

MULTIFAMILY OFFERING FOR SALE

# Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



**Bay City Realty**  
850.764.6800  
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 South Palafox Place #10E, Pensacola, FL 32502

| 850.764.6800

| BayCityRealty.com



# Property Description



## Property Description

Great investment opportunity with this multifamily sale in the cozy neighborhood of Myrtle Grove in Pensacola, Fl. Well-maintained, 7,696 Total SF, zoned MDR (Medium Density Residential) and has 8 units (2 - fourplexes). Strong rental income potential, add this property to your investment portfolio!

## Location Description

Great investment opportunity in the Myrtle Grove neighborhood of Pensacola, Fl. Pearson Road is just off Fairfield Drive which is a very busy thoroughfare through Pensacola. Military bases are close by; 3 miles to Saufley Field, 4.4 miles to Corry Station and 8 Miles to NAS Pensacola. Along with access to restaurants and retail, beautiful Osceola Municipal Golf Course is just 2 miles and the Bayou Marcus Birding Trail just 1.5 miles.

## Exterior Description

New roof post Hurricane Sally - 2021  
New Siding  
Parking lot gravel addition and leveling

## Interior Description

Each of the 8 units have 2 bedrooms and 2 bathrooms and are 962 +/- sf. Interior improvements include:

- Unit A- New Fridge, New Carpet, new water heater
- Unit B- new water heater, new tile flooring, new HVAC, stove and fridge
- Unit C- New Tile Flooring, cabinets, water heater, countertop, fridge, HVAC, vanity
- Unit D new water heater, vanity
- Unit E new carpet, fridge and stove
- Unit F- new cabinets, counter tops, fridge, stove, dishwasher, water heater
- Unit G- New HVAC, plank flooring, fridge
- Unit H- New HVAC, plank flooring, vanity

# Property Details

Sale Price	<b>\$1,100,000</b>
------------	--------------------

## Location Information

Building Name	Pearson Complex
Street Address	7116 Pearson Rd
City, State, Zip	Pensacola, FL 32526
County	Escambia
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 90   2 Miles, Interstate 110   6 Miles
Nearest Airport	Pensacola International Airport   8.6 Miles

## Building Information

Building Size	7,696 SF
NOI	\$51,433.10
Cap Rate	4.68
Building Class	C
Occupancy %	100.0%
Number of Floors	2
Year Built	1985
Year Last Renovated	2022
Number of Buildings	2

## Property Information

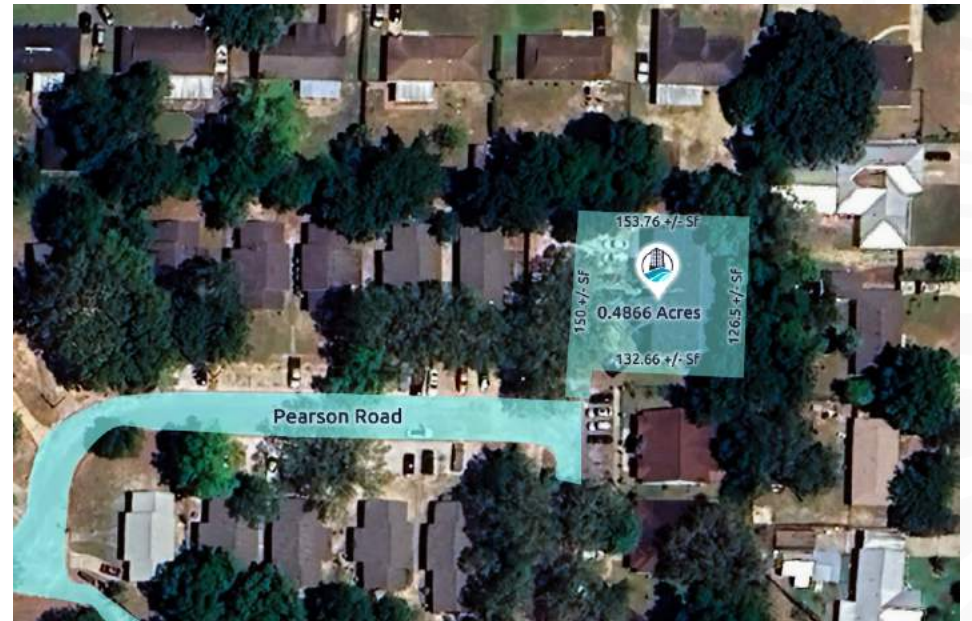
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	MDR
Lot Size	0.487 Acres
APN #	102S312002002001

## Parking & Transportation

Parking Type	Surface
--------------	---------

## Utilities & Amenities

All units have separate electric meters. Owner pays ECUA water and trash as part of rent.



