

Gibson Street Apartments

1450 East Gibson Street • Arcadia, Florida

Investment Highlights

- 34-unit multifamily community with strong in-place income
- Unit mix: 4 (3BR/1BA), 14 (2BR/1BA), 16 (1BR/1BA)
- All units fully leased with stabilized rents
- Brand new roofs installed approximately 1 year ago
- Separately metered utilities – tenants pay electric and water
- Professionally managed with maintenance included
- On-site laundry room opportunity (plumbing & electric in place)

Financial Snapshot

Asking Price	\$4,900,000
Total Units	34
Projected 2026 Income	\$506,400
Gross Net Operating Income (2025)	\$425,678.53
Net Operating Income (2025)	\$321,993.46

Value-Add Opportunities

- Increase cash flow through on-site laundry operations
- Recently purchased six (6) storage units that can be rented for additional income
- Long-term rent growth in a high-demand rental corridor
- Stabilized asset with minimal deferred maintenance
- Strong tenant demand supports long-term appreciation

This information is deemed reliable but not guaranteed. Buyer to verify all information independently.