



**\$499,900**



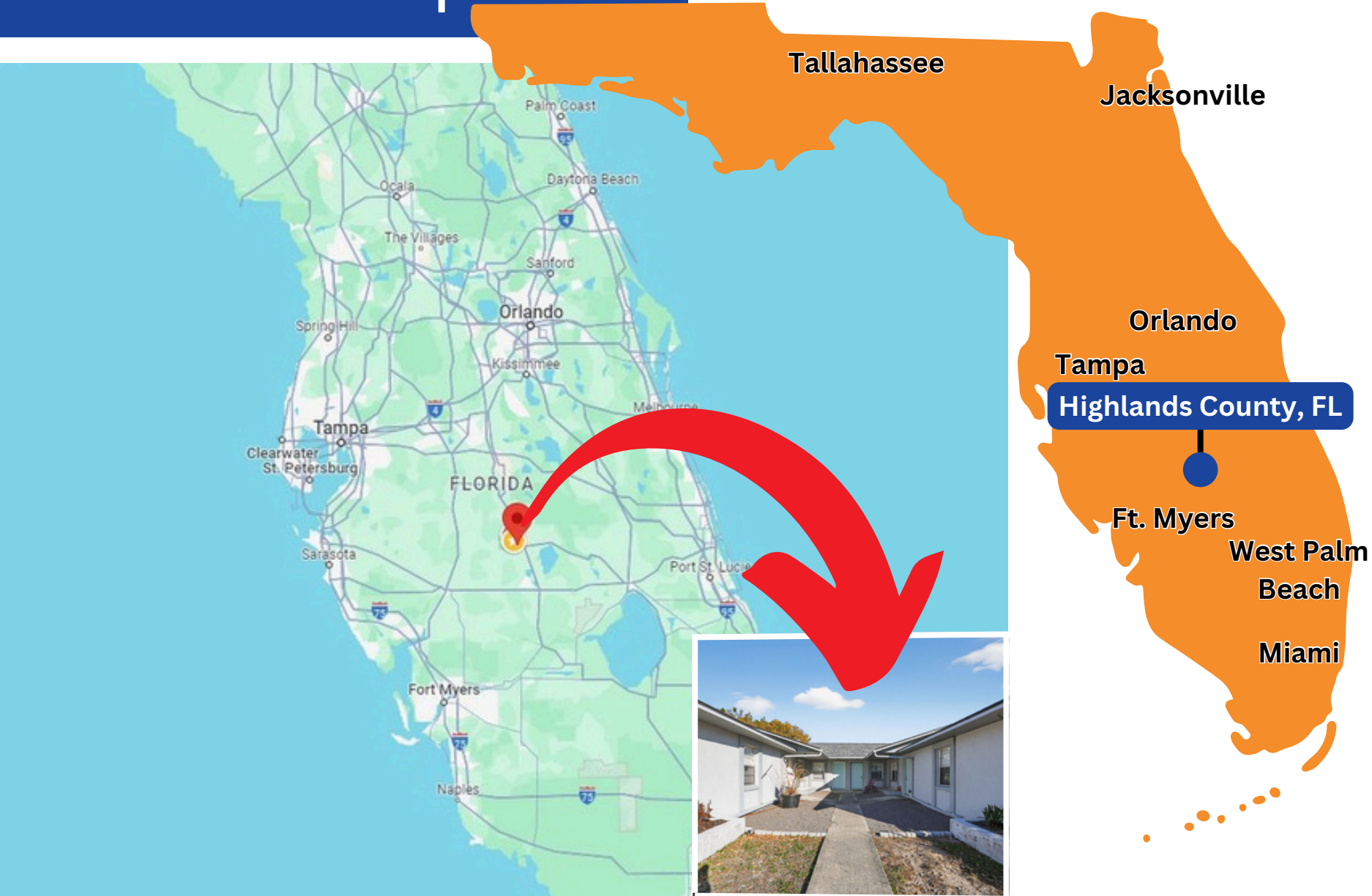
**6213 Candler Terrace,  
Sebring, Florida 33876**

