

Walkable Midtown Quadraplex

For Sale

\$795,000

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: \$795,000
- Cap Rate: 7.5%
- 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







FIVE GUYS
BURGERS and FRIES

SHERWIN WILLIAMS

JOANN
fabric and craft stores

Whole Foods Market



ANYTIME FITNESS

Black Dog Cafe

Lake Ella Park

Golden Corral

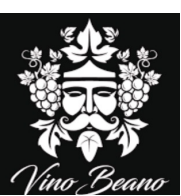


MASA

golden corral



Midtown Caboose



LENSCRAFTERS

J.CREW

SURCHEROS



CAVA

Ronald McDonald House Charities

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