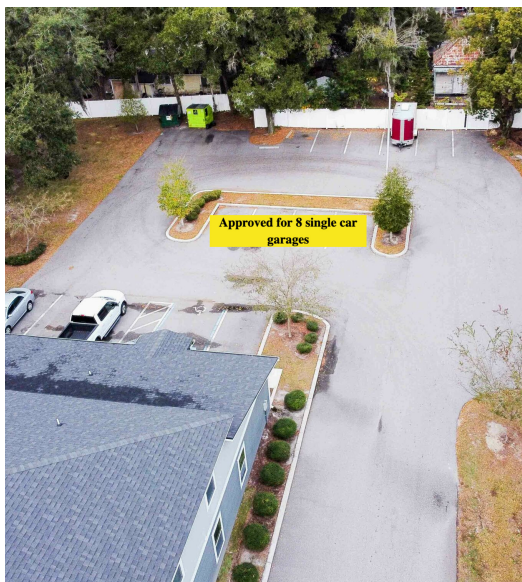
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ADDITIONAL PHOTOS



OFFERING MEMORANDUM



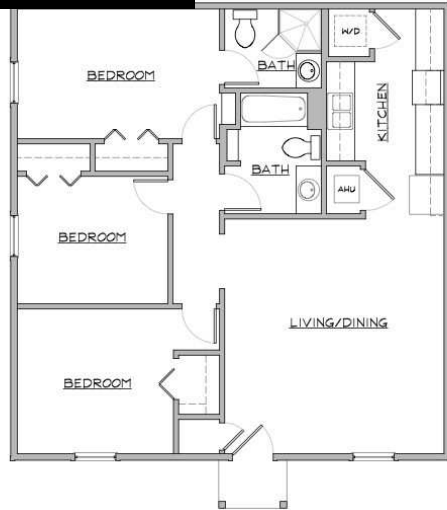
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FLOOR PLANS



