

FOR SALE

GAINESVILLE, FL

MULTIFAMILY INVESTMENT OPPORTUNITY

14 UNITS - 3 QUADS, 1 DUPLEX

Buildings can be purchased individually or as a portfolio

712 SW 70th Terr – 4 Units - \$440,000



714 SW 69th St – 2 Units - \$225,000



723 SW 69th St – 4 Units - \$440,000



724 SW 68th Terr – 4 Units - \$440,000



TOTAL ASKING PRICE

\$1,545,000

\$110,357 / UNIT

PORTFOLIO SNAPSHOT

12,800 +/- SF

TOTAL BUILDING AREA

4 2BR / 1BA FLATS

10 2BR / 1.5 BA TOWNHOME STYLE

UNIT MIX



RENT ROLL

*yellow highlighted units vacant, market rent used

Unit	Status	In-Place Rent	HVAC Age	Type	SF	Lease Start	Lease End
712-A	Management Office	\$1,100*		2 BR/1 BA Flat	713 +/-		
712-B	Occupied	\$1,100	2018	2 BR/1 BA Flat	713 +/-	4/1/2026	3/31/2027
712-C	Occupied	\$1,100	2022	2 BR/1 BA Flat	713 +/-	6/1/2026	5/31/2027
712-D	Occupied	\$1,175	2026	2 BR/1 BA Flat	713 +/-	1/1/2026	12/31/2026

714-A	Occupied	\$1,220	2022	2 BR/1.5 BA TH	900 +/-	11/1/2026	10/31/2027
714-B	Occupied	\$1,212	2022	2 BR/1.5 BA TH	900 +/-	3/1/2026	4/30/2027

723-A	Occupied	\$1,140	2013	2 BR/1.5 BA TH	1,062 +/-	6/1/2025	5/31/2026
723-B	Occupied	\$1,150	2021	2 BR/1.5 BA TH	1,062 +/-	2/1/2026	1/31/2027
723-C	Occupied	\$1,400	2025	2 BR/1.5 BA TH	1,062 +/-	11/26/2025	11/30/2026
723-D	Occupied	\$1,325		2 BR/1.5 BA TH	1,062 +/-	4/1/2026	3/31/2027

724-A	Occupied	\$1,200	2022	2 BR/1.5 BA TH	975 +/-	8/1/2026	7/31/2027
724-B	Occupied	\$1,258	2023	2 BR/1.5 BA TH	975 +/-	1/1/2026	12/31/2027
724-C	Vacant	\$1,200*		2 BR/1.5 BA TH	975 +/-		
724-D	Occupied	\$1,170	2026**	2 BR/1.5 BA TH	975 +/-	10/15/2025	10/14/2026

TOTAL

\$13,250

- **Electrical** - Copper Wire with Cutler Hammer and Square D Breakers.
- **Plumbing Supply** - Mainly copper with a few instances of CPVC in good condition with operable shutoff valves.
- **Main Plumbing Drains** - PVC
- **compressor was replaced in unit 724-D

NEED TO KNOW

Address	712 SW 70 th Terrace
Individual Asking Price:	\$440,000 (\$110k/unit)
Units/Type	4 (2BR/1BA Flat)
Total SF	2,852
No of Stories	2
Year Built	1980
Roof Type/Age	Asphalt Shingle/2022
Acres	0.23 +/-
County	Alachua
Parcel #	06655-052-005