**User | Investment | Development Opportunity w/  
Development Potential/ Commercial**

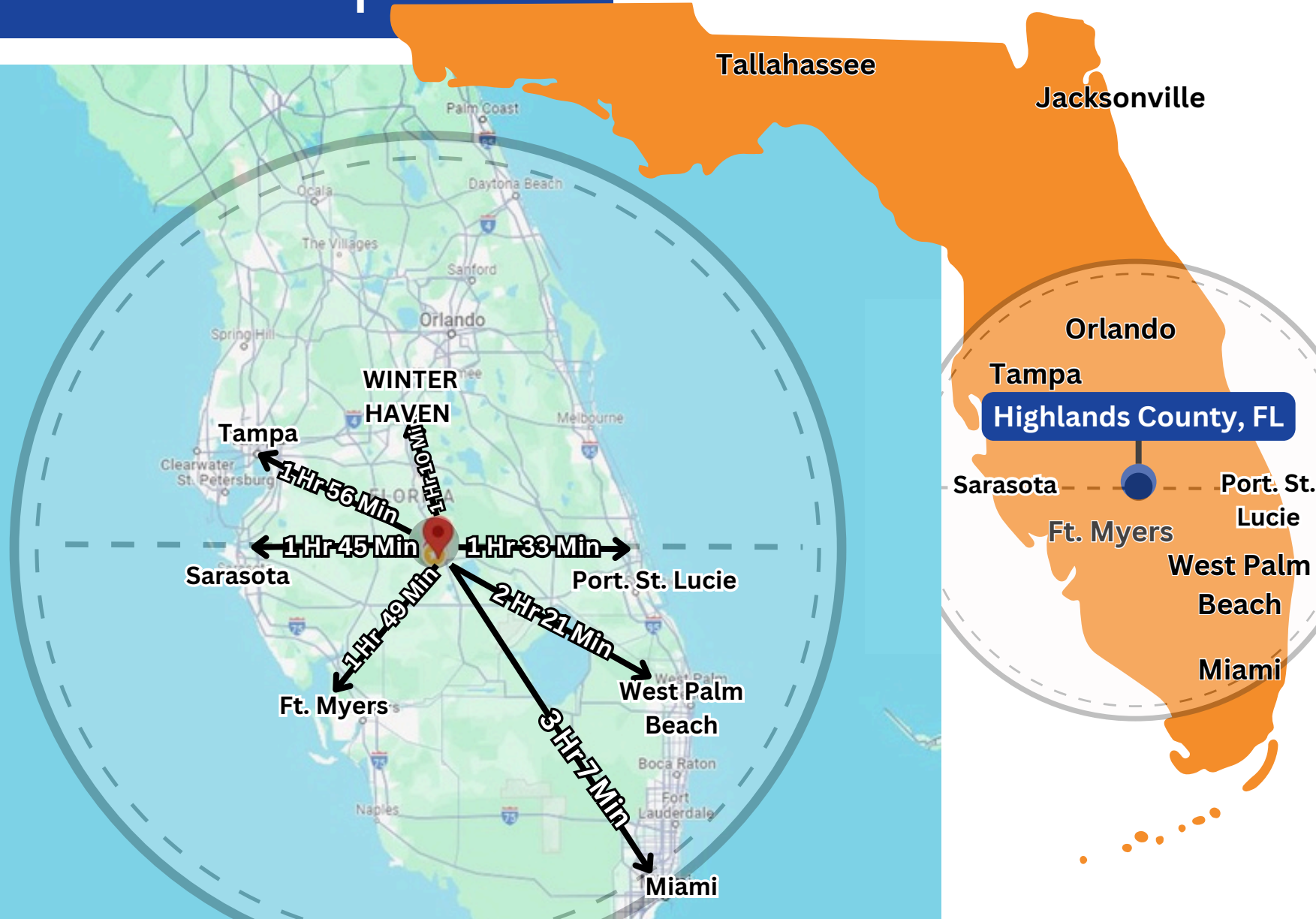
**Greg Karlson**  
Broker/Owner  
863 - 381 - 4932