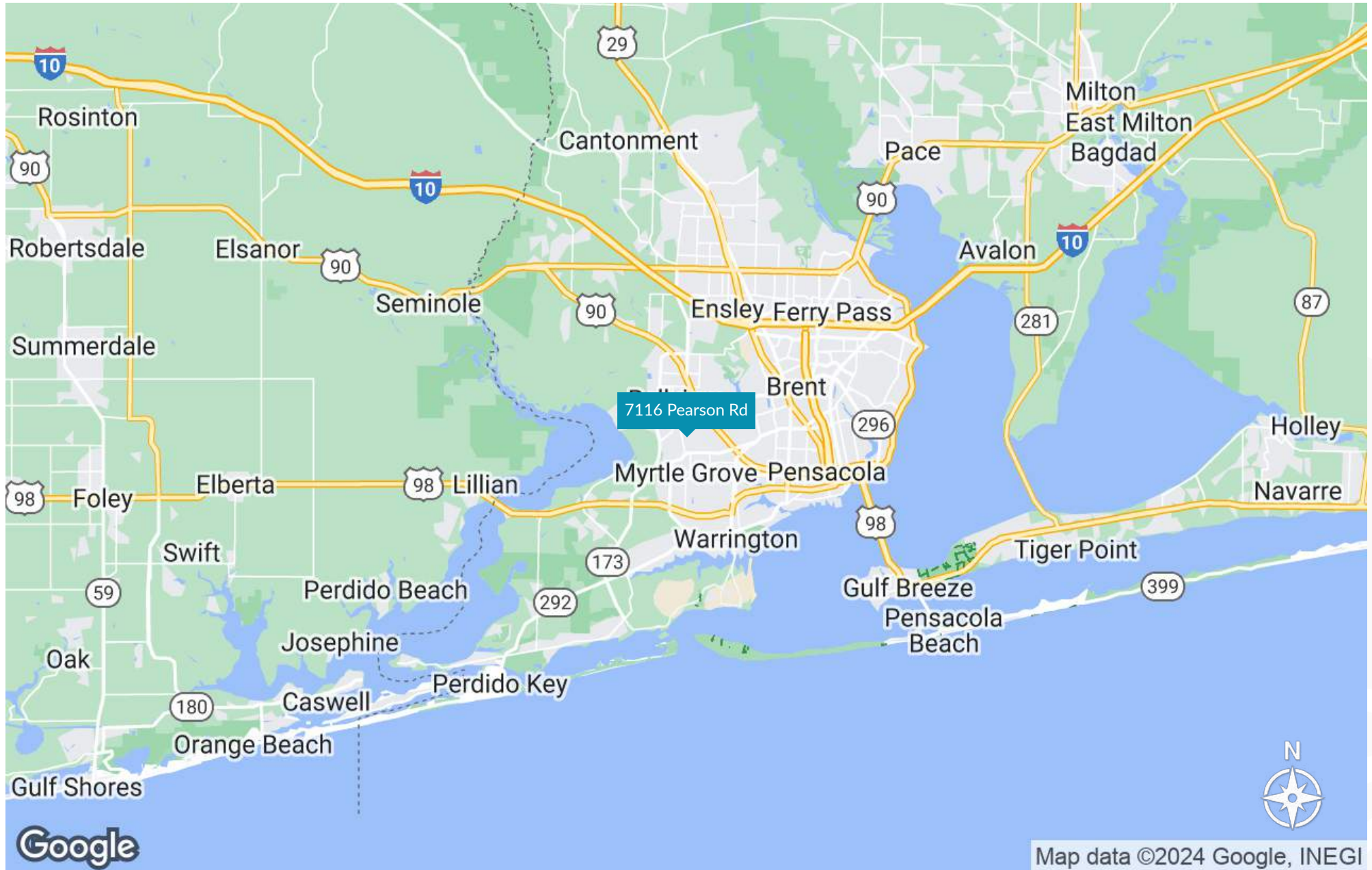
# Additional Photos



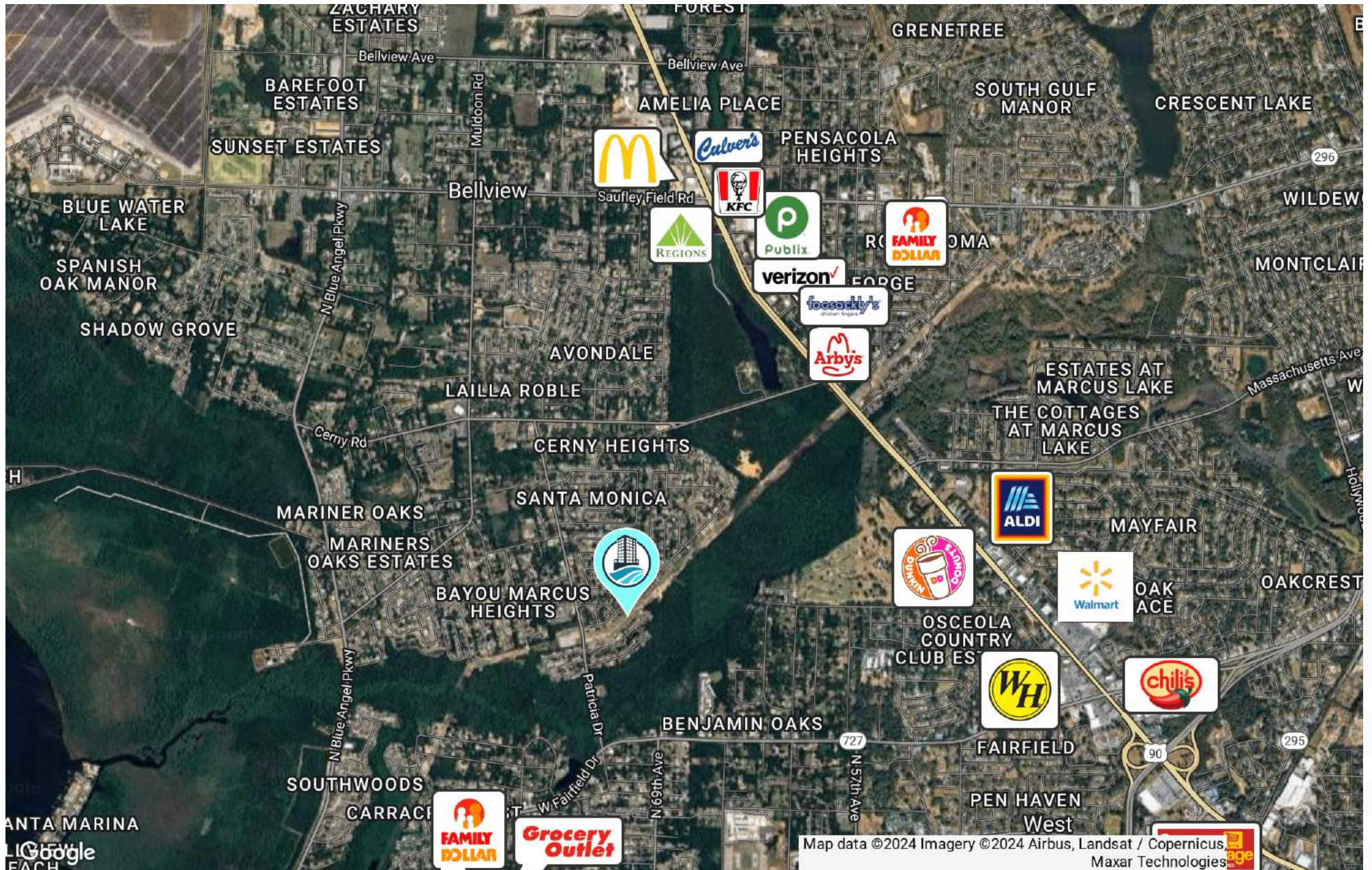
# Additional Photos



# Regional Map



# Retailer Map

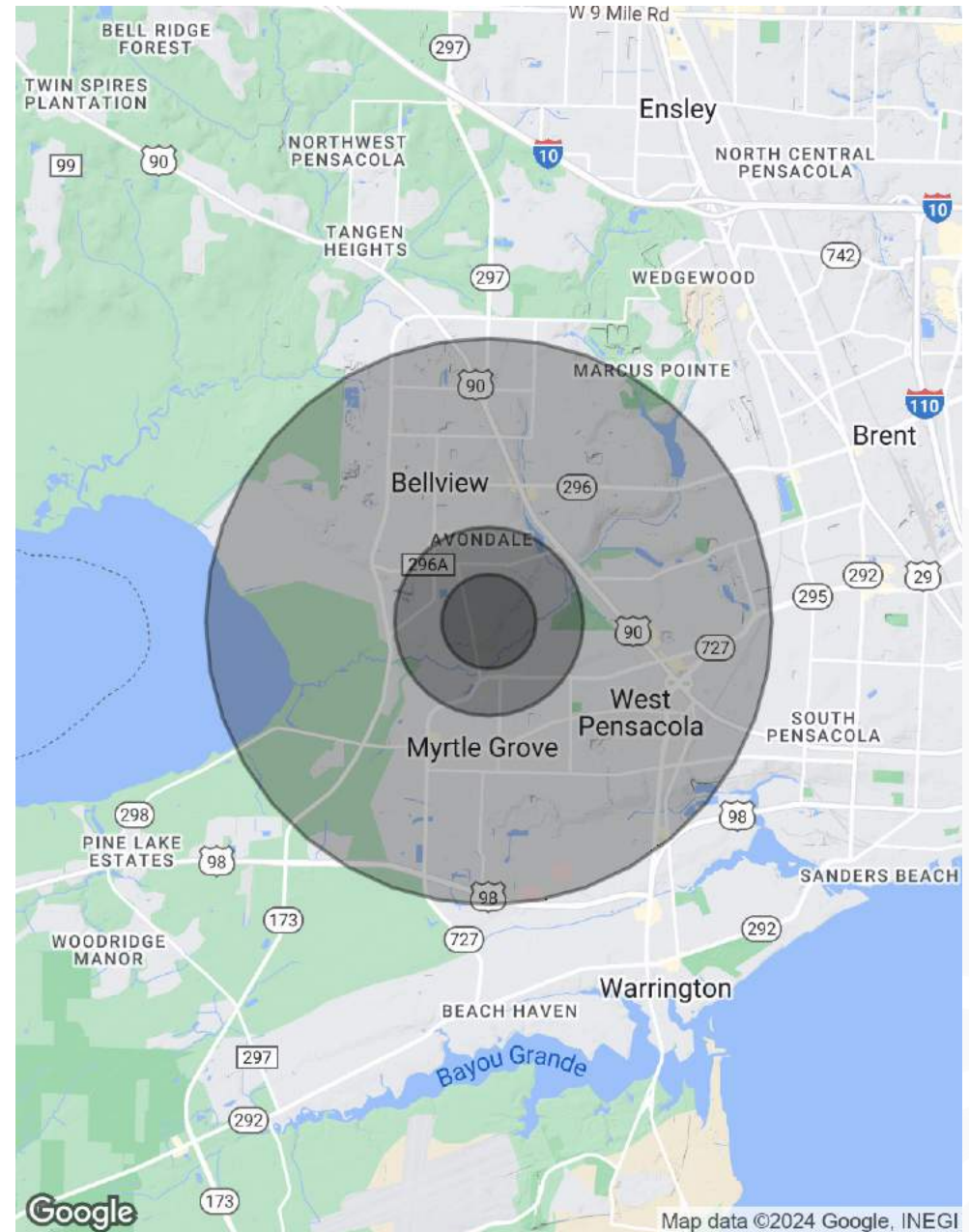


# Demographics Map & Report

Population	0.5 Miles	1 Mile	3 Miles
Total Population	2,328	8,009	62,383
Average Age	39	40	40
Average Age (Male)	38	39	38
Average Age (Female)	40	41	41

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	898	3,172	24,483
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$65,834	\$72,317	\$67,765
Average House Value	\$164,852	\$190,603	\$197,130

Demographics data derived from AlphaMap





# About Mehdi & Wendi

## Meet The Team



**MEHDI MOEINI**  
Broker | Partner  
(850) 380-0877  
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



**WENDI SUMMERS**  
Realtor | Partner  
(850) 712-7567  
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.