



116 NW 9th Street - SFR

FOR SALE

WALK TO UF
112 – 116 NW 9th Street



Gainesville, FL



4 units



\$745,000



112-115 NW 9th Street - Triplex



BeauBeery
Multifamily Advisors

NEED TO KNOW

Address 112 & 116 NW 9th Street
Units 4
Total SF 2,315
No of Bldgs 2
No of Stories 1
Year Built 1930/1945 (remodeled 2021)
Roof Type/Age Metal/2021 & Shingle/2018
Tenant Pays Electric, water, sewer, garbage

Landlord Pays Water in triplex
Washer/Dryer Connections in all units
County Alachua
Parcel # 13708-000-000
13709-000-000
Acres 0.19 +/-
Parking Surface, in front of unit



2024-2025 School Year:

112-115 NW 9th St

<u>Unit</u>	<u>SF</u>	<u>In-place</u>	<u>Deposit</u>	<u>Start</u>	<u>End</u>	<u>Bed/Bath</u>	<u>Parcel</u>	<u>Acres</u>	<u>Built</u>
112	448	\$ 1,225	\$ 450	7/31/2024	7/30/2025	1BD/1BA	13709-000-000		
114	700	\$ 1,550	\$ 500	8/2/2024	7/31/2025	2BD/2BA	13709-000-000	0.11	1930/2021
115	392	\$ 1,075	\$ 300	7/30/2024	7/30/2025	Studio	13709-000-000		

116 NW 9th St

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116	775	\$ 1,675	\$ 800	8/7/2024	7/31/2025	2BD/2BA	13708-000-000	0.08	1945/2021

TOTAL	2,315	\$ 5,525	\$ 2,050					0.19	
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2025-2026 School Year:

