



**CENTRAL BRADENTON  
6 PLEX CONSISTENT  
100% OCCUPANCY**

2619 45TH AVE W  
BRADENTON, FLORIDA 34207

**PROPERTY HIGHLIGHTS**

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	803	2,271	9,137
Total Population	1,814	5,212	20,581
Average HH Income	\$57,265	\$58,992	\$63,034



For More Information

**ADAM DOAK**  
Commercial Realtor  
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**AMERICAN PROPERTY GROUP OF SARASOTA, INC.**  
**7750 South Tamiami Trail, Sarasota, Florida 34231**  
**Adam Doak 941-923-0535 www.americanpropertygroup.com**  
**CONFIDENTIALITY AGREEMENT**

This Agreement is made and entered into between the undersigned individually and on behalf of the below referenced business entity, its officers, directors, partners, shareholders, employees, agents and advisors (collectively "**Principal**") and American Property Group of Sarasota, Inc. (APG) a Florida corporation for the benefit of APG and the following subject business entity, referenced as Seller ("**Seller**").

**Property:**              2619-2631 45TH AVE W, BRADENTON, FL 34207  \_\_\_\_\_

Whereas, Principal may request information from APG and Seller for the purposes of investigating a possible acquisition, partnership, investment, divestiture, sale, or other financial transaction, involving the purchase or transfer of cash, assets, stock, partnership interests or otherwise, merger or joint venture involving all or part of the real property and/or business interests owned by a Seller, or a loan, investment, or other financial or securities transaction. Therefore, in consideration of the mutual promises and covenants contained herein, and to induce the release of information by Seller and APG, Principal agrees as follows:

- 1. Principal will not disclose any information obtained hereunder, or in the course of its investigations of the business interests of the Seller, to any person or organization not so authorized in writing, or make known to others by disclosure or confirmation, that Seller or any portion of its assets or ownership interests are for sale.
- 2. Principal shall not reveal this information to any broker, intermediary, lending institution, prospective equity partner, or other source without the specific prior written approval of APG. Principal shall not contact the Seller, its banker, accountant, attorney, employees, suppliers, competitors, customers or others who might have information concerning Seller for any purpose whatsoever (including the hiring of Seller's employees) without the prior written authorization of APG. The existence, extent and nature of this Agreement shall be fully disclosed to all individuals at such time they receive information hereunder and who shall thereafter be equally bound by the provisions hereof.
- 3. This Agreement applies to all information received by Principal from or on behalf of a Seller at any time, which is not available to the general public. All information provided pursuant to this Agreement shall be deemed confidential and valuable and constitutes the proprietary trade secrets of Seller. Unauthorized disclosure of said information, even without intent to harm, shall cause substantial and irreparable damage to APG and Seller. All information provided to Principal shall be used for the sole purposes set forth hereinabove and shall not at any time, or in any manner, be utilized for any other purpose. At such time as its review and investigation of Seller are completed, or upon written request of APG, Principal shall promptly return all information, in whatever form, without retaining copies, summaries or extracts thereof. Any additional commissions that may be required by Principal's Broker shall be paid by Principal. By signing below, Broker agrees to abide by the terms of this Agreement as well.
- 4. Neither APG nor Seller makes any representation or warranty, express or implied, as to the truth, accuracy or completeness of any information provided to Principal under this Agreement. Any and all representations and warranties shall be made solely by Seller in a signed acquisition agreement, engagement, or contract and then be subject to the provisions thereof. Principal assumes full responsibility for its reliance upon such information and expressly waives all rights of recourse, if any, against APG for Principal's reliance thereon. Furthermore, Seller expressly reserves the right in their sole discretion to reject any or all offers for the Property and to terminate discussion with Principal at any time with or without notice.
- 5. In the event of a dispute among the parties hereto, the prevailing party, in addition to the award of damages or any other remedy (including, as necessary, to ensure the confidentiality of Seller's information and trade secrets, injunctive relief), shall be entitled to recover its attorney fees and other reasonable costs incurred in enforcing this Agreement.
- 6. Principal understands and agrees Seller is an intended third party beneficiary of this Agreement and as such is entitled to enforce any breach hereof in Seller's own name. Principal understands and agrees it will not knowingly take any action such as will interfere with or adversely affect the rights of APG and/or Seller under any fee (or compensation) or other agreements.
- 7. The respective obligations of the parties under this Agreement shall survive for a period of **three (3) years** following the date hereof. Principal, in executing this Agreement, acknowledges APG is acting solely as the broker representing the seller.

