

MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 Palafox Place Suite 10E, Pensacola, FL 32502

| 850.764.6800

| BayCityRealty.com



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Property Description



Property Description

Great investment opportunity with this multifamily sale in the cozy neighborhood of Myrtle Grove in Pensacola, Fl. Well-maintained, 7,696 Total SF, zoned MDR (Medium Density Residential) and has 8 units (2 – fourplexes). Strong rental income potential, add this property to your investment portfolio!

Location Description

Great investment opportunity in the Myrtle Grove neighborhood of Pensacola, Fl. Pearson Road is just off Fairfield Drive which is a very busy thoroughfare through Pensacola. Military bases are close by; 3 miles to Saufley Field, 4.4 miles to Corry Station and 8 Miles to NAS Pensacola. Along with access to restaurants and retail, beautiful Osceola Municipal Golf Course is just 2 miles and the Bayou Marcus Birding Trail just 1.5 miles.

Exterior Description

New roof post Hurricane Sally - 2021

New Siding

Parking lot gravel addition and leveling

Interior Description

Each of the 8 units have 2 bedrooms and 2 bathrooms and are 962 +/- sf. Interior improvements include:

Unit A- New Fridge, New Carpet, new water heater

Unit B- new water heater, new tile flooring, new HVAC, stove and fridge

Unit C- New Tile Flooring, cabinets, water heater, countertop, fridge, HVAC, vanity

Unit D new water heater, vanity

Unit E new carpet, fridge and stove

Unit F- new cabinets, counter tops, fridge, stove, dishwasher, water heater

Unit G- New HVAC, plank flooring, fridge

Unit H- New HVAC, plank flooring, vanity

Property Details

Sale Price	\$995,000
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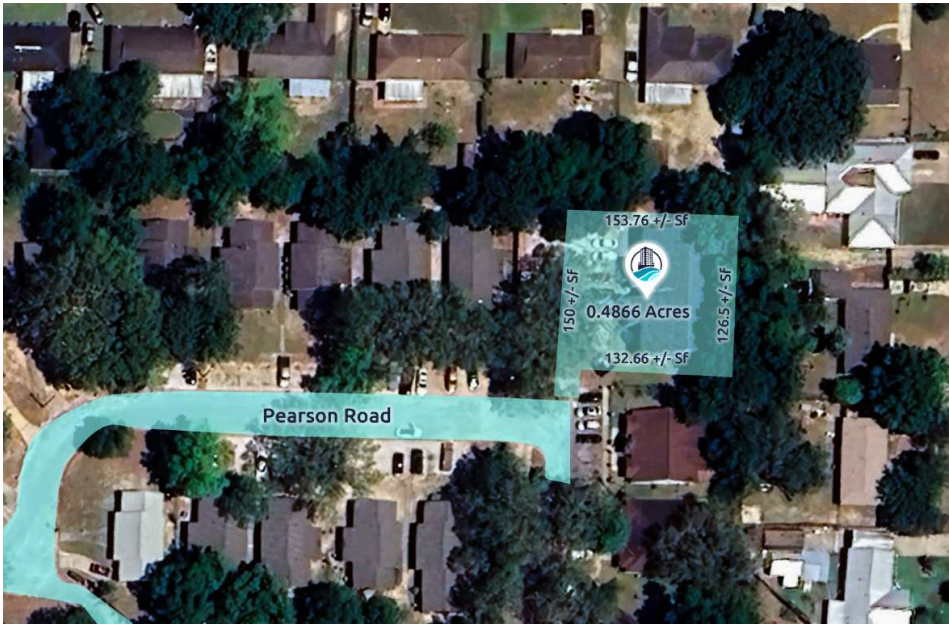
Location Information	
Building Name	Pearson Complex
Street Address	7116 Pearson Rd
City, State, Zip	Pensacola, FL 32526
County	Escambia
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 90 2 Miles, Interstate 110 6 Miles
Nearest Airport	Pensacola International Airport 8.6 Miles

Building Information	
Building Size	7,696 SF
Potential 2026 NOI	\$80,113.00
Potential Cap Rate	8.05 %
Building Class	C
Occupancy %	100.0%
Number of Floors	2
Year Built	1985
Year Last Renovated	2022
Number of Buildings	2

Property Information	
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	MDR
Lot Size	0.487 Acres
APN #	102S312002002001

Parking & Transportation	
Parking Type	Surface

Utilities & Amenities	
All units have separate electric meters. Owner pays ECUA water and trash as part of rent.	



