

100% LEASED UF STUDENT TIPLEX & DUPLEX

1013 NW 3rd Ave | Gainesville, FL 32601



FOR SALE

FOR MORE INFORMATION:



Marlon Bruce

Commercial Advisor | Realtor®
352.502.5407
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Eric Ligman

Director
352.256.2112
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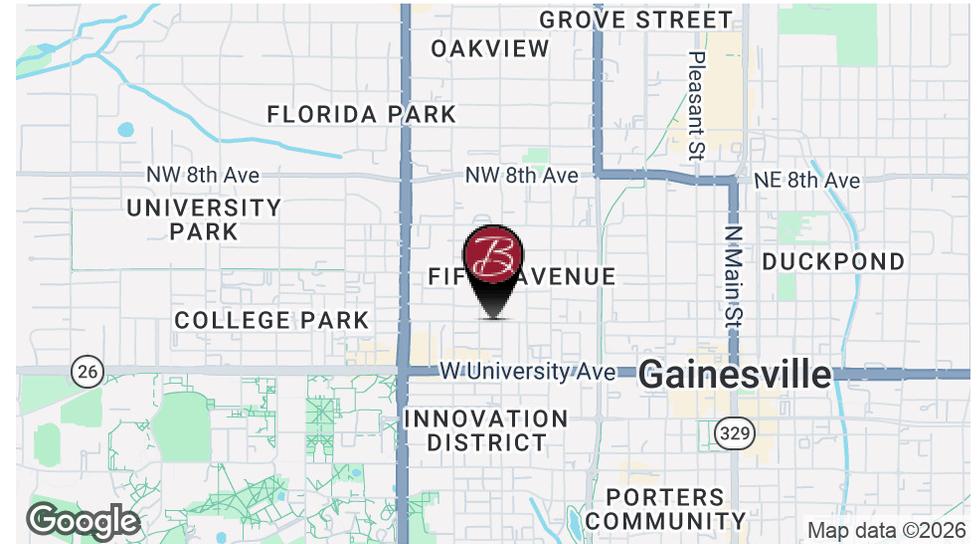
BOSSHARDT

— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

1013 NW 3rd Ave | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	5,666 SF
Number of Units:	5
Price / SF:	\$175.61
NOI:	\$68,410
Year Built:	2008 & 1995
Renovated:	2024 - 2025
Zoning:	U6
Market:	Gainesville
Submarket:	University of Florida

PROPERTY OVERVIEW

An outstanding investment opportunity within walking distance to both Publix and the University of Florida. This portfolio features two well-maintained multifamily buildings comprising 12 bedrooms, 11 full baths, and 2 half baths, designed to capture strong rental demand in one of Gainesville's most sought-after locations. With its prime location less than three minutes from campus and stable income stream, this portfolio is perfectly positioned for immediate returns and long-term growth.

PROPERTY HIGHLIGHTS

- 100% occupancy
- Renovated in 2024-2025
- On-Site Parking
- Additional Units Available (1022 NW 3rd Street)

