

PRICE REDUCED!

Walkable Midtown Quadraplex

For Sale

\$725,000

Executive Summary

413 E 7th Ave, Tallahassee FL, 32304



Midtown Quadraplex, very walkable to Midtown food and entertainment. Signature location on 7th Avenue just East of Thomasville Rd. Well maintained, great historical rent roll. Property is compromised of four 2 Bed/1 Bath units. Rents are below market.



Offering Highlights

- Sale Price: \$725,000
- Cap Rate: 8.2%
- NOI: \$59,474.82
- Zoning: RP-2
- 0.23 Acre
- 4,256 SF



Total Expenses and Net Income

Annual Income	72,0000
Annual Expenses:	
Property Taxes	(5,508.00)
Property Insurance	(3,536.00)
Liability Insurance	(441.18)
Management Software	(1,188.00)
Lawn Care	(1,560.00)
Common Utilities	(192.00)
Total Expenses:	(12,525.18)
Total Net Income:	59,474.82







edible State Farm

CVS

ANYTIME FITNESS

Publix

SUPERCUTS

ups

U-HAUL

SONIC

MASA

golden corral

CIRCLE K

Vino Beano

Midtown Caboose

REDEYE

WHATABURGER

THE BRASS TAP CRAFT BEER BAR

TABLE TWENTY THREE

DG

ABC FINE WINE & SPIRITS

FIVE GUYS BURGERS and FRIES

SHERWIN WILLIAMS

JO-ANN fabric and craft stores

LENSCRAFTERS

J.CREW

SURCHEROS

WHOLE FOODS MARKET

CAVA

Whole Foods Market

Ronald McDonald House Charities

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