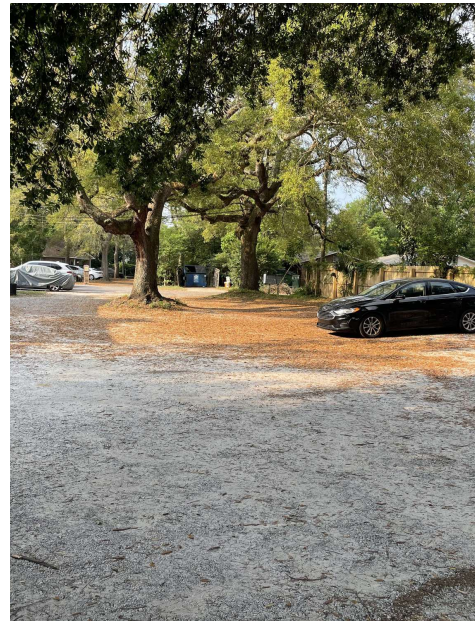
Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Lease End	Current Monthly Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Security Deposit
A	2	2	962	06/01/24	05/31/25	\$995	\$1.03	\$1,300	\$1.35	\$925
B	2	2	962	05/01/24	04/30/25	\$1,050	\$1.09	\$1,300	\$1.35	\$995
C	2	2	962	10/1/2024	09/30/25	\$1,075	\$1.12	\$1,300	\$1.35	\$1,025
D	2	2	962	08/23/24	07/31/25	\$1,095	\$1.14	\$1,300	\$1.35	\$1,025
E	2	2	962	09/01/24	08/31/25	\$1,050	\$1.09	\$1,300	\$1.35	\$995
F	2	2	962	11/01/24	06/30/25	\$1,125	\$1.17	\$1,300	\$1.35	\$1,025
G	2	2	962	08/01/24	07/31/25	\$1,025	\$1.07	\$1,300	\$1.35	\$995
H	2	2	962	09/01/24	08/31/25	\$1,050	\$1.09	\$1,300	\$1.35	\$1,025
Totals/Averages			7,696			\$8,465	\$1.10	\$10,400	\$1.35	\$8,010

