

Three Jacksonville Duplexes

FOR SALE



\$825,000
\$275,000 per duplex



6 Units Total

(2 per bldg)
All 2 BR/1 BA



1,525 SF +/-

(each duplex)
762 SF/unit



Built 1985

wood Frame



5207, 5217, 5239 Plymouth Street

Jacksonville, FL 32205

3 Duplexes - 6 Units Total

NEED TO KNOW



UNIT	STATUS	IN-PLACE RENT	MARKET RENT	TYPE	SF
5207	Occupied	\$1,000	\$1,150	2 BR / 1 BA	762 +/-
5209	Occupied	\$1,000	\$1,150	2 BR / 1 BA	762 +/-
5217	Occupied	\$975	\$1,150	2 BR / 1 BA	762 +/-
5219	Occupied	\$815	\$1,150	2 BR / 1 BA	762 +/-
5237	Occupied	\$1,000	\$1,150	2 BR / 1 BA	762 +/-
5239	Occupied	\$780	\$1,150	2 BR / 1 BA	762 +/-
TOTAL		\$5,570	\$6,900		

All units occupied — strong income in place with potential to adjust rents to market.

NEED TO KNOW



CONSTRUCTION Wood Frame

UNITS 6 total

TOTAL SF 4,575 SF +/- (1,525 SF each bldg.)

NO OF BLDGS 3

NO OF STORIES 1

YEAR BUILT 1985

PARKING Driveway

LAUNDRY Washer & Dryer Hookups

COUNTY Duval

PARCEL # 067987-0200, 067987-0150, 067987-0050

LOT SIZE 0.58 +/-

WATER City

SEWER City

ZIP CODE 32205

MARKET AERIAL



RENTAL DEMAND

High rental demand – Ascension St. Vincent's Hospital is just 3.5 miles away.

NEARBY MARKETS

Avondale | Riverside |
EverBank Stadium |
Downtown Jacksonville

PROPERTY HIGHLIGHTS

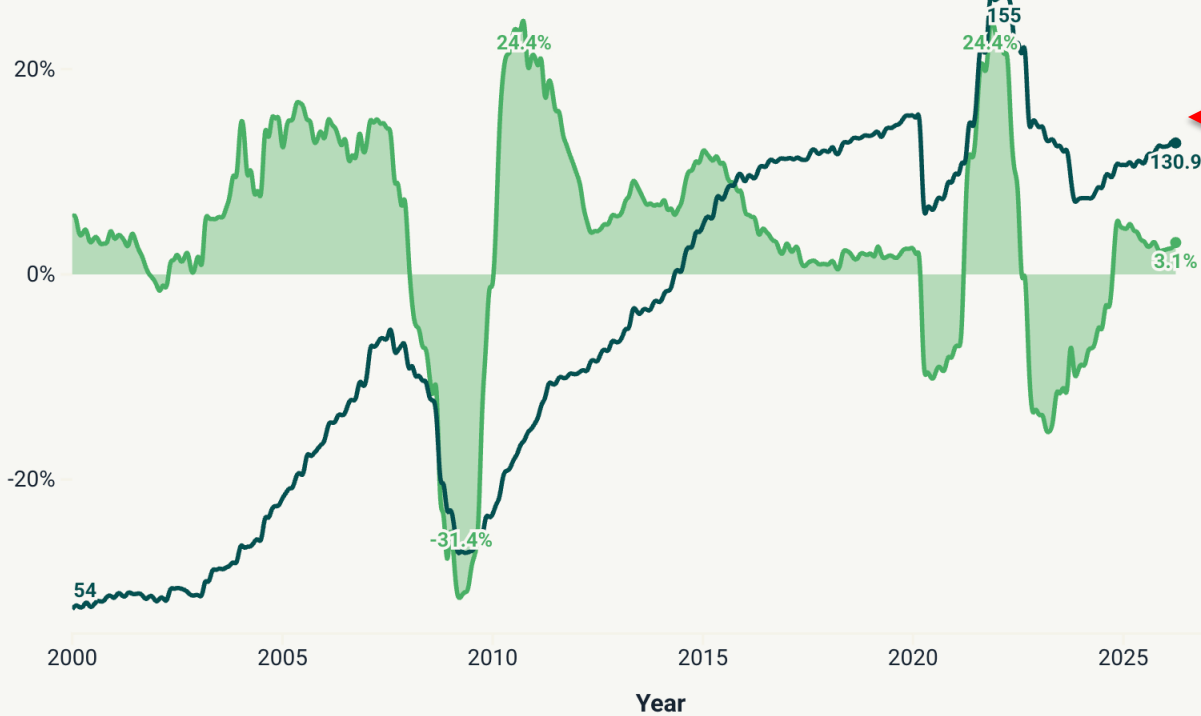
New Roof | New Exterior Paint



Commercial Property Price Index

■ Price Value ■ % Change

% Change



You are buying here; the start of the recovery phase.

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.

EXTERIOR PICTURES



EXTERIOR PICTURES



INTERIOR PICTURES



INTERIOR PICTURES



Disclaimer: The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are examples only and do not necessarily represent current or future performance of the property.

Terms of Offer

This investment is being offered at \$825,000 for all 3 duplexes. Alternatively, each duplex may be purchased for \$275,000 each. 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 Roberto Cuartero, 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. You do NOT have to offer prior to touring

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.

KEY CONTACTS



LISTING AGENT

Roberto Cuartero
THE MULTIFAMILY ADVISORS

904-655-9406
roberto@themultifamilyadvisors.com
Contact for details

SELLER'S CLOSING AGENT

David Heekin
LANDMARK TITLE

904-998-9733 ext 1001
david@landmarktitle.com
Real Estate Attorney

PROPOSED INSURANCE BROKER

Bryan Williams
MCGRUFF WILLIAMS INSURANCE

352-371-7977
bryan@mcgriffwilliams.com
Property & Casualty Insurance

READY TO MOVE FORWARD?

Jacksonville 3 Duplexes

Jacksonville, FL 32205 · \$825,000

CONTACT LISTING AGENT

904-655-9406

roberto@themultifamilyadvisors.com