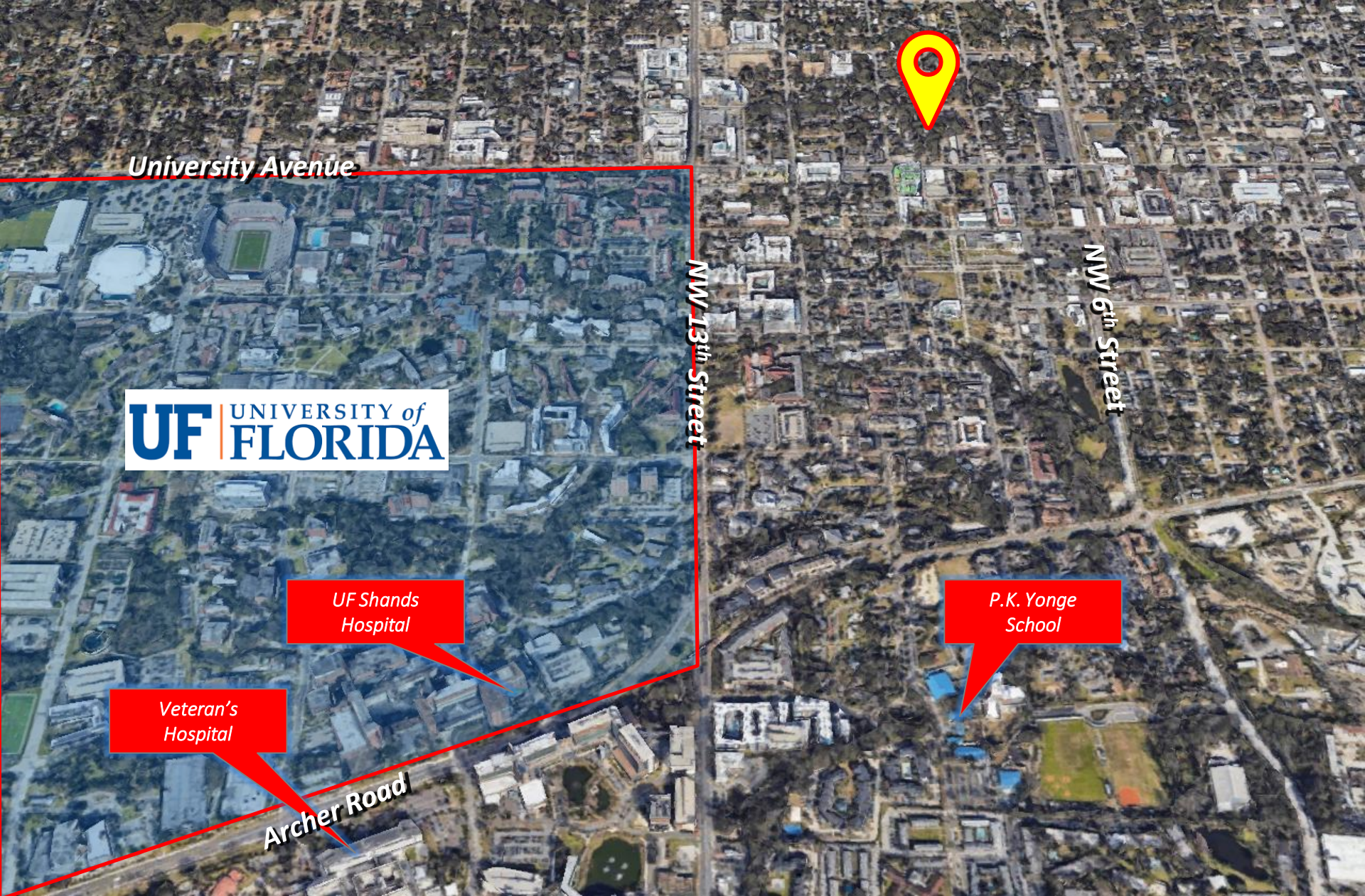
112-115 NW 9th St

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112	448	\$ 1,225	\$ 450	8/7/2025	7/31/2026	1BD/1BA	13709-000-000		
114	700	\$ 1,575	\$ 500	8/1/2024	7/31/2026	2BD/2BA	13709-000-000	0.11	1930/2021
115	392	\$ 1,100	\$ 300	8/1/2025	7/31/2026	Studio	13709-000-000		

116 NW 9th St

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116	775	\$ 1,750	\$ 600	8/7/2024	7/31/2026	2BD/2BA	13708-000-000	0.08	1945/2021

TOTAL	2,315	\$ 5,650	\$ 1,850					0.19	
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University Avenue