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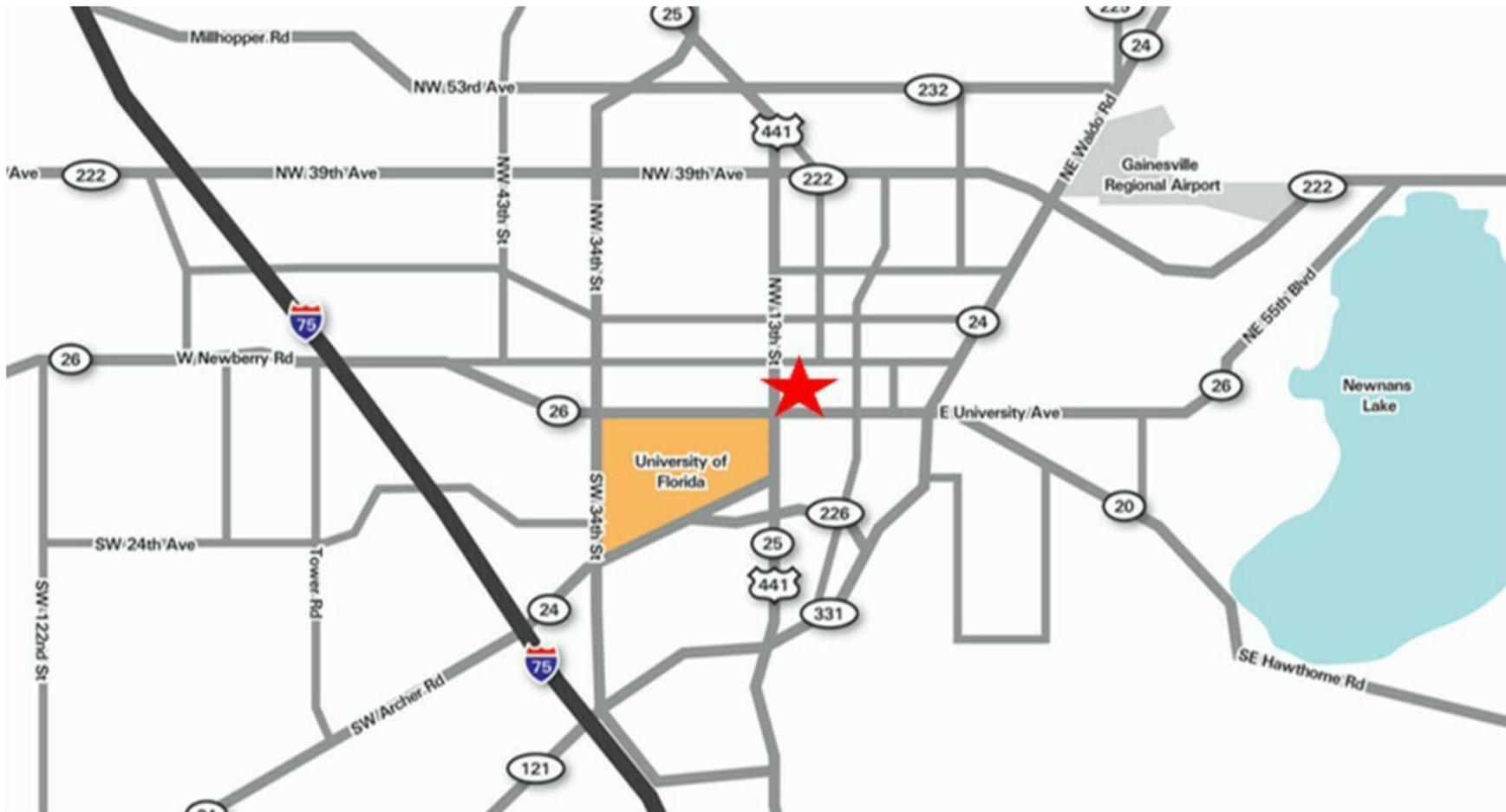


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LOCATION MAP

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AREA MAP

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LANDMARKS

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ADDITIONAL PHOTOS

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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
1013-101	1	1	\$1,000	\$1,200	-	12/26/25	07/31/26
1013-102	1	1	\$1,100	\$1,200	-	06/26/25	07/31/26
1013-201	2	1	\$1,450	\$1,600	-	06/06/25	07/31/26
1005 NW 3rd	4	5	\$3,000	\$3,600	-	08/01/25	07/31/26
210 NW 10th	4	5	\$3,000	\$3,600	-	08/01/25	07/31/26
TOTALS			\$9,550	\$11,200	\$0.00		
AVERAGES			\$1,910	\$2,240			

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INCOME & EXPENSES

1013 NW 3rd Ave | Gainesville, FL 32601

INCOME SUMMARY

1013 NW 3rd Avenue	\$42,600
1005 NW 3rd Avenue	\$36,000
210 NW 10th Street	\$36,000

GROSS INCOME **\$114,600**

EXPENSES SUMMARY

Vacancy	\$5,730
Repairs/Maintenance	\$5,730
Lawn Care	\$400
Property Insurance	\$5,730
Property tax (2025)	\$19,432
Property Management	\$9,168

OPERATING EXPENSES **\$46,190**

NET OPERATING INCOME **\$68,410**

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FINANCIAL SUMMARY

1013 NW 3rd Ave | Gainesville, FL 32601

INVESTMENT OVERVIEW

Price	\$995,000
Price per SF	\$176
Price per Unit	\$199,000
CAP Rate	6.88%
Cash-on-Cash Return (yr 1)	6.88%
Total Return (yr 1)	\$68,410

OPERATING DATA

Total Scheduled Income	\$114,600
Gross Income	\$114,600
Operating Expenses	\$46,190
Net Operating Income	\$68,410

