

For Sale
\$15,500,000



60 Unit Community

3821 SW 43rd
Ocala, Florida 34474

Saddlewood



Sale Price:	\$15,500,000
Square Feet:	69,004
Utilities:	Water/Sewer
Est. Completion Date:	Q1 2025
Unit Mix:	8x 1 Bed 52x 2 Bed
	8x 1 Bath 52x 2.5 Bath

10151 Deerwood Park Blvd
Jacksonville, Florida
(904)831-8019
www.sihomes.com



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For Information:
sales@sihomesfl.com

About Saddlewood



Saddlewood is at its last construction stage and will be ready for investors soon.

- ☐ Discover Saddlewood, an exceptional investment opportunity brought to you by Southern Impression Homes. This project introduces 60 modern units across four innovative 15-plex buildings, setting a new standard in real estate development. Saddlewood combines advanced design, quality construction, and strategic location, making it an attractive option for both rental and resale markets.
- ☐ As an investor in Saddlewood, you are not just investing in property but in a vision of modern living that promises growth and sustainability.



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1-5- PLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"



2-5- PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3-5- PLEX COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



4-5- PLEX LEFT ELEVATION (SIM. OPP. SIDE)
SCALE: 1/8" = 1'-0"



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Map Overview

This map highlights our property's prime location, surrounded by diverse amenities including restaurants, shops, gas stations, parks, schools, and healthcare facilities, illustrating its accessibility and convenience.



[See on Google Maps](#)



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SADDLEWOOD VILLAS

OCALA, FL



4 BUILDINGS
(60 UNITS)

Details

Downpayment: 25%

Initial Cash Invested: \$4,414,085

(Includes down payment, closing costs, lender points, and lease-up fees)

