

8 UNITS - TOWER VILLAGE



7213 SW 44TH PLACE
GAINESVILLE, FL

FOR SALE

\$855,000
(\$106,875/UNIT)



8 Units
All 2 BR/1 BA



6,144 +/- SF
768 SF each



Built 1981

NEED TO KNOW

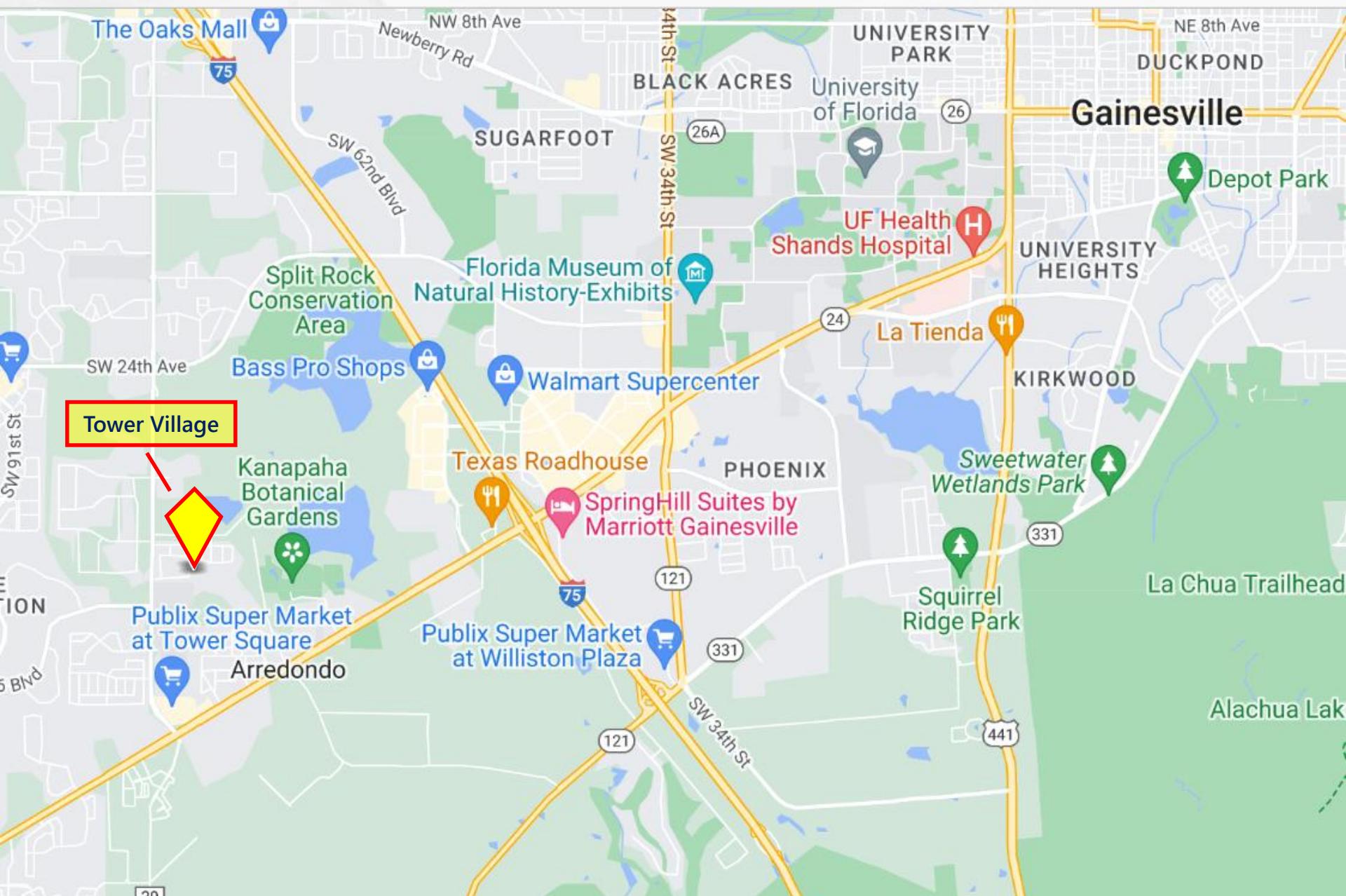
Unit	Status	In-Place Rent	Market Rent	Deposit	Lease Start	Lease End	Type	SF
1	Occupied	\$900		\$725	4/4/2022	4/30/2026	2 BR/1 BA	768
2	Occupied	\$975		\$950	2/14/2024	2/28/2026	2 BR/1 BA	768
3	Occupied	\$900		\$700	1/16/2021	7/31/2026	2 BR/1 BA	768
4	Occupied	\$825		\$750	3/25/2022	5/31/2026	2 BR/1 BA	768
5	Occupied	\$925		\$950	3/8/2024	6/30/2026	2 BR/1 BA	768
6	Vacant		\$1,200				2 BR/1 BA	768
7	Vacant		\$1,200				2 BR/1 BA	768
8	Occupied	\$950		\$900	MTM	MTM	2 BR/1 BA	768
TOTAL		*\$7,875		\$2,000				6,144

*\$7,475 total combines in-place rent and market rent for the vacant units

Construction	Concrete Block
Units	8
Total SF	6,144
No of Bldgs	1
No of Stories	2
Year Built	1981
Roof Type/Age	Shingle/2019

County	Alachua
Parcel #	06879-010-030
Acres	0.87
Tenant Pays	All utilities
Landlord Pays	Lawncare
Washer/Dryer	Connections in all units
Water	City
Sewer	City

Market Aerial



Parcel Aerial



Exterior Photos



Exterior Photos



Interior Photos



Interior Photos



OFFER PROTOCOLS

DISCLAIMER

No warranty or representation, expressed or implied, is made by the Owner or Broker or any related entity as to the accuracy or completeness of the information contained herein, including but not limited to financial information or projections or any information related to the physical buildings or land. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the offering.

TERMS OF OFFER

This investment is being offered at \$855,000. All offers must include, at minimum, the offer price, deposit structure, due diligence period, closing timeframe, whether your offer is conditioned on financing, and if you are not already pre-qualified by the listing broker or seller, please produce proof of ability to perform. Proof of ability to perform can be all or any of the following: 1) a letter from a lender stating your ability to purchase the property at the offered price, 2) a list of addresses of other apartment assets you own, or 3) some buyers have chosen to produce screen shots of bank accounts showing enough liquidity to buy the asset (please black out any confidential info).

PROPERTY TOURS

All property tours must be arranged with Joe Klenck, the listing broker. At no time shall the tenants or manager be contacted without prior approval. Prior to any tours occurring, buyers must produce proof of ability to perform (described above) and have fully underwritten the deal(s) on paper and are penciling out to within reasonable proximity of asking price.

OFFER RESPONSES

The seller will have the right to respond to offers as they are received, but a formal bid deadline may be established if decided upon by the seller.

KEY CONTACTS

Listing Agent

Joe Klenck
Beau Beery Multifamily Advisors
352-514-4725
Joe@beaubeery.com

Current Insurance Broker

Jes Odom
Florida Farm Bureau
352-378-1389 ext 3
Jes.odom@ffbic.com

Seller's Closing Agent

Attorney John Roscow
Holden, Roscow & Caedington PL
352-373-7788
john@gnv-law.com

Proposed Property Management

Amy & Abel Cepeda
Enable Properties
352-214-6950