# Area Map



# Area Map





# Site Over View



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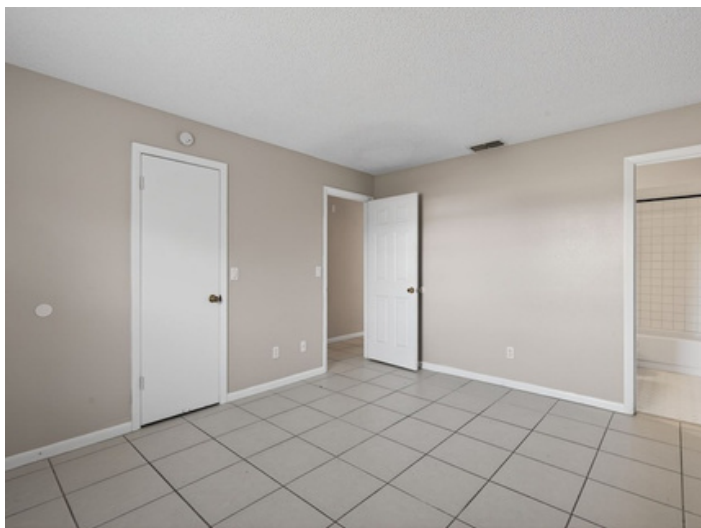
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# Interior

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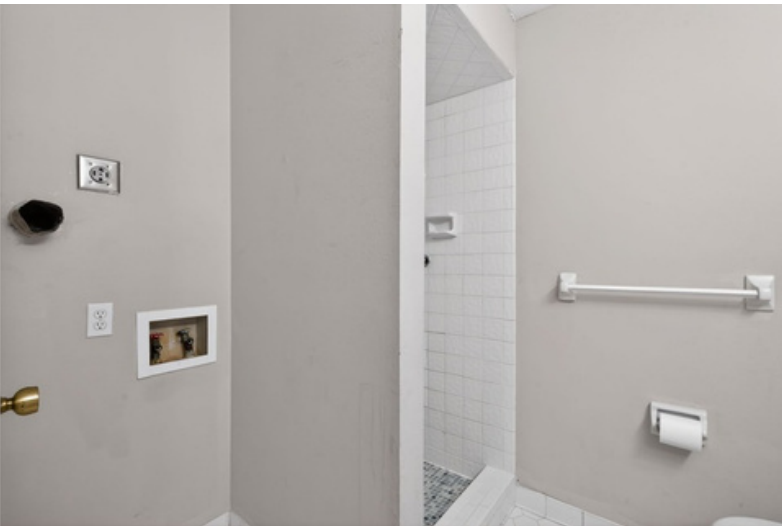
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# Interior