**PRINCIPAL:**        **Date:** \_\_\_\_\_

(Print Name) \_\_\_\_\_

Company

X \_\_\_\_\_  
Signature

\_\_\_\_\_

Address

\_\_\_\_\_  
Telephone#                          Fax #

\_\_\_\_\_  
City    State    Zip

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Agent/Selling Broker    Date

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# CENTRAL BRADENTON 6 PLEX 100% CONSISTENT OCCUPANCY



## OFFERING SUMMARY

Sale Price:	\$1,669,000
Building Size:	5,908 SF
Lot Size:	23,435 SF
Number of Units:	6
Cap Rate:	7.0%
NOI:	\$116,628
Year Built:	1971
Renovated:	2022
Zoning:	RSF-6

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Bella Strada Apartments

Property is located on an oversized lot with approx. 24,000 sf of outside space. Site consists of 6 apartments with a nice mixture of 1 bedrooms, 2 bedrooms and a 3 bedroom. Seller has done an abundance of work with updating all appliances, flooring, light fixtures, bathroom renovations, kitchen renovations, exterior paint, extending parking areas and much more. Most importantly the tenants have been quality and all pay on time with much respect for the property. Bella Strada Apartments is located just off Cortez Rd. with an A+ location from the beaches to downtown Bradenton and Sarasota. Bella Strada is also located within walking distance to various public transportation. Bella Strada Apartments is consistently full and if a unit does go vacant they fill up quickly.

Unit Mixture: Three 2bd/1bath, One 3bd/1bath, Two 1bd/1bath

Please complete the NDA for more income information.

Site is 100% occupied so please be confidential.

\*Prior to any interior showings proof of funds/pre approval must accompany an offer. An accepted buyer will gain a full tour of all units prior to escrow being placed. This is to minimize foot traffic and not to alarm tenants.

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2619 45th Ave W

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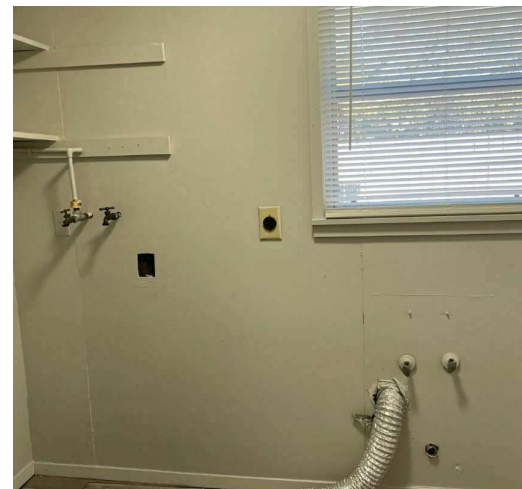
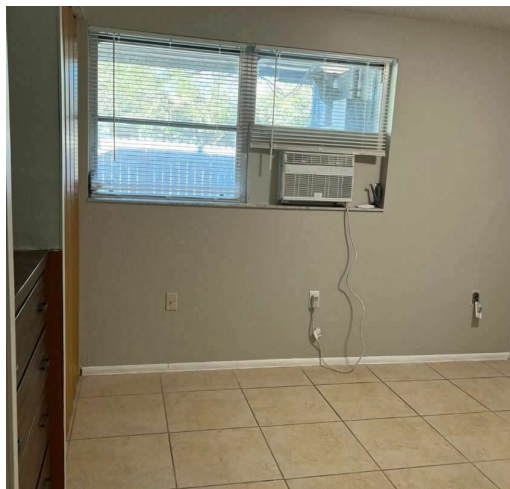
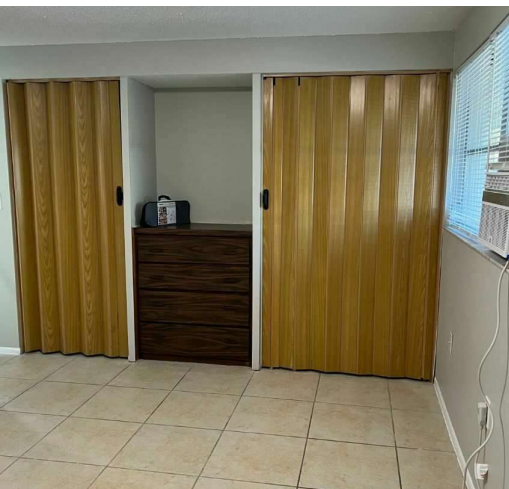
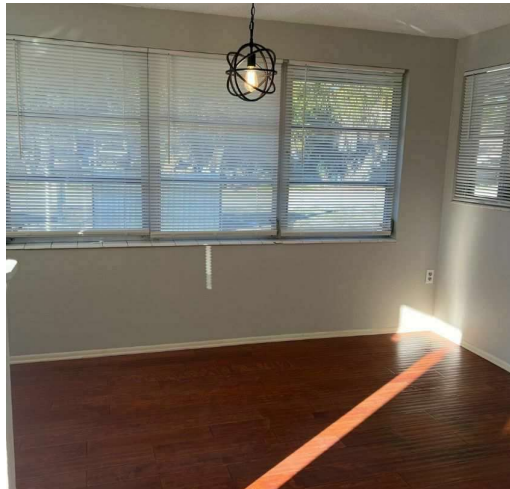