UF UNIVERSITY of FLORIDA

NW 13th Street

NW 6th Street

UF Shands Hospital

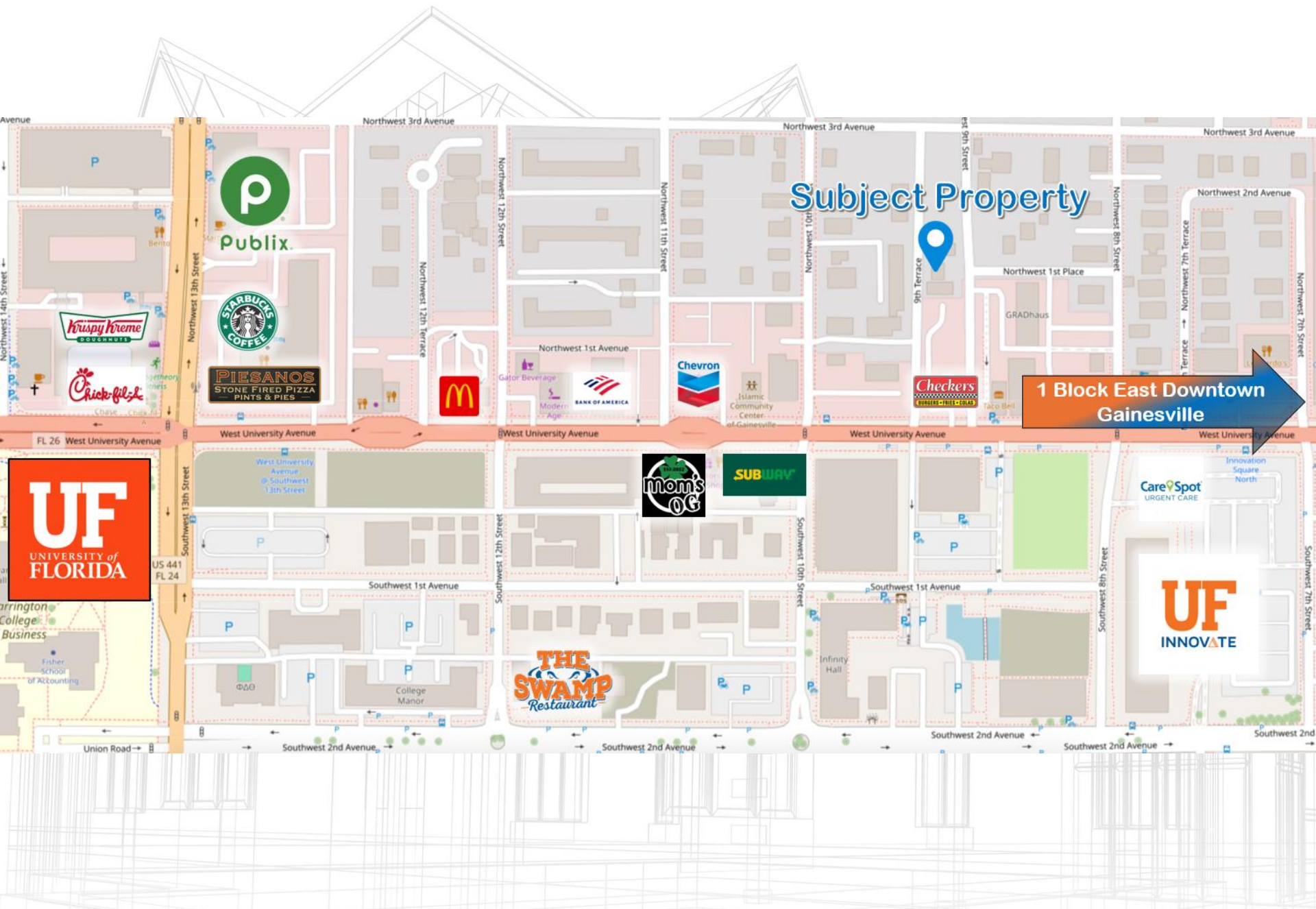
Veteran's Hospital

Archer Road

P.K. Yonge School



MARKET AERIAL



Subject Property

1 Block East Downtown Gainesville

UF
UNIVERSITY of
FLORIDA

UF
INNOVATE

THE SWAMP
Restaurant

P
Publix

STARBUCKS
COFFEE

PIESANOS
STONE FIRED PIZZA
PINTS & PIES

M
McDonald's

Chick-fil'de

Krispy Kreme
DOUGHNUTS

Chevron

Islamic Community Center
of Gainesville

Bank of America

Gator Beverage

Modern Age

Checkers
RESTAURANT • DRIVE THRU

Taco Bell

Mom's OG

SUBWAY

CareSpot
URGENT CARE

Innovation Square North

Infiniti Hall

College Manor

US 441
FL 24

Southwest 13th Street

West University Avenue

Southwest 1st Avenue

Southwest 2nd Avenue

Southwest 10th Street

Southwest 7th Street

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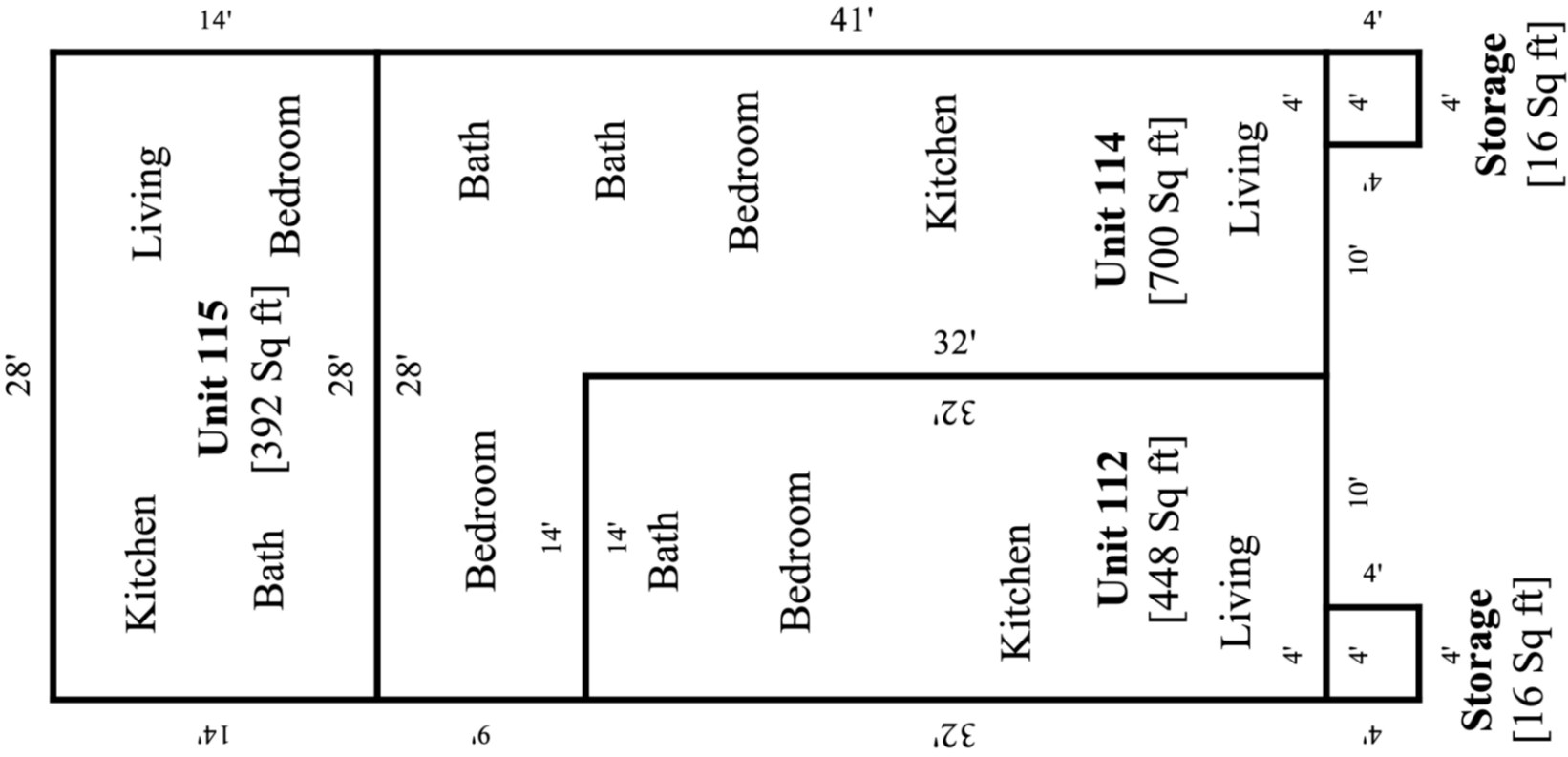
Northwest 261st Avenue