APARTMENT TYPE A



APARTMENT TYPE C

3 BEDROOM - 2 BATHROOM -----Total of 4 units

2 BEDROOM - 2 BATHROOM - OFFICE ----- Total of 5 units



APARTMENT TYPE B



APARTMENT TYPE D - FIRST FLOOR

2 BEDROOM - 1 BATHROOM ----- Total of 4 units

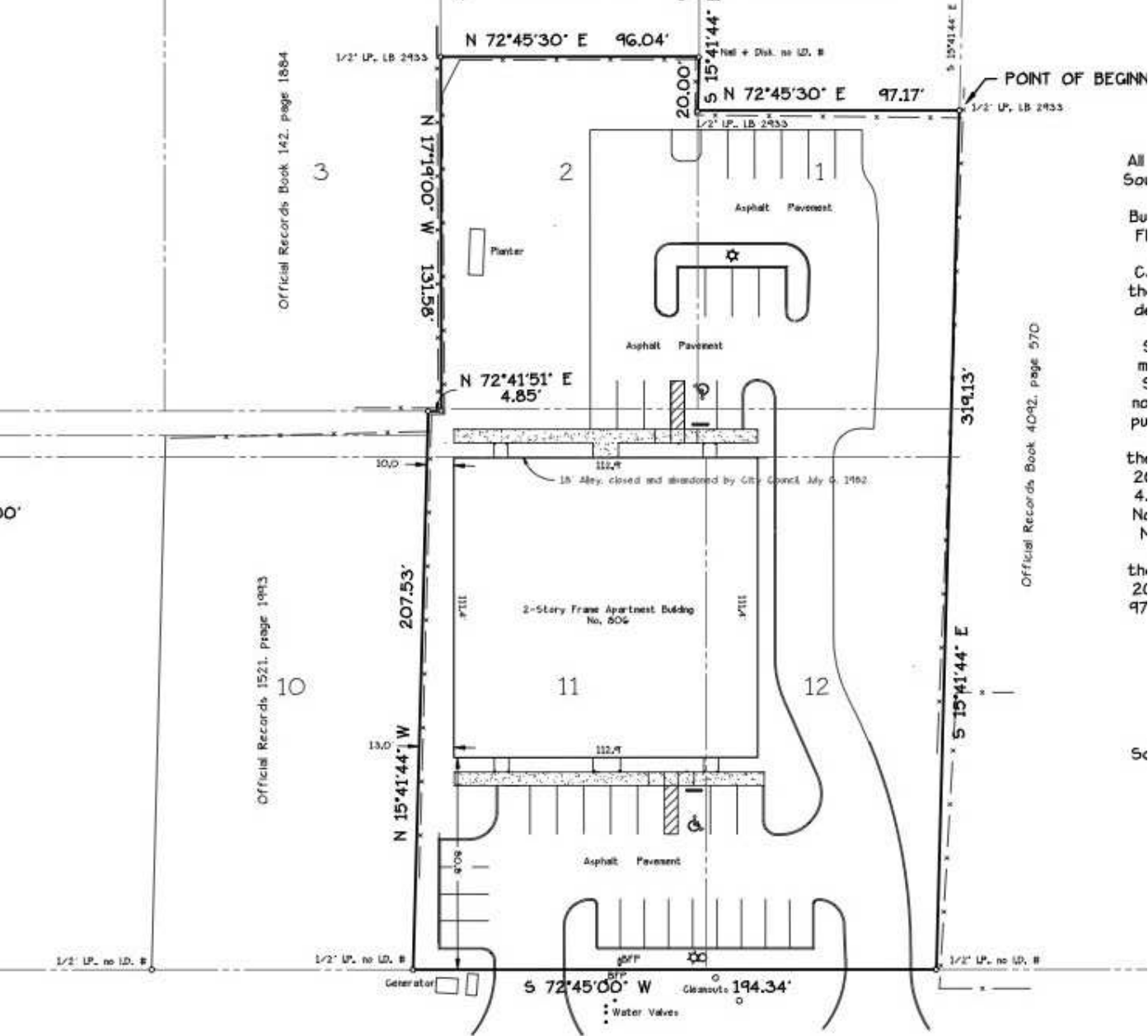
2 BEDROOM - 2 BATHROOM - Office ----- Total of 4 unit

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SURVEY

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$3,200,000
Price per SF	\$173

INCOME

Projected Income	\$340,000
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EXPENSES

Insurance	\$31,937
Repair & Lawn Maintenance	\$14,006
Dumpster	\$22,144
Property Taxes	\$42,845
Total Utilities	\$4,241
Total Expenses	\$115,173

NET OPERATING INCOME

Projected NOI	\$224,827
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OFFERING MEMORANDUM

An aerial photograph of a parking lot. In the foreground, there is a blue building with a grey roof. A landscaped area with several green bushes runs along the side of the building. The parking lot is paved and has several parking spaces marked. In the background, there are trees and a white fence. A yellow text box is overlaid on the image.

**Approved for 8 single car
garages**

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RETAILER MAP

OFFERING MEMORANDUM



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Direct: **904.237.2933****PROFESSIONAL BACKGROUND**

Stanley H. Bishop, Jr., is the driving force behind North Florida Realty Advisors. With over 25 years of real estate experience, Stanley has built a reputation for his expertise, integrity, and dedication to his clients. His impressive career has seen him assist over 10,000 buyers and sellers in completing successful real estate transactions.

EDUCATION

Bachelor's Degree in Business Management with a focus on Marketing: Stanley's undergraduate education provided him with a solid foundation in business principles and marketing strategies, essential for thriving in the competitive real estate industry.

Master of Business Administration (MBA): Stanley's advanced degree further honed his skills in business management, strategic planning, and financial analysis, enabling him to offer unparalleled insights and solutions to his clients.

North Florida Realty Advisors

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