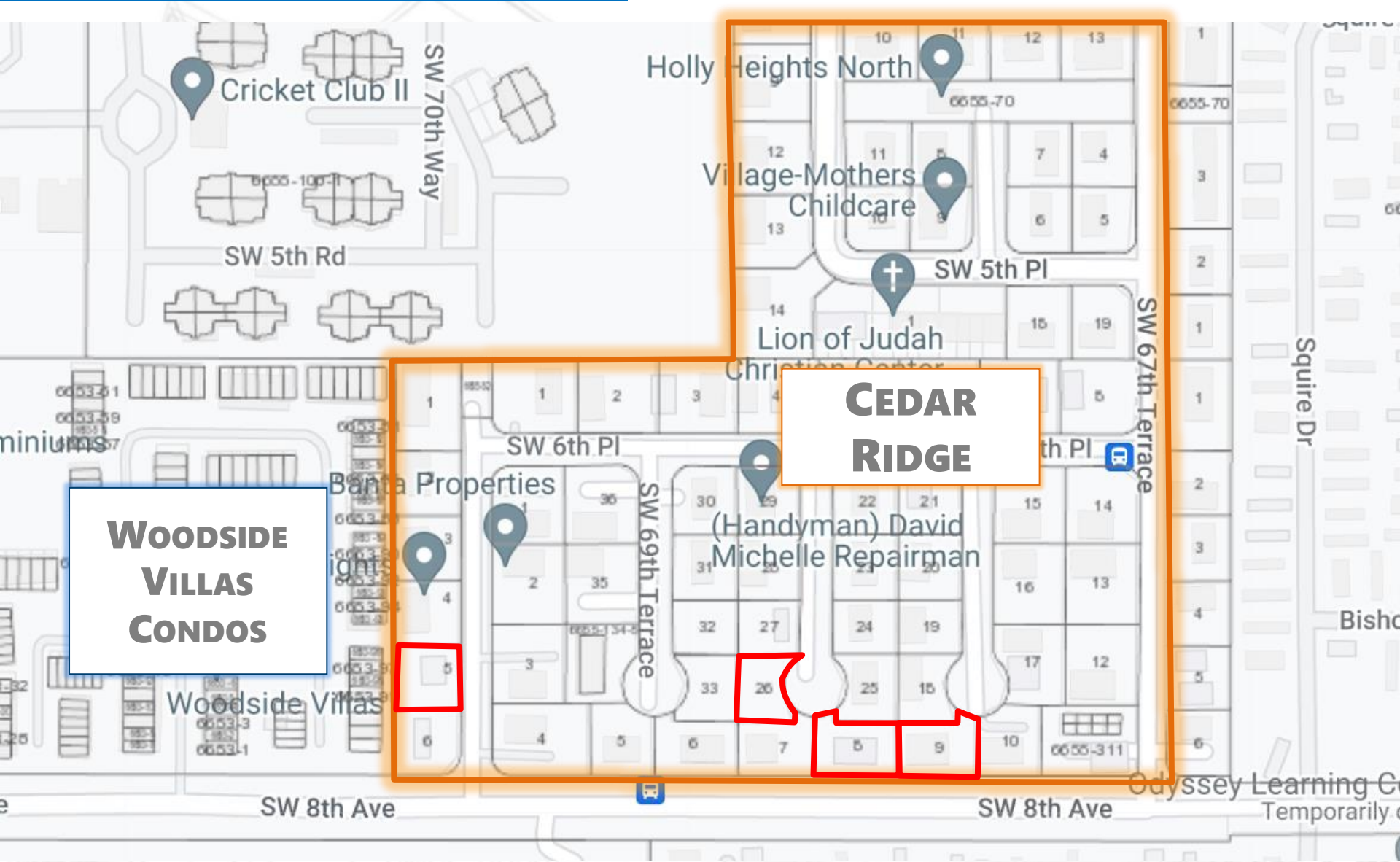
Address	723 SW 69 th Street
Individual Asking Price:	\$440,000 (\$110k/unit)
Units/Type	4 (2BR/1.5BA TH)
Total SF	4,248
No of Stories	2
Year Built	1981
Roof Type/Age	Asphalt Shingle/2019
Acres	0.25 +/-
County	Alachua
Parcel #	06655-053-008

Address	714 SW 69 th Street
Individual Asking Price:	\$225,000 (\$112.5k/unit)
Units/Type	2 (2BR/1.5BA TH)
Total SF	1,800
No of Stories	2
Year Built	1980
Roof Type/Age	Asphalt Shingle/2023
Acres	0.21 +/-
County	Alachua
Parcel #	06655-053-026

Address	724 SW 68 th Terrace
Individual Asking Price:	\$440,000 (\$110k/unit)
Units/Type	4 (2BR/1.5BA TH)
Total SF	3,900
No of Stories	2
Year Built	1981
Roof Type/Age	Asphalt Shingle/2013
Acres	0.25 +/-
County	Alachua
Parcel #	06655-053-009

Construction	Concrete Block	Washer/Dryer	Connections in 714, 723, & 724 bldgs.
Water	City	Tenant Pays	All utilities
Sewer	City	Landlord Pays	Garbage, pest control, landscaping (~\$400/month)

