

TURNKEY MULTIFAMILY INVESTMENT

5340 Westchase Ct. Jacksonville, FL 32210



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PROPERTY OVERVIEW

5340 Westchase Ct. Jacksonville, FL 32210

- Property Type- 4 Unit Quadplex
- Unit Size- 729 sqft
- 2 BED, 1 BATH
- RE#- 013843-0505
- RENT AMOUNT
 - Unit 1- \$1k
 - Unit 2- \$1k
 - Unit 3- \$1k
 - Unit 4- \$1k
- Annual Total= \$48,000 Gross Income
- Taxes- \$6,165.24
- Insurance- \$6,000
- Property Management- 10% (\$4,800)
- Total Expenses= \$16,965.24
- Net Income= \$31,034.76 (NOI)



Overview: Immediate, fully leased income-producer in West Jacksonville. This 2,916-square-foot multi-family property sits on a full one-acre parcel. The building features 100% occupancy with established, reliable tenants already in place, eliminating lease-up delays and immediate vacancy costs. Conveniently located near major logistics routes, retail centers, and commercial hubs, the property benefits from ongoing regional rental demand and strong yield potential. The generous lot size provides extensive off-street parking for residents while offering long-term flexibility for investors looking to hold a low-friction asset in a high-growth market. Step straight into closing with active leases and performance already locked in. Do not disturb tenants. Contact the listing agent directly for the current rent roll, full financial details, lease expiration schedules, and private showing protocols.

ZONING INFORMATION

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Zoning: RMD-D (Residential Medium Density-D) in Jacksonville, FL, is a zoning classification designed for medium-to-high-density housing, often acting as a buffer between single-family neighborhoods and commercial areas.

Density: Up to 20 dwelling units per acre (with city water/sewer).

Primary Dwellings: Apartments, condominiums, townhouses, duplexes, and single-family homes.

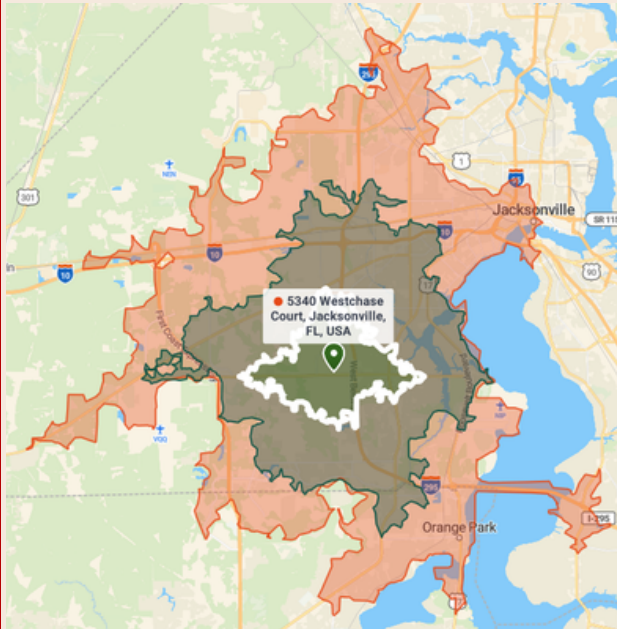
Other Permitted Uses: Senior living facilities, places of worship, parks, and community centers.

Location: Typically designated along major roads, transit routes, and near commercial hubs.

