



MULTIFAMILY INVESTMENT OPPORTUNITY

GIBSON STREET APARTMENTS

34 UNITS | 3.36 ACRES | ARCADIA, FL (DESOTO COUNTY)

1450 E. Gibson Street, Arcadia, FL — a well-located, seven-building multifamily community of solid block construction, situated directly across from DeSoto County High School and minutes from South Florida State College, DeSoto Memorial Hospital, and the Civic Center.

CONTACT BROKER FOR PRICING

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for use by a limited number of parties and is furnished solely to assist the recipient in deciding whether to pursue further interest in the acquisition of Gibson Street Apartments (the “Property”). It does not purport to be all-inclusive or to contain all information a prospective purchaser may require.

The information contained herein has been obtained from the Owner and sources believed to be reliable, but has not been independently verified for accuracy or completeness and is presented subject to errors, omissions, and changes. Prospective purchasers are advised to conduct their own independent investigation, engage legal and financial advisors, and verify all information prior to making a purchase decision.

By accepting this Memorandum, the recipient agrees to keep its contents confidential and to use it solely for the purpose of evaluating a potential acquisition of the Property, and not to disclose it to any third party without prior authorization.



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LISTING CONTACT

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OFFERING PROCESS

Contact the listing broker directly for pricing, showing requests, and additional due diligence materials.

Investment Summary

34 TOTAL UNITS	3.36 ACRES	R-4 ZONING
1983 YEAR BUILT	7 BUILDINGS (CBS)	100% HISTORICAL OCCUPANCY

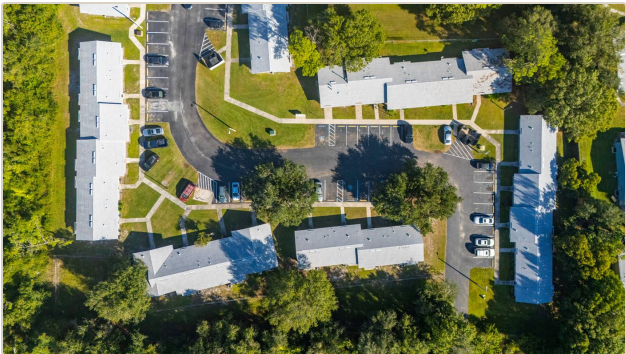
Gibson Street Apartments is a 34-unit multifamily community in Arcadia, FL, built of solid block (CBS) construction across seven buildings. The Property sits in what may be one of the best-located multifamily addresses in Arcadia — directly across the street from DeSoto County High School and immediately adjacent to South Florida State College — a location that has historically kept the Property at or near full occupancy.

Investment Highlights

- **Irreplaceable Location** — directly across the street from DeSoto County High School (approx. 1,200 students, grades 9–12), immediately next to South Florida State College, and within one mile of DeSoto County Middle School, DeSoto Memorial Hospital, and the Civic Center.
- **Consistently Full** — the Property's location has historically supported occupancy at or near 100%.
- **Well-Maintained Asset** — solid block construction across all seven buildings, all buildings have newer roofs, and the parking lot was recently repaved with ample parking throughout.
- **Individually Metered Utilities** — electric, city water, and sewer are individually metered, keeping ownership's utility exposure limited to common areas and between-tenant turns.
- **Untapped Additional Income** — an on-site laundry room space exists but is not currently being utilized. There is room for a fully operating laundry room (two washers, two dryers) as well as additional resident storage — both straightforward, low-cost ways to add income streams beyond the current rent roll.

Property Summary

Property Name	Gibson Street Apartments
Address	1450 E. Gibson Street Arcadia, FL — DeSoto County
Property Type	Multifamily
Year Built	1983
Total Units	34
Buildings	7 — Solid Block (CBS) Construction
Roofs	All Buildings — Newer Roofs
Total Acreage	3.36 Acres
Zoning	R-4 — independent verification advised
Parking	Recently Repaved; Ample Parking for All Buildings
Utilities	Individually Metered — Electric, City Water, Sewer



Seven solid block buildings arranged around a central courtyard and parking area, with mature tree canopy throughout the community.

Unit Mix

Unit Type	Count
1 Bed / 1 Bath	16
2 Bed / 1 Bath	14
2 Bed / 2 Bath	4
Total Units	34

Property Photos



Well-kept grounds, ample resident parking, and clean building exteriors throughout the community.

Inside a Typical Unit





Gibson Street Apartments sits in what may be the single best-located multifamily address in Arcadia. The Property is directly across the street from **DeSoto County High School**, which enrolls approximately 1,200 students across grades 9–12, and sits immediately next to **South Florida State College**. Within one mile of the Property, residents also have access to **DeSoto County Middle School**, **DeSoto Memorial Hospital**, and the **DeSoto County Civic Center** — a rare concentration of schools, healthcare, and community anchors all within walking distance.

Across the Street

DESOTO COUNTY HIGH SCHOOL
(±1,200 STUDENTS)

Next Door

SOUTH FLORIDA STATE COLLEGE

Within 1 Mile

MIDDLE SCHOOL, HOSPITAL & CIVIC
CENTER

Trailing 12-Month Operating Summary

Gross Income	\$492,236
Operating Expenses	
Real Estate Taxes	\$34,000
Repairs & Maintenance	\$32,500
Property Manager	\$10,020
Utilities (Water, Trash & Common/Turn Electric)	\$11,220
Insurance	\$33,040
Total Operating Expenses	\$120,780
Net Operating Income	\$371,456

The figures above reflect current in-place operations and do not include any value from the Property's untapped income opportunities. The on-site laundry room space is not currently in use, and there is room to add a fully operating laundry room (two washers, two dryers) along with additional resident storage — both straightforward additions that would generate income streams beyond what's captured in the numbers above.

Figures shown are trailing 12-month actuals provided by ownership and have not been independently verified. Prospective purchasers are encouraged to conduct their own financial due diligence.

CONTACT

Let's Talk About This Opportunity

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