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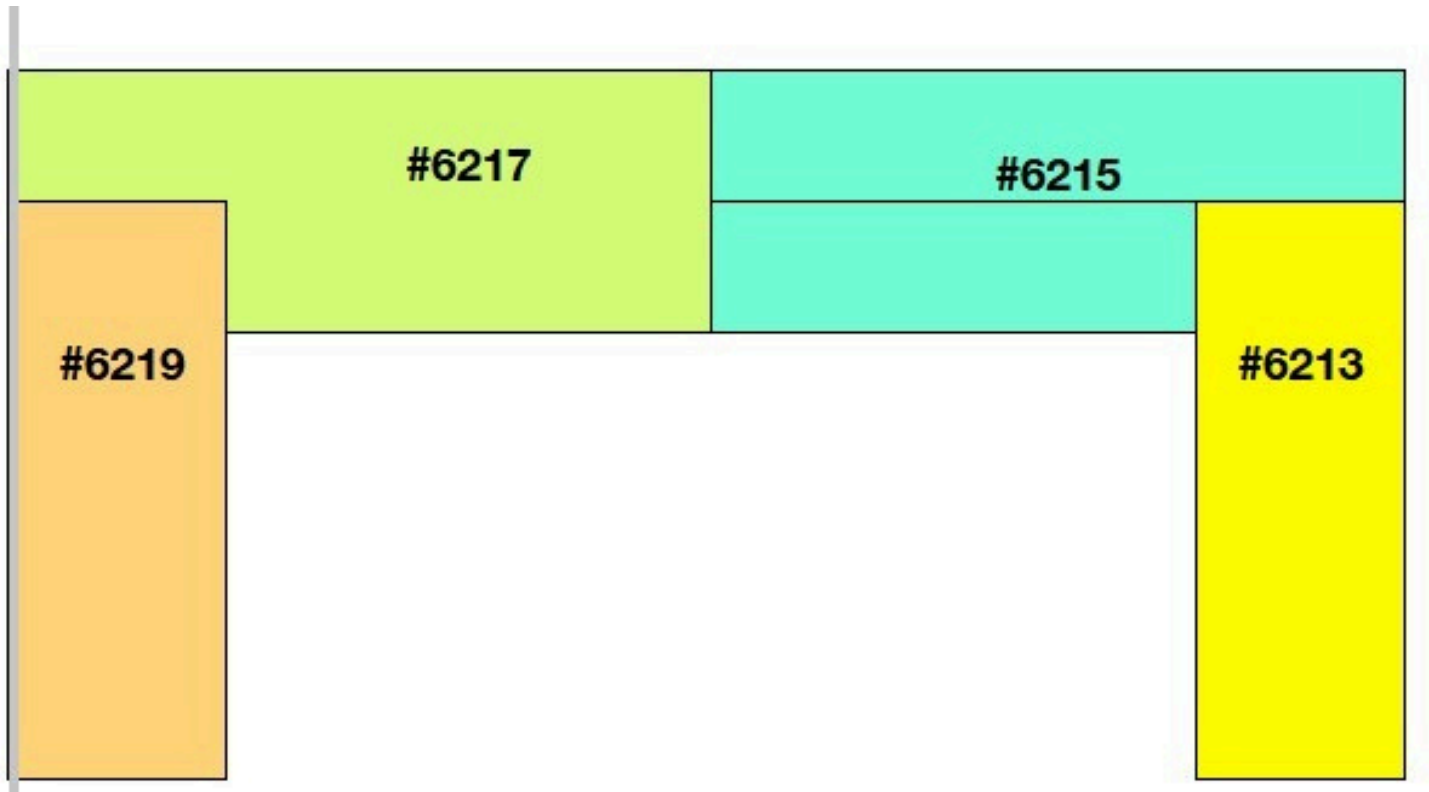
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# Interior

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# Bldg Layout

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Actual	Unit #	Lease Exp:	Net sf	Monthly Rent	Gross Income	Cap Rate
	6213	08/31/26	949	\$1100.00	\$13200.00	
	6215	12/31/26	949	\$1150.00	\$13800.00	
	6217	03/31/2027	949	\$1100.00	\$13200.00	
	6219	12/31/26	949	\$1150.00	\$13800.00	
				ProForma Gross Income	\$54000.00	
				VR 5%	-\$2730.00	
				Effective Gross Income	\$51870.00	
				Taxes	-\$3302.00	
				Insurance	-\$4733.00	
				Maintenance	-\$1200.00	
				Management 8.5%	-\$4590.00	
				Total Operating Expenses	-\$13825.00	
				NOI	\$38045.00	7.61%
		\$499,900.00				
Proforma #	6213			\$1,175	\$14,100	
	6215			\$1,175	\$14,100	
	6217			\$1,175	\$14,100	
				\$1,175	\$14,100	
				ProForma Gross Income	\$56,400	
				VR 5%	-\$2,730	
				Effective Gross Income	\$53,670	
				Taxes	-\$3,302	
				Insurance	-\$4,733	
				Maintenance	-\$1,200	
				Management 8.5%	-\$5,187	
				Total Operating Expenses	-\$14,422	
				NOI	\$39,248	8.00%
		\$499,900				

