

8 UNITS - TOWER VILLAGE







7213 SW 44[™] PLACE GAINESVILLE, FL

FOR SALE

\$855,000

(\$106,875/UNIT)



8 Units



6,144 +/- SF 768 SF each



Built 1981



NEED TO KNOW

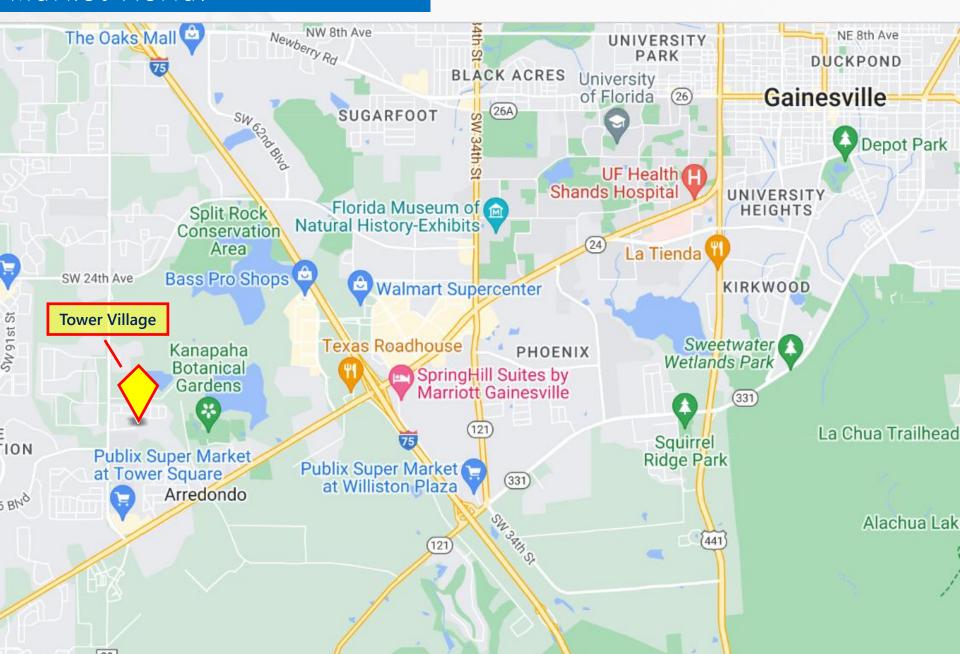
Unit	Status	In-Place Rent	Market Rent	Deposit	Lease Start	Lease End	Туре	SF
1	Occupied	\$900		\$725	4/4/2022	4/30/2026	2 BR/1 BA	768
2	Occupied	\$975		\$950	2/14/2024	2/28/2026	2 BR/1 BA	768
3	Occupied	\$900		\$700	1/16/2021	7/31/2026	2 BR/1 BA	768
4	Occupied	\$825	BKATK	\$750	3/25/2022	5/31/2026	2 BR/1 BA	768
5	Occupied	\$925	## IIIV	\$950	3/8/2024	6/30/2026	2 BR/1 BA	768
6	Vacant		\$1,000		1881		2 BR/1 BA	768
7	Vacant		\$1,000				2 BR/1 BA	768
8	Occupied	\$950	11714	\$900	MTM	MTM	2 BR/1 BA	768