Interest Rate: 6.000%

Estimated Year 5 Gross Rents/Monthly: \$115,559

Estimated Year 5 Value: \$21,087,579

Estimated Year 5 IRR: 20.95%

Year 1 Cash on Cash (w/Tax Savings): 6.96%

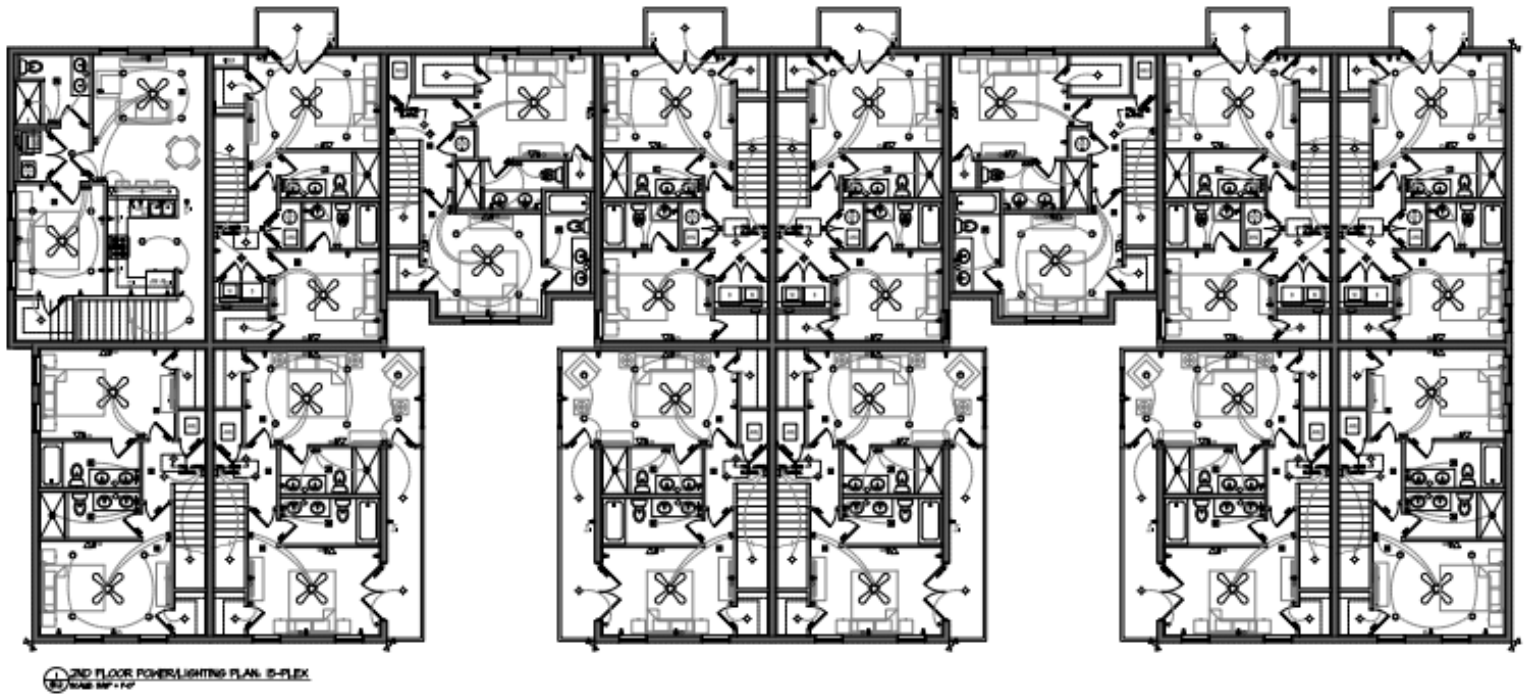
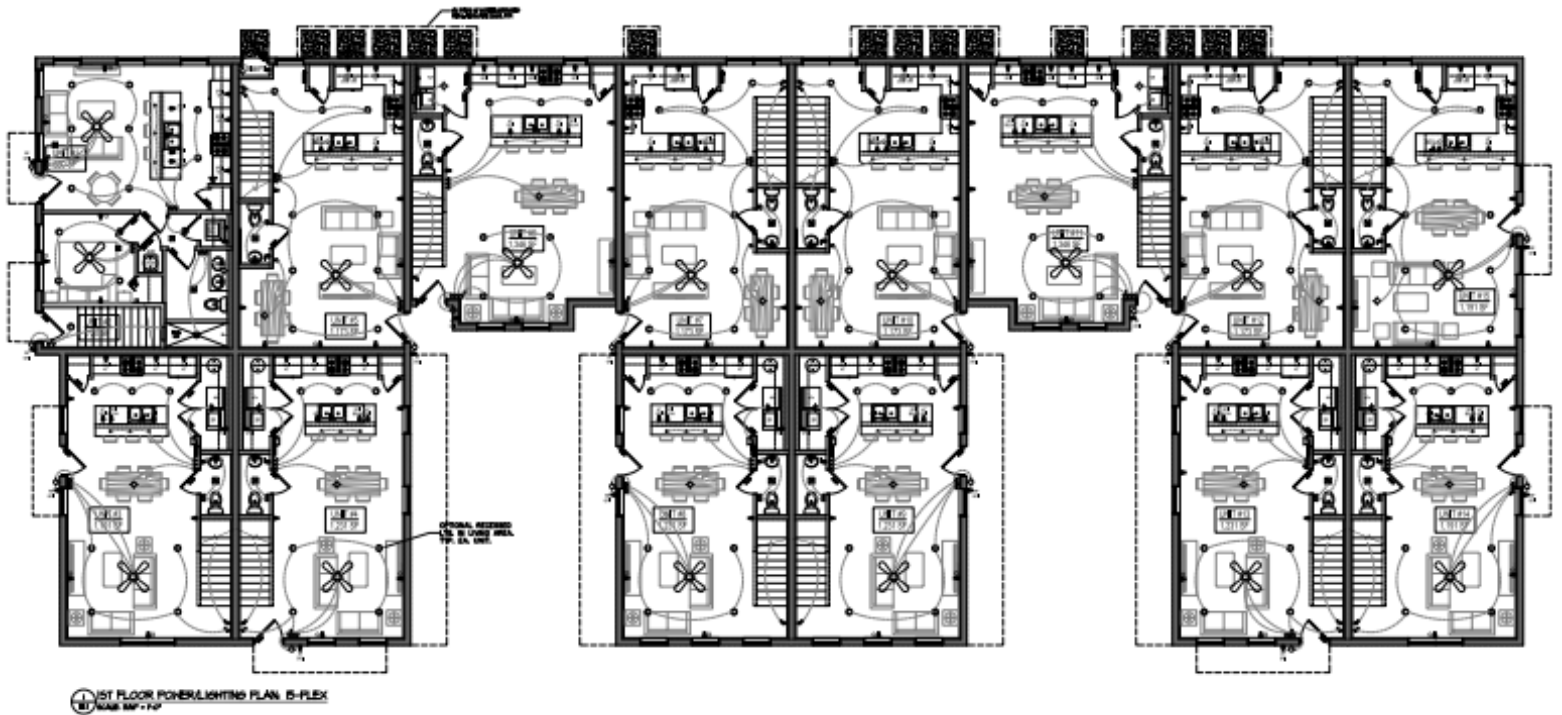
Estimated Profit - 5-Year Hold: \$4,942,588



