# 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 7<sup>th</sup> 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

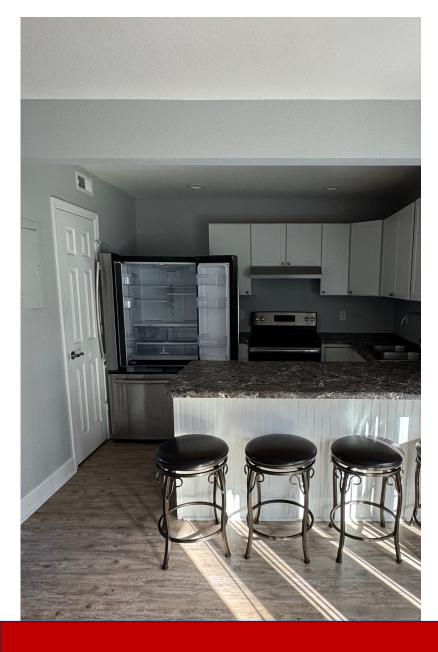
• 4,256 SF

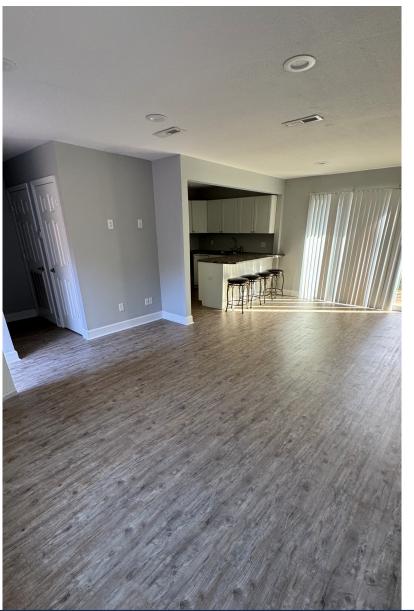


## **Total Expenses and Net Income**

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













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