Northwest 262nd Avenue

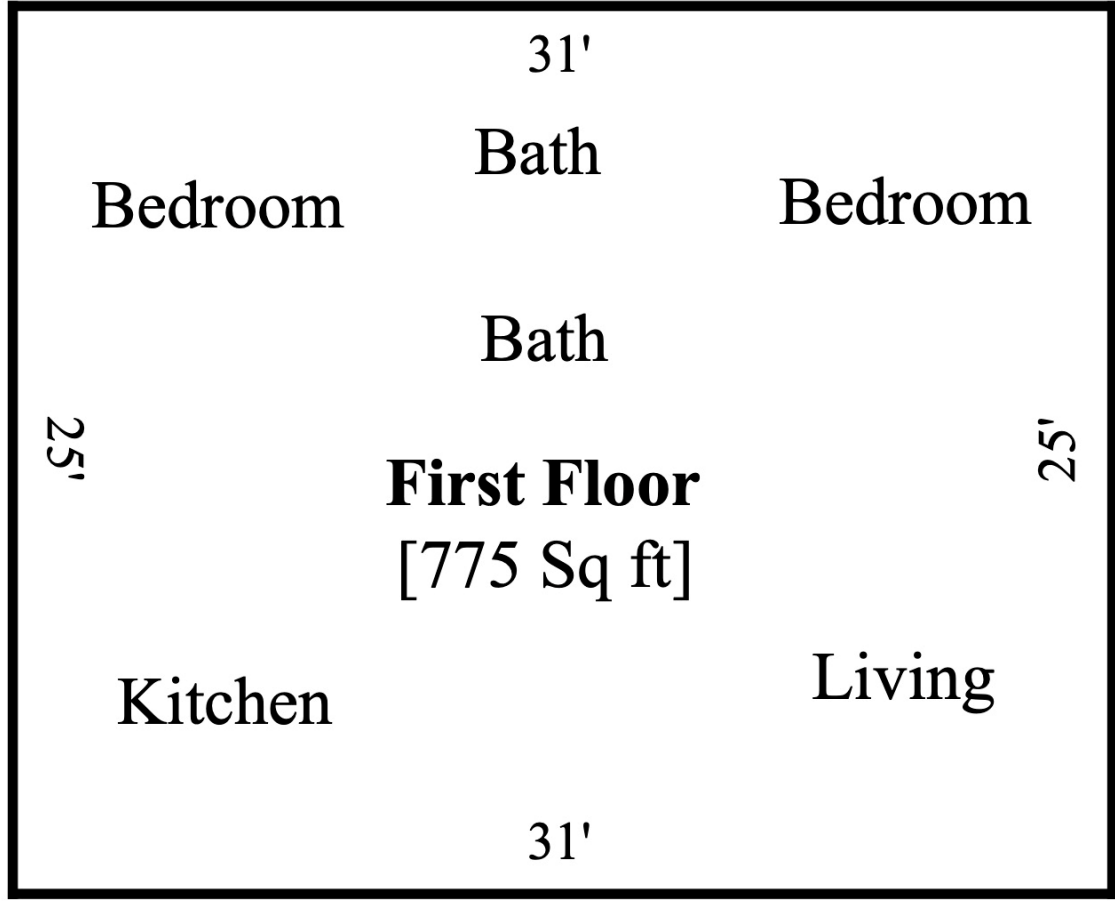
Northwest 263rd Avenue











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 \$745,000. 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 communities 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 Broker

Joe Klénck

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 Lender

Florida Credit Union

Gainesville, FL

Existing Property Management

KNR Property Management

352-213-6410

Current Insurance Broker

Nature Coast/Tower Hill Insurance

High Springs, FL

386-454-1642