



8 UNITS - TOWER VILLAGE



FOR SALE

\$855,000

(\$106,875/UNIT)



8 Units
All 2 BR/1 BA



6,144 +/- SF
768 SF each

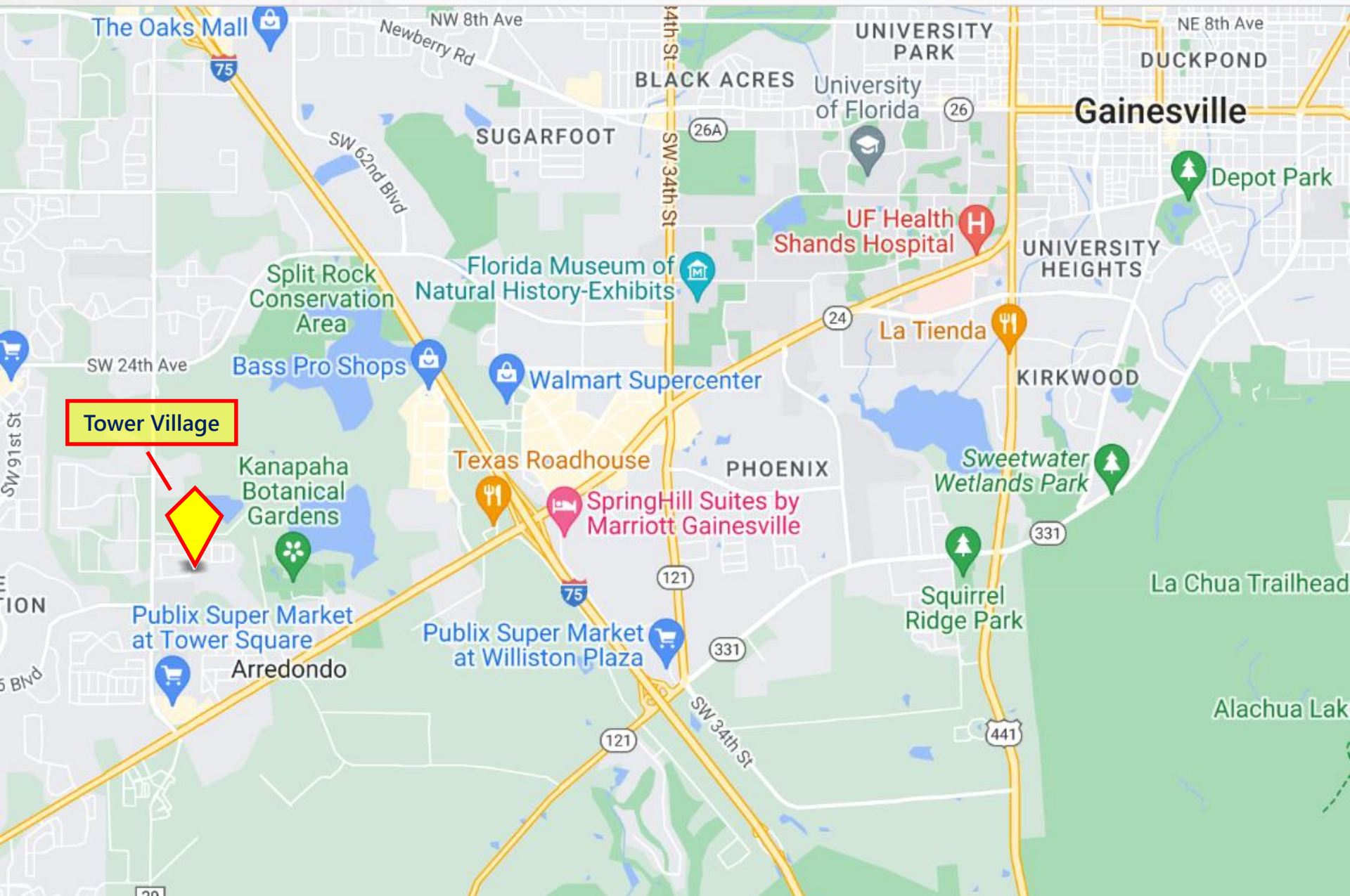


Built 1981



7213 SW 44TH PLACE
GAINESVILLE, FL

Market Aerial



Parcel Aerial



Exterior Photos



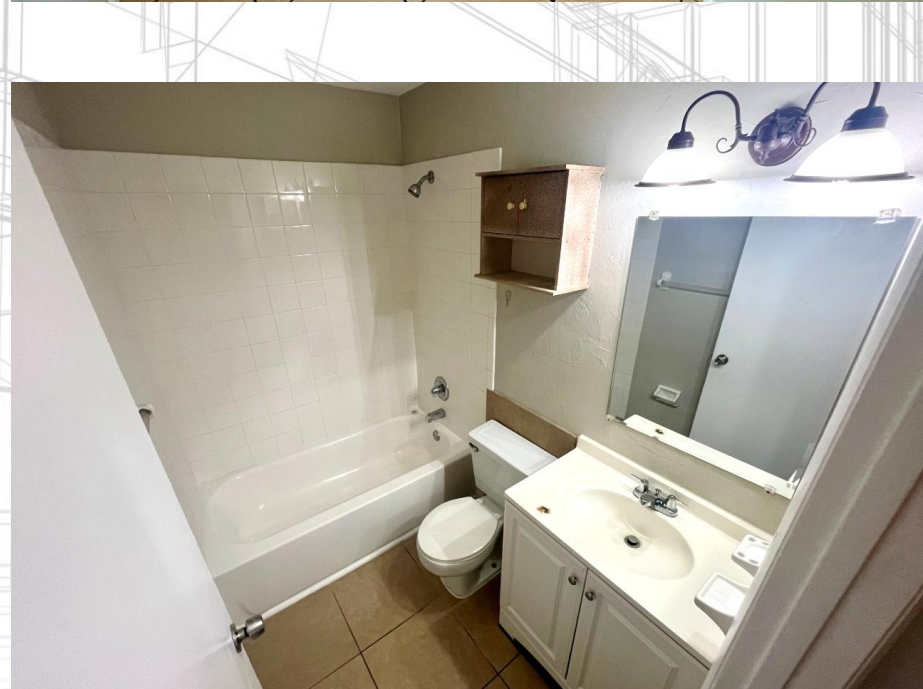
Exterior Photos



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

Seller's Closing Agent

Attorney John Roscow

Holden, Roscow & Caedington PL

352-373-7788

john@gnv-law.com

Current Insurance Broker

Jes Odom

Florida Farm Bureau

352-378-1389 ext 3

Jes.odom@ffbic.com

Proposed Property Management

Amy & Abel Cepeda

Enable Properties

352-214-6950