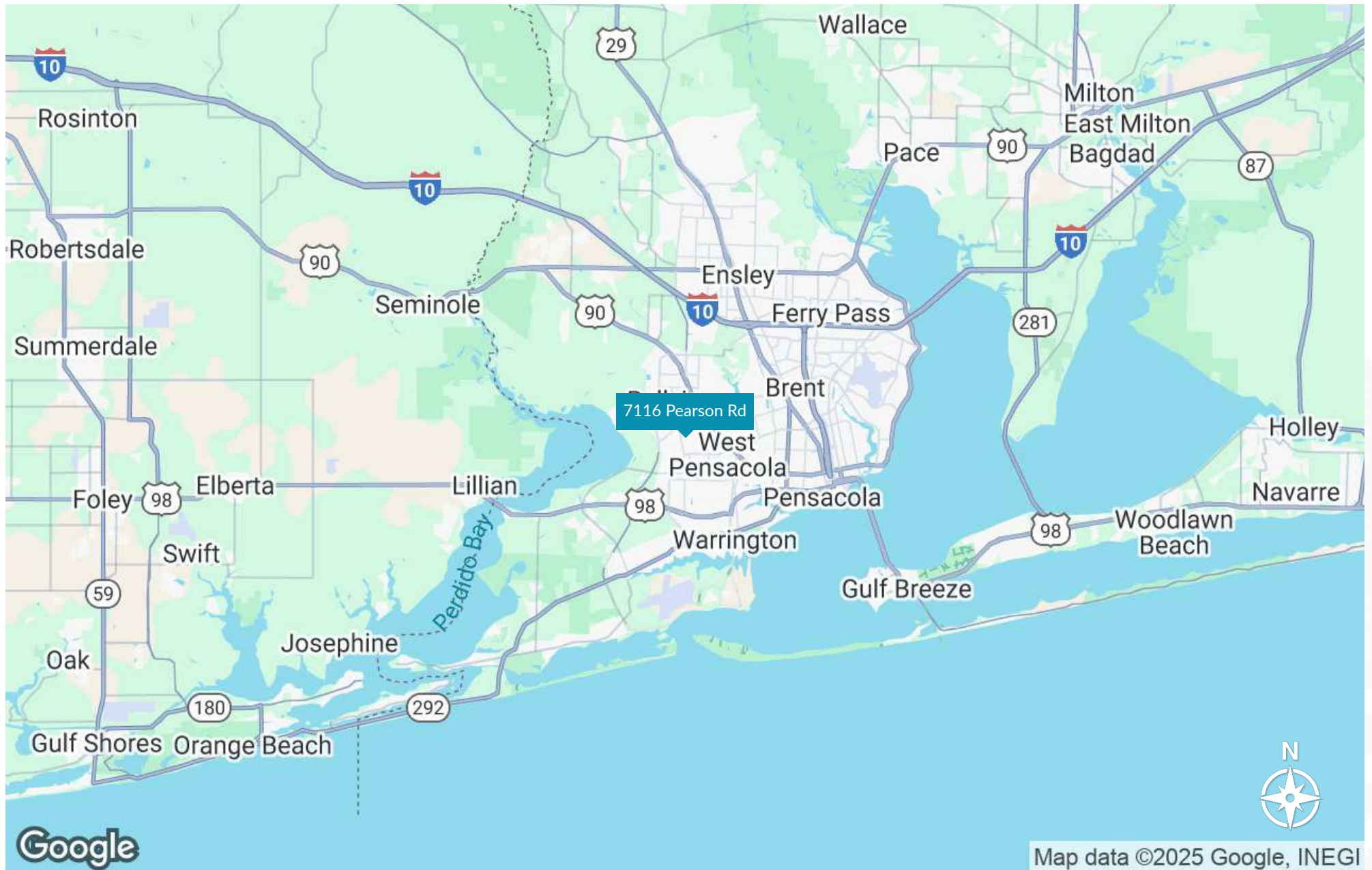
Additional Photos



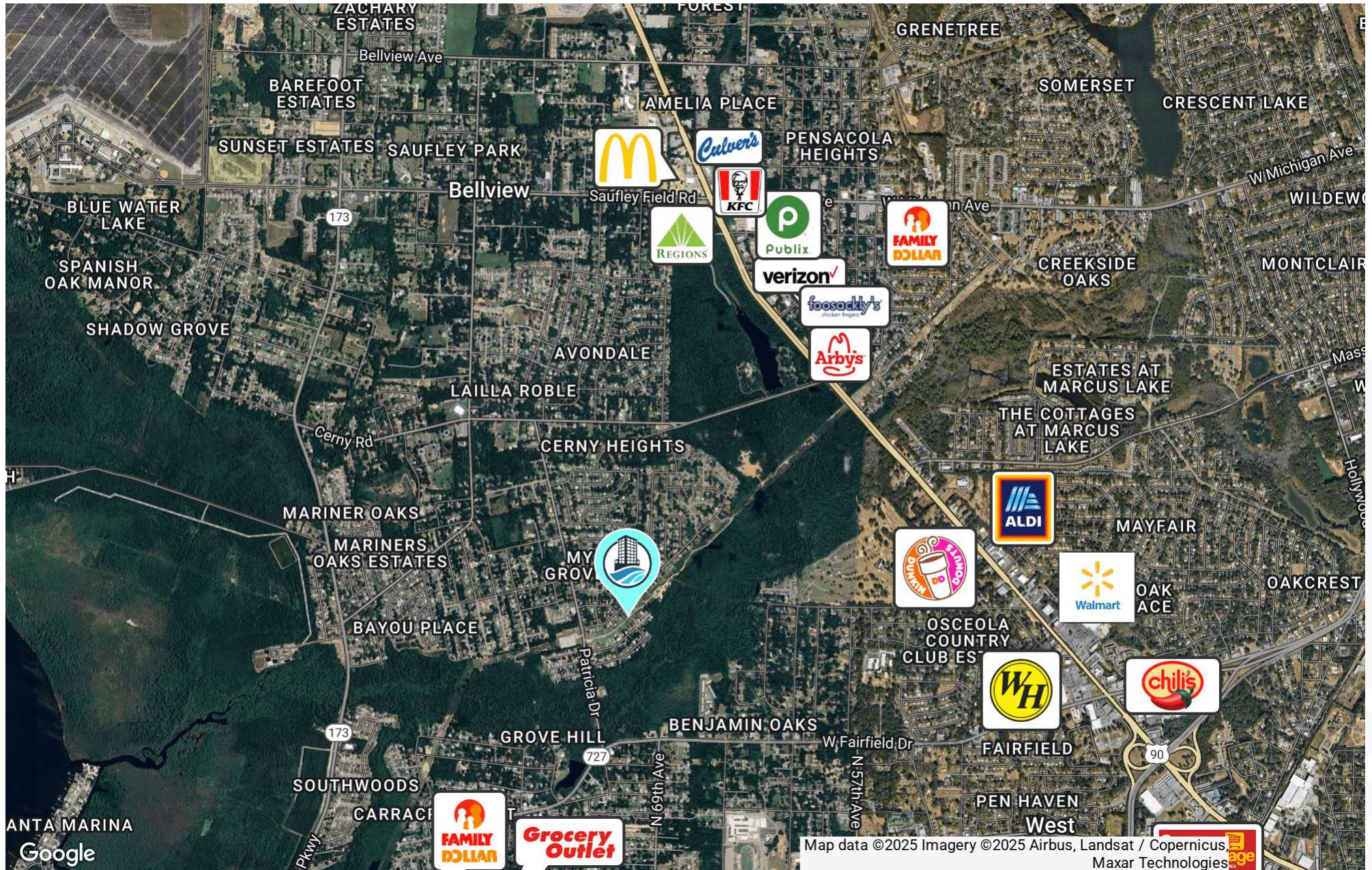
Additional Photos



Regional Map



Retailer Map

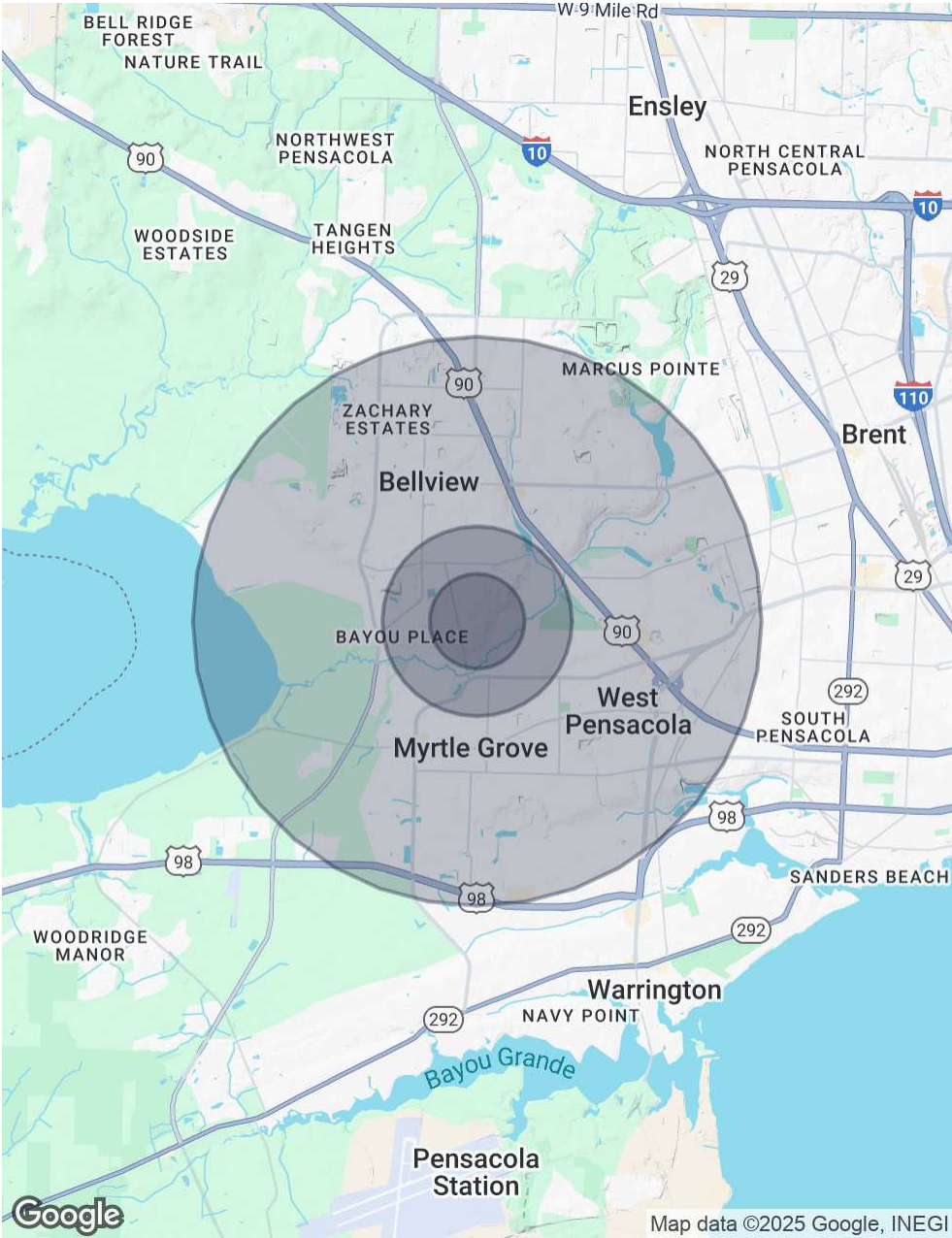


Demographics Map & Report

Population	0.5 Miles	1 Mile	3 Miles
Total Population	2,328	8,009	62,383
Average Age	39	40	40
Average Age (Male)	38	39	38
Average Age (Female)	40	41	41

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	898	3,172	24,483
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$65,834	\$72,317	\$67,765
Average House Value	\$164,852	\$190,603	\$197,130

Demographics data derived from AlphaMap



About Us



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.