6-UNIT MULTIFAMILY BUILDING WITH ADDITIONAL LOT

ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

415/421 SW 47<sup>TH</sup> TERRACE, CAPE CORAL, FL 33914



BUILDING SIZE: 10,500 SF

**LAND SIZE:** 0.69± AC (30,000 SF)

**SALE PRICE:** \$2,800,000

#### **PROPERTY FEATURES**

- Six (6) Unit Multifamily Building with Vacant Lot
- Two (2) 2 Bed / 2 Bath One with 1-Car Garage, One with No Garage
- Three (3) 2 Bed / 2.5 Bath with Den & 1-Car Garage
- One (1) 3 Bed / 2.5 Bath & 2-Car Garage
- Shared In-Ground Pool
- Shared Seawall with Room for Up To Nine (9) Docks
- Room to Build an Additional 6-Unit Building on Additional Lot with Shared Parking & Seawall

  All information furnished recogning property for s

TAPE CORAL PKWY

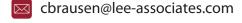
CAPE CORAL PKWY

COLEGE PKW

**Please Contact:** 

Colton Brausen
Vice President

239.210.7608



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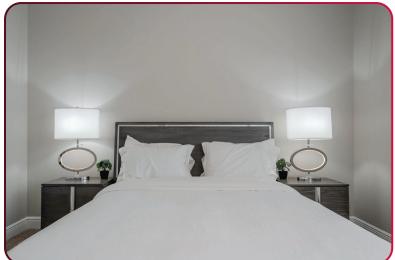
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## **UNIT DETAILS**

# 421 SW 47<sup>th</sup> Terrace, Cape Coral, FL

UNIT 101 - 3 Bed / 2 Bath / 2-Car Garage	\$2,680 / Month
UNIT 102 - 2 Bed / 2.5 Bath / 1-Car Garage	\$2,400 / Month
UNIT 103 - 2 Bed / 2.5 Bath / 1-Car Garage	\$2,425 / Month
UNIT 104 - 2 Bed / 2.5 Bath / 1-Car Garage	\$3,330 / Month
UNIT 105 - 2 Bed / 2 Bath / 1-Car Garage	\$3,334 / Month
UNIT 106 - 2 Bed / 2.5 Bath / 1-Car Garage	\$3,850 / Month

- Total Average Monthly Income \$18,019
- 2023 NOI \$177,130
- Outdoor Pool
- Available Space to Install Nine (9) Docks
- Access to Caloosahatchee / Gulf of Mexico

# 415 SW 47<sup>th</sup> Terrace, Cape Coral, FL

- Adjacent Vacant Lot with Room to Build Six (6) Additional Lots
- Shares Parking and Sea Wall
- Elevation Certificate Available
- Parking Lot has been Completed

6-UNIT MULTIFAMILY BUILDING WITH ADDITIONAL LOT

415/421 SW 47<sup>TH</sup> TERRACE, CAPE CORAL, FL 33914



## FINANCIAL DETAILS

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#### **EXPENSES**

2023 Property Tax	\$22,741
Lawn Maintenance	\$6,000
General Liability Insurance	\$6,573
Flood Insurance	\$1,390

## PROJECTED NOI \$179,524

CAP RATE 7.5%

- ~ 6-Unit MF Building (\$2,400,000 Value)
- ~ Additional Land (\$400,000 Value)

6-UNIT MULTIFAMILY BUILDING WITH ADDITIONAL LOT

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