

1 | PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

Introducing a prime investment opportunity within a 24-hour manned, secure access gated community. This beautifully maintained property in the well-known GATED community of The Ravines, boasts a 6,930 SF building with 11 spacious units which include: 8 efficiency units, 2 one-bedroom, and one two-bedroom. Built in 1985 and zoned PUD, the property offers both solid construction and flexible usage options. Nestled in the sought-after Middleburg area, this investment promises strong rental demand and a convenient, secure location for residents. Don't miss this unique multi-family opportunity right around the corner from the new beltway!

OFFERING SUMMARY

Sale Price:	\$2,000,000.00 / SF
Number of Units:	11
Lot Size:	42,282 SF
Building Size:	6,930 SF
NOI:	\$65,433.88

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	244	915
Total Population	239	683	2,517
Average HH Income	\$84,965	\$84,889	\$84,420

PROPERTY HIGHLIGHTS

- 6,930 SF building
- 11 income producing units
- Gated 24 hour manned security and controlled access
- Located Inside The Ravines

STANLEY BISHOP

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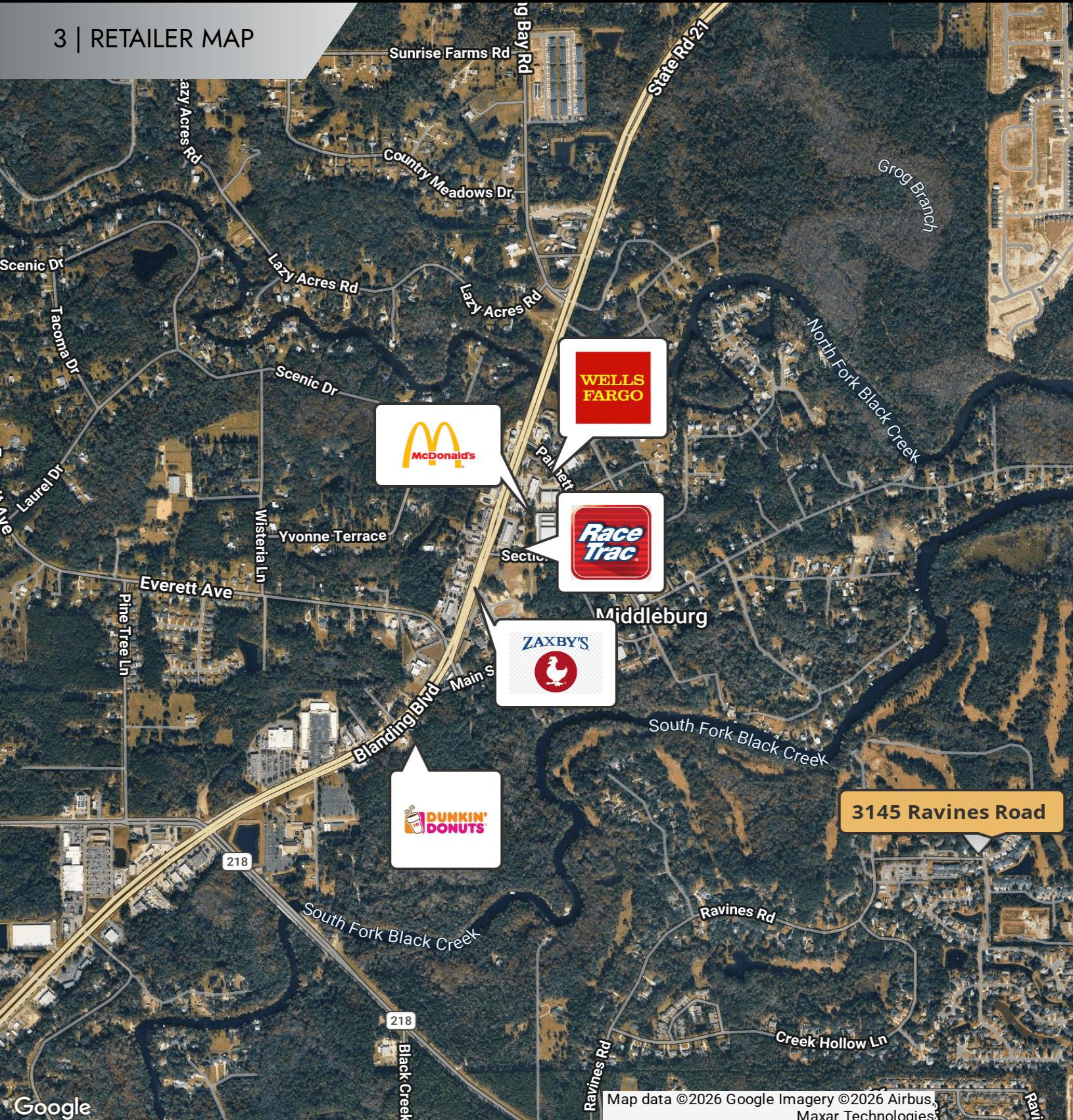
2 | ADDITIONAL PHOTOS



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NORTH FLORIDA
REALTY ADVISORS

3 | RETAILER MAP



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4 | ADVISOR BIO 1

**STANLEY BISHOP**

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Direct: **904.237.2933****PROFESSIONAL BACKGROUND**

Stanley H. Bishop, Jr., is the driving force behind North Florida Realty Advisors. With over 25 years of real estate experience, Stanley has built a reputation for his expertise, integrity, and dedication to his clients. His impressive career has seen him assist over 10,000 buyers and sellers in completing successful real estate transactions.

EDUCATION

Bachelor's Degree in Business Management with a focus on Marketing: Stanley's undergraduate education provided him with a solid foundation in business principles and marketing strategies, essential for thriving in the competitive real estate industry.

Master of Business Administration (MBA): Stanley's advanced degree further honed his skills in business management, strategic planning, and financial analysis, enabling him to offer unparalleled insights and solutions to his clients.

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