



# 8 UNITS - TOWER VILLAGE



# FOR SALE

## \$855,000

(\$106,875/UNIT)



**8 Units**  
**All 2 BR/1 BA**



**6,144 +/- SF**  
768 SF each



**Built 1981**



**7213 SW 44<sup>TH</sup> PLACE**  
**GAINESVILLE, FL**

## 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

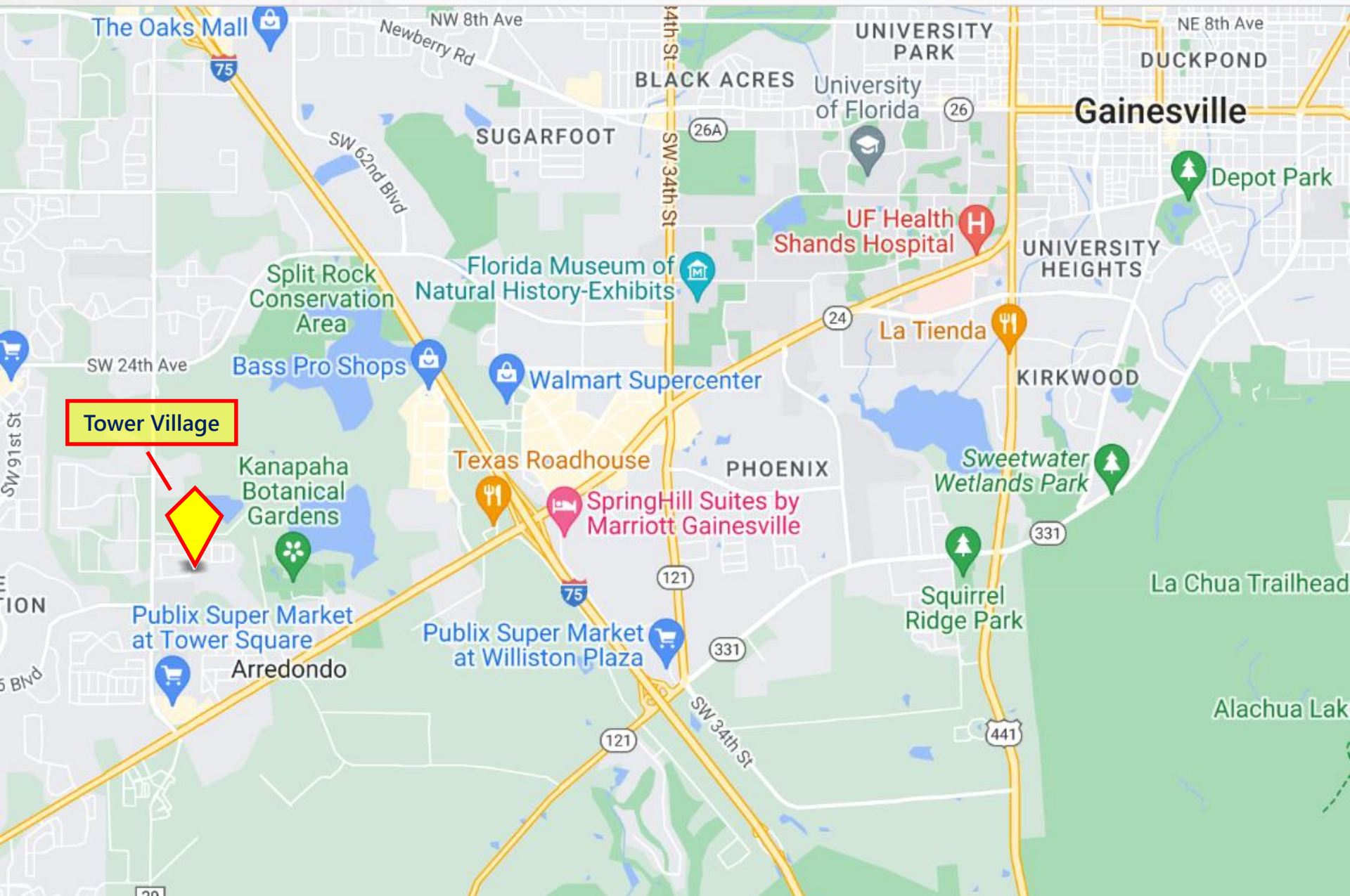
*\*\$7,475 total combines in-place rent and market rent for the vacant units*

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

<b>County</b>	Alachua
<b>Parcel #</b>	06879-010-030
<b>Acres</b>	0.87
<b>Tenant Pays</b>	All utilities
<b>Landlord Pays</b>	Lawn care
<b>Washer/Dryer</b>	Connections in all units
<b>Water</b>	City
<b>Sewer</b>	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](mailto:Joe@beaubeery.com)

## **Seller's Closing Agent**

Attorney John Roscow

Holden, Roscow & Caedington PL

352-373-7788

[john@gnv-law.com](mailto:john@gnv-law.com)

## **Current Insurance Broker**

Jes Odom

Florida Farm Bureau

352-378-1389 ext 3

[Jes.odom@ffbic.com](mailto:Jes.odom@ffbic.com)

## **Proposed Property Management**

Amy & Abel Cepeda

Enable Properties

352-214-6950