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# UNIT 2619

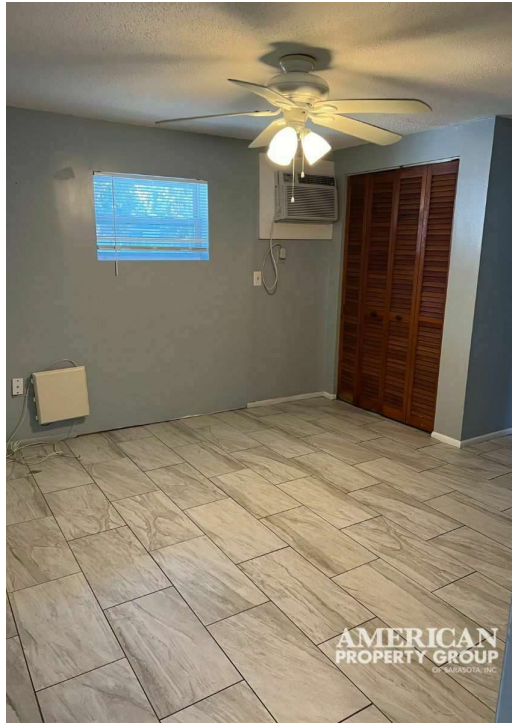


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# UNIT 2621

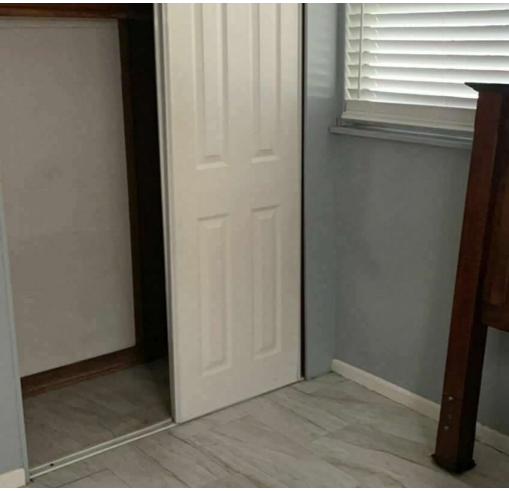


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# UNIT 2625

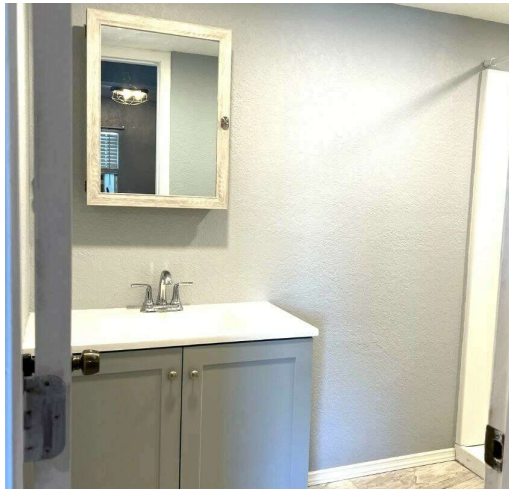
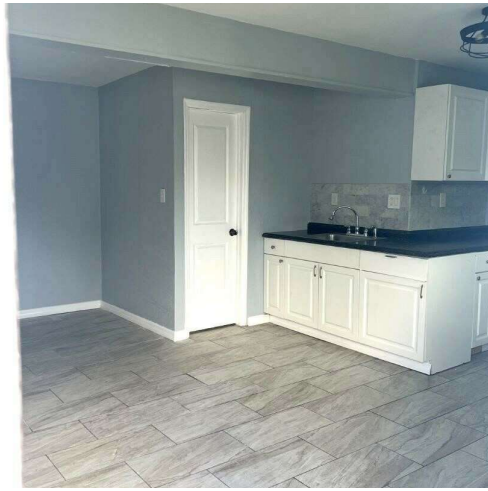


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# UNIT 2627



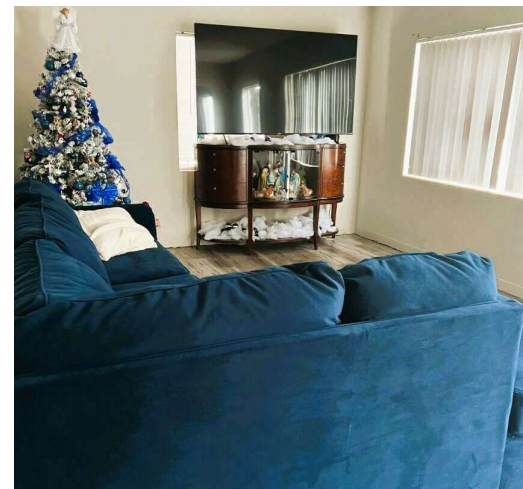
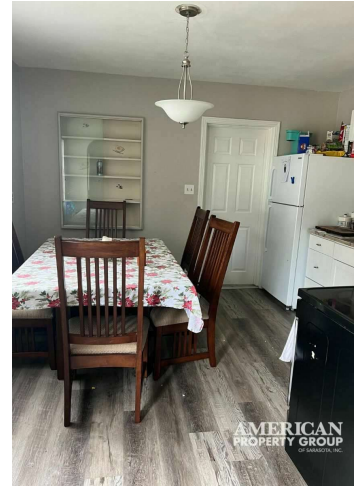
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# UNIT 2631



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# UNIT 2631A



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