BENCHMARK DEMOGRAPHICS

5340 Westchase Ct, Jacksonville, Florida, 32216

Drive time of 5 mins, 10 mins, & 15 mins



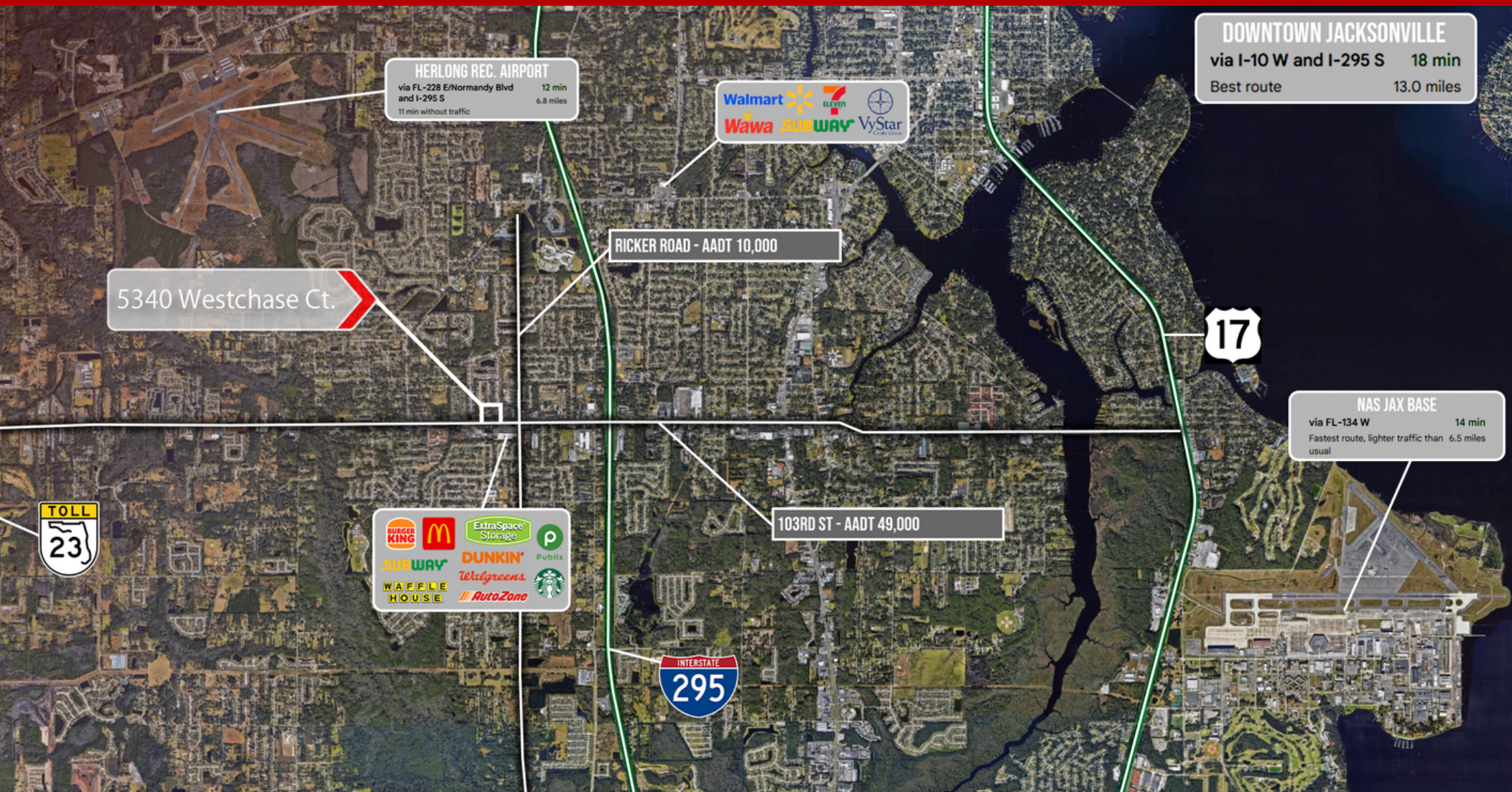
Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL	States Florida	USA
0 - 4	6.36%	6.42%	6.18%	5.68%	5.45%	4.68%	5.39%
5 - 9	6.42%	6.58%	6.39%	5.91%	5.80%	4.97%	5.68%
10 - 14	6.88%	6.44%	6.24%	5.73%	6.02%	5.32%	5.93%
15 - 19	7.44%	6.95%	6.42%	6.04%	6.21%	5.81%	6.43%
20 - 34	20.60%	20.72%	20.55%	21.16%	19.25%	18.48%	20.35%
35 - 54	25.71%	25.42%	25.64%	25.77%	25.64%	24.37%	25.21%
55 - 74	20.89%	21.42%	22.07%	22.34%	23.37%	25.43%	22.77%
75+	5.71%	6.05%	6.49%	7.43%	8.30%	10.91%	8.23%
HOUSEHOLD INCOME							
<\$15,000	10.4%	9.7%	8.6%	8.0%	7.0%	7.7%	8.0%
\$15,000-\$24,999	9.1%	6.9%	5.6%	5.3%	4.4%	5.6%	5.5%
\$25,000-\$34,999	8.2%	7.6%	6.7%	6.4%	5.5%	6.1%	5.8%
\$35,000-\$49,999	14.8%	12.6%	11.3%	9.7%	9.3%	9.9%	9.3%
\$50,000-\$74,999	18.3%	20.6%	19.1%	18.0%	16.1%	16.0%	15.1%
\$75,000-\$99,999	18.1%	14.6%	14.6%	13.4%	12.7%	12.8%	12.4%
\$100,000-\$149,999	13.9%	17.1%	19.5%	18.9%	20.3%	18.8%	18.0%
\$150,000-\$199,999	4.2%	6.8%	8.0%	9.4%	10.2%	9.6%	10.4%
\$200,000+	2.9%	4.1%	6.8%	10.9%	14.5%	13.5%	15.4%
KEY FACTS							
Population	22,672	107,782	258,555	1,073,836	1,805,726	23,597,813	343,528,394
Daytime Population	16,269	83,519	234,921	1,165,386	1,806,513	23,413,280	341,846,552
Employees	11,038	52,287	128,361	531,931	870,221	11,049,242	168,700,572
Households	8,534	41,819	102,991	442,866	721,664	9,529,651	134,397,562
Average HH Size	2.65	2.56	2.49	2.37	2.46	2.43	2.49
Median Age	36.6	37.0	37.9	38.8	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	228,940	259,865	304,763	359,525	399,538	421,319	376,272
Owner Occupied %	52.1%	54.1%	59.0%	57.2%	66.0%	66.6%	64.0%
Renter Occupied %	47.9%	45.9%	41.0%	42.8%	34.0%	33.4%	36.0%
Total Housing Units	9,118	45,051	110,867	480,577	790,337	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$59,248	\$64,550	\$73,107	\$78,774	\$88,523	\$82,707	\$85,893
Per Capita Income	\$27,474	\$32,123	\$37,429	\$44,933	\$48,891	\$47,873	\$48,241
Median Net Worth	\$93,380	\$119,458	\$172,216	\$193,404	\$296,660	\$292,996	\$276,821

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