TOTAL *\$7,475 \$2,000 6,144

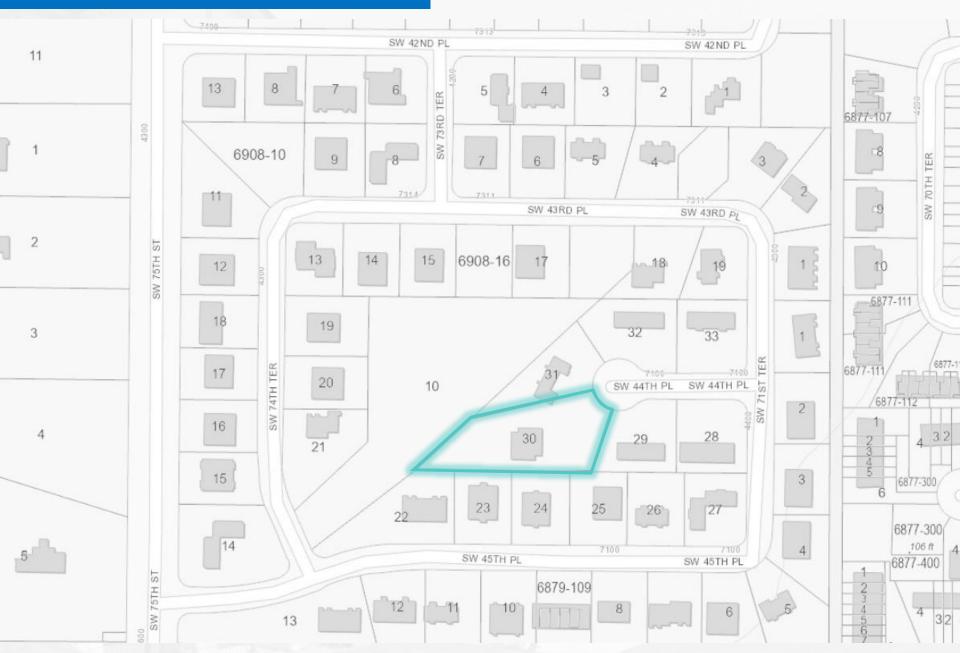
Construction	Concrete Block	County	Alachua	
Units	8	Parcel #	06879-010-030	
Total SF	6,144	Acres	0.87	
No of Bldgs	1	Tenant Pays	All utilities	
No of Stories	2	Landlord Pays	Lawncare	
Year Built	1981	Washer/Dryer	Connections in all units	
Roof Type/Age	Shingle/2019	Water	City	
		Sewer	City	

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

Market Aeri<u>al</u>



Parcel Aerial

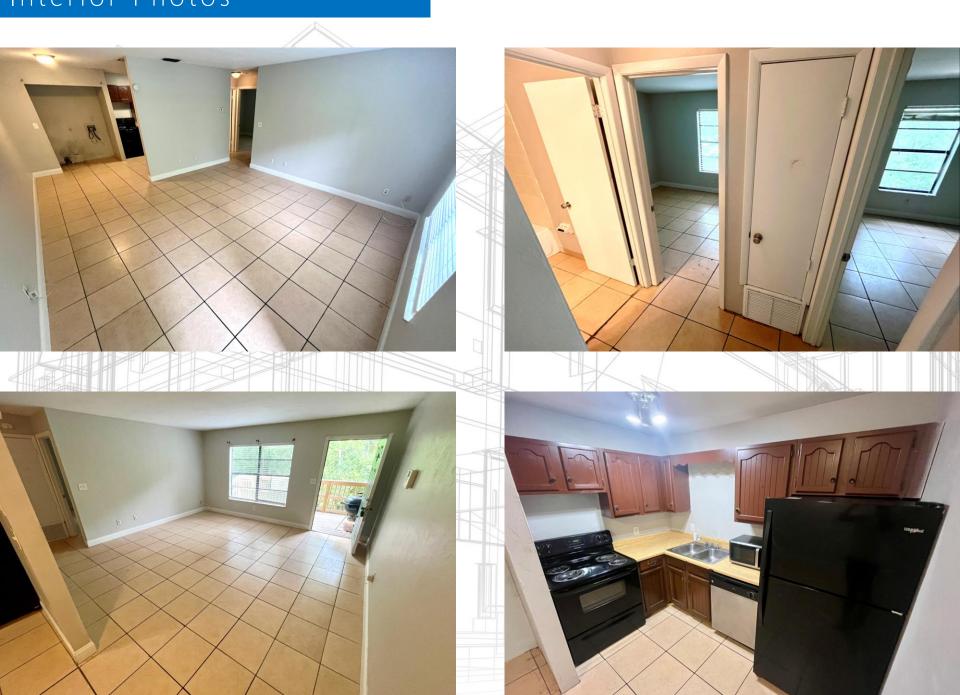


Exterior Photos





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 prequalified 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