

JUST LISTED!

ALABAMA AVE APARTMENTS

📍 4111 S Alabama Ave, Homosassa Springs, FL 34446

INVESTMENT HIGHLIGHTS

- 8-Unit Apartment Community Located in Homosassa Springs, FL
- 6.23% Takeover Cap Rate with Adjusted Taxes and Insurance
- Two New Leases Recently Signed at \$1,100/Month; Achieving \$50+ Above Existing In-Place Rents, Indicating Upward Rent Momentum
- Well-Built 1980's Vintage, Single Story Concrete Block Construction with Pitched Roofs and Central HVACs
- Spacious 736 Square Foot, 1-Bedroom Floorplans
- 7 out of 8 Units Have Been Renovated with Stainless Steel Appliances, Upgraded White Cabinets, Vinyl Flooring & More Modern Upgrades & Finishes
- Nearby Retailers Include Publix (1.3 Mi), Dollar General (1.3 Mi), Tractor Supply Co. (1.4 Mi), Winn Dixie (1.5 Mi), Walmart (4.6 Mi), Home Depot (5.5 Mi) and Bealls (5.6 Mi)
- Located in Close Proximity Major Attractions Such as Homosassa Springs State Park (1.4 Mi), Withlacoochee State Forest (9.2 Mi), Crystal River Preserves State Park (12 Mi), and Old Courthouse Heritage Museum (17.9 Mi)
- Major Employers Include College of Central Florida (5.1 Mi), Crystal River Airport (6.4 Mi), Withlacoochee Technical College (16.9 Mi), and Citrus Memorial Hospital (17.8 Mi)

INVESTMENT DETAILS

Asking Price	\$900,000
Price Per Unit	\$112,500
Price Per Rentable SF	\$152.85
Number of Units	8
Year Built	1981



70 Miles to..
TAMPA BAY

23-Minute Drive to..
WEEKI WACHEE SPRINGS STATE PARK
(Live Mermaid Shows, Kayaking & Paddleboarding on the River)

14-Minute Drive to..
7 SISTERS SPRINGS
(Kayaking, Swimming, and Picnic Areas)

2-Minute Drive to..
HOMOSASSA RECREATION PARK
(Baseball Field, Soccer Fields, Tennis Courts,
Jogging Trails, and More)

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