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Floor Plans



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Financial Overview

Estimated Monthly Income/Expenses	Monthly/Year 1
Income	
Gross Rent (\$92,780-\$98,780)	\$ 98,780
Vacancy Losses	\$ (3,951)
Operating Income	\$ 94,829
Expenses	
Property Taxes	\$ (19,375)
Insurance	\$ (3,552)
Management Fees	\$ -
Avg. Year 1 Property Tax Discount	\$ 9,654
Maintenance	\$ (1,897)
Association/Landscape/Other fees	\$ -
Operating Expenses	\$ (15,169)
Net Performance	
Net Operating Income	\$ 79,659
- Mortgage Payments	\$ (69,698)
= Cash Flow	\$ 9,962

Assumptions

Real Estate Appreciation: 8%

Rental Growth: 4%

Vacancy Rate: 4%

Initial Lease-Up Fee: 75% first month's rent

Property Taxes: 1.5% of purchase price with 3% annual increase

Insurance: .275% of purchase price with 2% annual increase



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Included Features

Interior:

Luxury vinyl plank flooring in all areas
3 1/4 baseboards
Satin nickel door hardware
Knock down textured ceiling painted white throughout
Textured walls throughout
Ventilated vinyl coated wire shelving in all closets and pantry
PPG Paint
Blinds on all windows (excluding sliding door)

Exterior:

Attractive elevations and exteriors
White Low-E windows with screens on operable windows
Fiberglass front entry door
Mojo Lock Keyless Smart Access (Investment properties)
Raised panel garage door with operator (per plan)
Professional landscape package
Hose Bibb (per plan)
25-Year asphalt shingles
Vinyl soffits
Cementitious finish OR cement composite siding

Kitchen:

Soft close cabinets with 30" uppers
3cm Granite countertops
Undermount stainless steel kitchen sink with faucet
Stainless steel freestanding electric range, range hood, dishwasher and refrigerator



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SunCoast Property Management

SunCoast Property Management, LLC leads the multi-family rental industry throughout Florida. Our team of real estate professionals is dedicated to maximizing returns and increasing your portfolio's cashflow while providing you a personalized experience.



SunCoast Property Management is a leader in Property Management in Florida. Our unique management system is specifically designed with the client in mind; whether you're a novice or seasoned investor, SunCoast has the tools and the staff to support you and your assets.

We are well versed in Government Housing regulations and our staff is continuously educated in Property Management Law. We are a reputable and reliable property management company firm with over 12 years in property management services.

Our goal is to create something different from the typical transaction-based realty company property manager. Structuring our management processes around optimizing returns while providing dedicated, personalized experiences allows us to focus on our goal: maximizing your portfolio's potential while increasing cash flow.



Check Out SunCoast's Guide



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