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DEMOGRAPHICS MAP & REPORT

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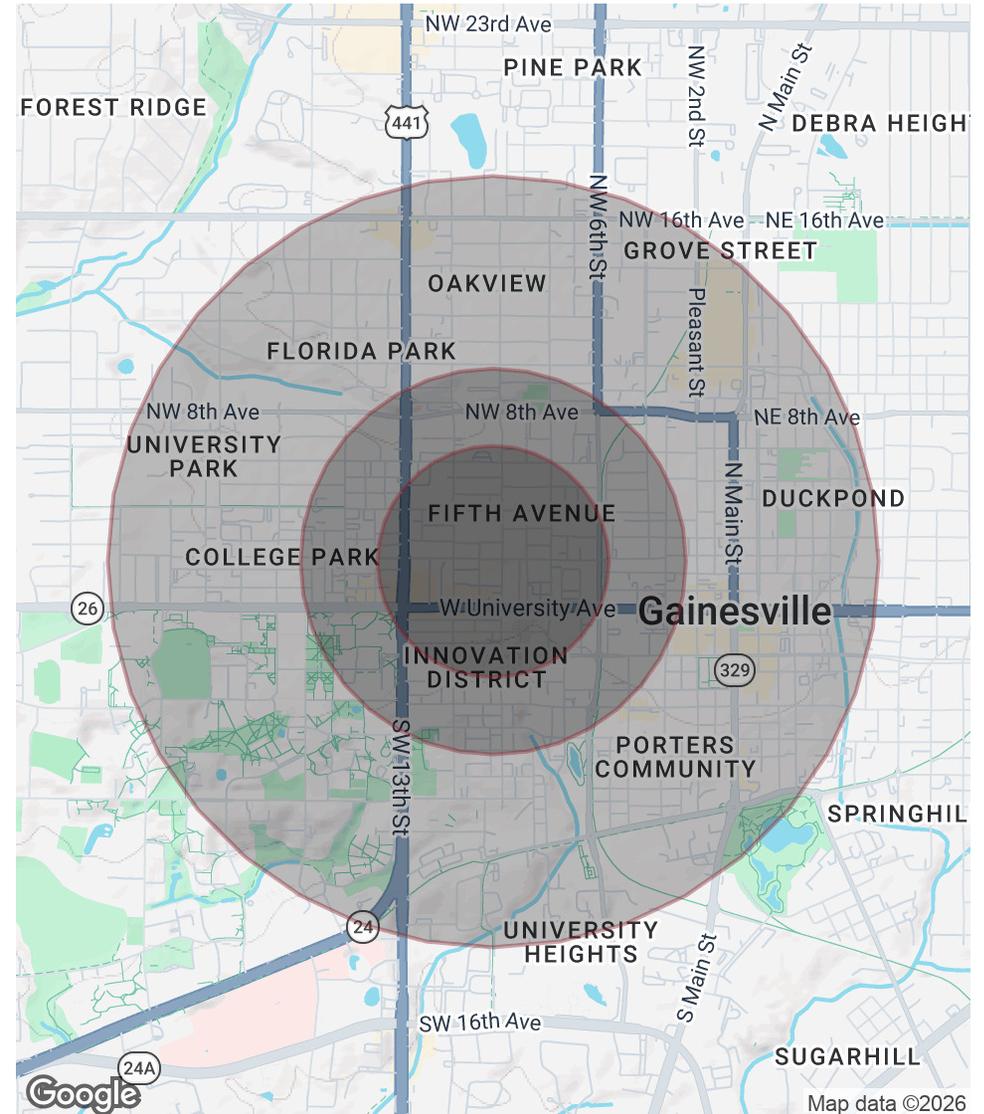
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,833	9,427	25,223
Average Age	25	27	27
Average Age (Male)	26	28	28
Average Age (Female)	24	26	27

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,486	3,964	9,022
# of Persons per HH	2.6	2.4	2.8
Average HH Income	\$36,563	\$41,595	\$42,525
Average House Value	\$319,469	\$294,759	\$285,618

Demographics data derived from AlphaMap



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MARLON BRUCE, ADVISOR

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MARLON BRUCE

Commercial Advisor | Realtor®

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Direct: 352.502.5407

FL #SL3625253

PROFESSIONAL BACKGROUND

Marlon Bruce - Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

Bosshardt Realty Services

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ERIC LIGMAN, DIRECTOR

1013 NW 3rd Ave | Gainesville, FL 32601



ERIC LIGMAN

Director

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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