PARCEL AERIAL



**WOODSIDE
VILLAS
CONDOS**

**CEDAR
RIDGE**



PROPERTY AERIAL



HCA
Hospital

900,000 SF
Oaks Mall



SW 6th Place

SW 70th Terrace

SW 69th Terrace

SW 69th Street

SW 68th Terrace

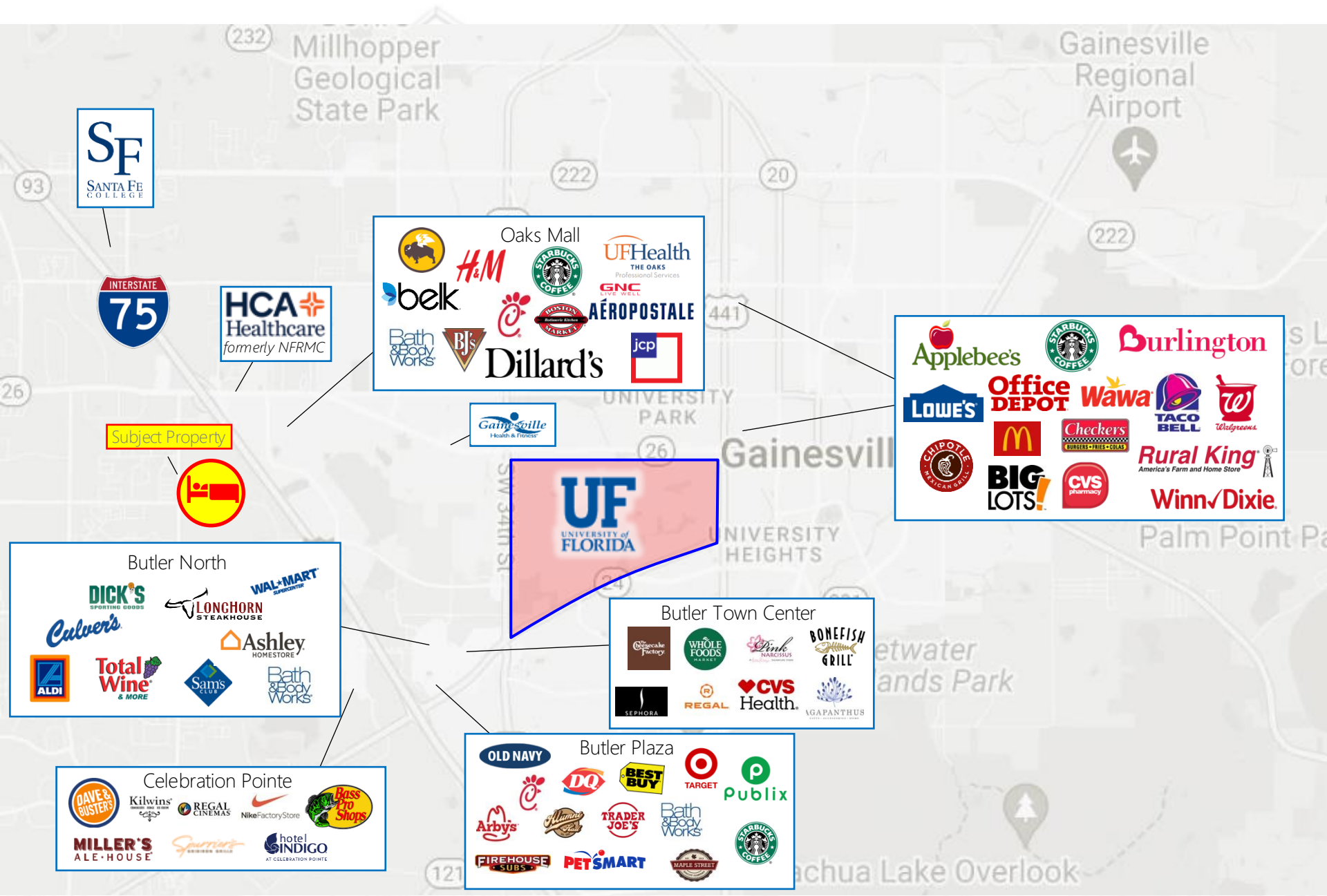
SW 8th Avenue



PROPERTY AERIAL



MARKET AERIAL



EXTERIOR PHOTOS

712 SW 70th Terrace
Asking Price: \$440,000 (\$110k/unit)



EXTERIOR PHOTOS

714 SW 69th Street
Asking Price: \$225,000 (\$112.5k/unit)



EXTERIOR PHOTOS

723 SW 69th Street
Asking Price: \$440,000 (\$110k/unit)



EXTERIOR PHOTOS

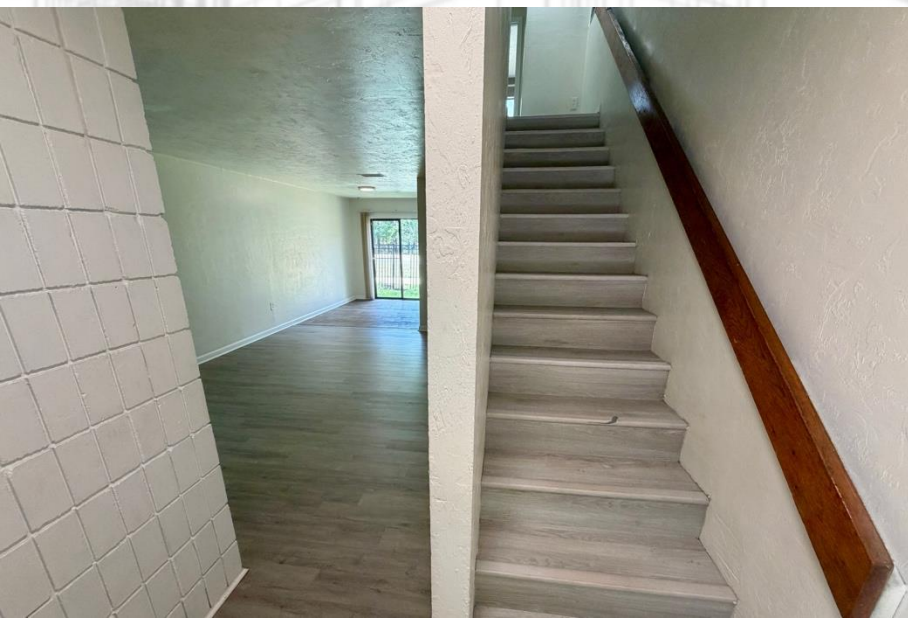
724 SW 68th Terrace
Asking Price: \$440,000 (\$110k/unit)



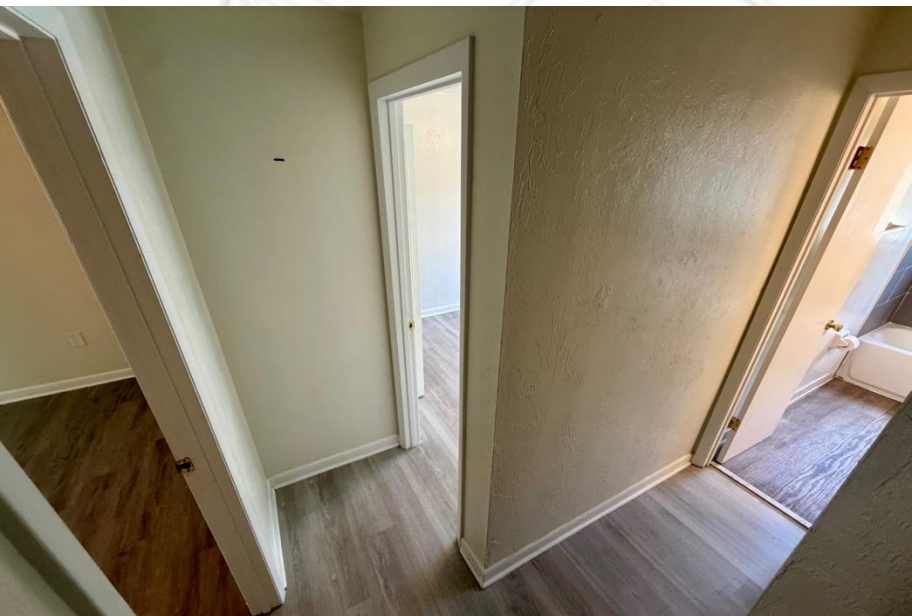
INTERIOR PHOTOS



INTERIOR PHOTOS



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OFFER PROTOCOLS

DISCLAIMER

No warranty or representation, expressed or implied, is made by the Owner or Broker or any related entity as to the accuracy or completeness of the information contained herein, including but not limited to financial information or projections or any information related to the physical buildings or land. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the offering.

TERMS OF OFFER

This investment is being offered as a portfolio with the ability to purchase buildings individually. Portfolio asking price is \$1,545,000. Individual prices are \$440,000/quad and \$225,000/duplex. 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 Joe Klenck, 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.

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

Joe Klenck

The Multifamily Advisors

352-514-4725

Joe@themultifamilyadvisors.com

Seller's Closing Agent

Attorney John Roscow

Holden, Roscow & Caedington PL

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Proposed Insurance Broker

Micah Mattox

Cell: 770-842-0289

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Property Management

Amy Cepeda

Enable Properties

352-214-6950