

UPDATED PRICING!

TOPAZ VILLAGE

150 & 220 E University Blvd, Melbourne, FL 32901

INVESTMENT HIGHLIGHTS

- Excellent Opportunity to Acquire a Well-Located, True Value-Add Property adjacent to Florida Tech University and Just Minutes from Historic Downtown Melbourne
- Current Ownership has Spent Nearly \$4.2MM in Capital Expenditures Limiting the Need for Future Expenditures from New Ownership
- Expansive Amenity Package Including Two Resort Style Swimming Pools with Brick Paver Sun Decks, Poolside Cabana Beds and Hammocks, Summer Kitchen, Picnic Area, Outdoor Game Area with Ping Pong and Corn Hole and Onsite Laundry Facilities
- Ability to Upgrade Classic, Partially Upgraded Units, and Further Enhance Fully Upgraded Units to Obtain Additional Rent Premiums
- Washer/Dryer Connections in Some Units with the Ability to Retrofit Remaining units with Connections and/or Appliances for Additional Upside
- Diverse Mix of One, Two and Three-Bedroom Units Featuring Modern, Functional Floorplan Layouts
- Surrounded by Major Employers Including Northrop Grumman (3,000 employees), Patrick Air Force Base (10,000 Employees), Kennedy Space Center (10,000 Employees), Orlando-Melbourne International Airport (6,000 Employees) and Health First Medical Group (500+ Employees)
- Located 0.3 Miles from FL Institute of Technology University Which Annually Enrolls Over 9,500 Students & Staff
- Being Offered Free and Clear of Debt Encumbrances

INVESTMENT DETAILS

Asking Price	\$30,000,000
Number of Units	229
Rentable Building Size	164,662 SF
Lot Size	11.88 Acres
Year Built	1983





Melbourne Orlando International Airport

NORTHROP GRUMMAN

Northrop Grumman
~4,000 Employees



Melbourne Square Mall



Downtown Melbourne



Hammock Landing



FLORIDA TECH
Florida Institute of Technology

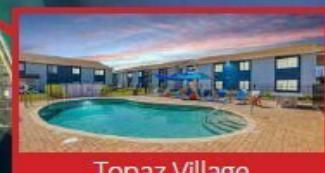
~4,000+ Students

L3HARRIS
FAST. FORWARD.
L3Harris Technologies
~8,000 Employees

LEONARDO DRS
Leonardo DRS
~2,000 Employees

Collins Aerospace
Collins Aerospace
~2,000 Employees

MELBOURNE HARBOUR MARINA
Melbourne Harbor Marina



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ST FranklinStreet

ZACH AMES (LEAD)
Executive Managing Partner
FL #SL3254509
813.288.6676
zachary.ames@franklinst.com

JONATHAN BARCLAY
Managing Director
FL #SL3267772
813.386.0459
jonathan.barclay@franklinst.com

DARRON KATTAN
Executive Managing Partner, Broker of Record
FL #BK3256503
813.658.3355
darron.kattan@franklinst.com

AVERY JORDAN
Managing Director
FL #SL3375596
813.577.3826
avery.jordan@franklinst.com