Proforma

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# Development Highlights

## Total Acreage:

- 0.50+- Acres

## Quadplex::

- 4 total income producing units (tenant occupied)

## Entitlements/Zoning:

- Zoned R3

## Unit Features::

- 2-bedroom, 2-bath units
- Patio

## Sebring Community:

- Spring Lake



## INVESTOR ALERT – PRICED FOR FAST SALE AT AN 8% PROFORMA CAP RATE!

Rare opportunity to acquire an impeccably maintained, 100% occupied 4-Plex in the rapidly growing Spring Lake/Sebring market near the golf course, Sebring International Raceway, and Sebring Regional Airport.

This high-demand rental location continues to benefit from migration from Florida's coastal cities as buyers and renters seek the affordable lifestyle, natural beauty, spring-fed lakes, and quiet country living of the Lake Wales Ridge area.

All four spacious 2BR/2BA units offer approximately 949 SF and remain consistently rented below current market rates, creating immediate built-in upside for investors. Current rents range from \$1,100-\$1,150/month with strong long-term tenants already in place. Simple rent adjustments of only \$100 per unit could significantly increase NOI and future valuation potential while still remaining competitive in today's market.

Property has been exceptionally maintained with a NEW ROOF in 2018 plus all 4 units have new HVAC & Waters heaters. Turnkey condition allows investors to cash flow immediately while implementing value-add improvements over time.

- New water heaters installed unit 6219 - yr 2019, unit 6217 - yr 2021, unit 6215 - yr 2022, unit 6213 - yr 2024
- New HVAC installed unit, 6213, 6215, 6217 - year 2021, unit 6219 - 2018

**INVESTOR ALERT –**  
**PRICED FOR FAST SALE AT AN**  
**8% PROFORMA CAP RATE!**



**Additional upside opportunities include:**

- Light cosmetic upgrades such as granite countertops and interior enhancements to push rents even higher
- Potential future condo conversion opportunity with firewall-ready layout offering substantial resale upside
- Strong long-term appreciation potential as Sebring growth accelerates around the Raceway, airport expansion, and recreational development
- Excellent depreciation benefits and wealth-building hold strategy over the next 5-7 years Projected value-add scenarios could create substantial equity growth through improved rents, appreciation, and potential condo sellout strategy.

Whether you are seeking immediate income, long-term appreciation, or future redevelopment upside, this property checks every box. Opportunities like this at an attractive cap rate are becoming increasingly difficult to find in Central Florida. Don't miss your chance to secure a stabilized multifamily asset with major upside potential in one of Florida's hidden growth markets!

All buyer's must sign CA for financials and before any showing MUST provide a bilaterally signed purchase agreement on acceptable price and terms PRIOR to any Showings along with prequalification(s)/Proof of Funds.

# DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Population</b>	79,788	187,336	2,848,597
<b>Average Age</b>	50	47	43
<b>Average Age (Male)</b>	50	46	42
<b>Average Age (Female)</b>	51	48	44

<b>Households &amp; Income</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Households</b>	34,594	76,419	1,086,924
<b># of Persons per HH</b>	2.3	2.5	2.6
<b>Average HH Income</b>	\$66,884	\$68,316	\$89,743
<b>Average House Value</b>	\$217,244	\$223,188	\$323,543



# Highlands County Overview



*“Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business.”*

- Highlands County Economic Development

## Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

## Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

## Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

## Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.

# Historical Downtown Sebring

Restored by HGTV Hometown Makeover!



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# Historical Downtown Sebring

Restored by HGTV Hometown Makeover!



# Sebring Raceway

Owned by NASCAR





## Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



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**Offering Memorandum**

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**Disclaimer**

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

**743 US Hwy 27 S, Sebring, FL 33870**