

Former College Campus Portfolio Executive Summary

	Property	Use	Type	Asking Price	Gross Rent (2024 Total)	Price/SF	SF	Acreage	Units	Year Built	Year Reno	Notes	
Block 1	1	600 College Ave, Jacksonville	Cooper House Dormitory	Multifamily	\$345,000	\$48,600.00	\$60	5,718	0.31	4	2009	2022	
Block 2	2	410 Tilley Street, Jacksonville	CCPSG Office (Tenant since 2013)	Office	\$155,000	\$11,400	\$85	1,825	2.39	1	1957	2020	
	3	404 Devereaux Street, Jacksonville	Office	Office	\$175,000	\$14,400	\$107	1,631	2.39	3	1957	2019	
	4	709 College Ave, Jacksonville	Cafeteria / Ballroom / Event Center	Event Center/Cafeteria	\$385,000	\$36,000	\$18	21,010	2.39	1	1958	2019	\$1000 per event
	5	703 College Ave, Jacksonville	Fair Hall Building	Multifamily	\$395,000	\$0.00	\$14	28,435	2.39	20	1955	2012	
Block 3	6	311 Tilley Street, Jacksonville	Craven Wilson Hall Women's Dormitory	Multifamily/Church	\$425,000	\$0.00	\$23	18,440	8.16	33	1972	2012	
Block 4	7	803 College Ave, Jacksonville	Peoples Building - Library	Office	\$650,000	\$42,000.00	\$43	15,222	5.33	1	1961	2020	
	8	812 Farnsworth Street, Jacksonville	Pewitt Building (Science)	Office/School	\$315,000	\$28,200.00	\$25	12,495	5.33	1	1969	2023	
	9	501 Devereaux Street, Jacksonville	TRP Office Complex / Moody Academic Building	Office	\$865,000	\$119,682.29	\$87	9,991	5.33	23	1967	2021	
	10	811 College Ave, Jacksonville	Frank Smith Fine Arts Building / Zula Pearson Theatre	Theatre	\$475,000	\$0.00	\$20	23,636	5.33	1	1953	2012	
Block 5	11	903 College Ave, Jacksonville	1909 Duplex (Smith Apartments)	Multifamily	\$486,000	\$23,022.40	\$56	8,614	4.74	2	1909	2021	
	12	400 Prather Street, Jacksonville	Lewis Apartments	Multifamily	\$985,000	\$127,438.16	\$59	16,833	4.74	12	1969	2017	
	13	911 College Ave, Jacksonville	Clark Apartments	Multifamily	\$708,000	\$85,929.00	\$63	11,272	4.74	9	1965	2016	
Block 6	14	1300 S Bolton Street, Jacksonville	Raw Iron Gym/Gym and Sports Solutions/Cardinal Health	Warehouse/Retail	\$995,000	\$82,200	\$20	49,555	4.92	4	1961	2003	
Block 7	15	506 Devereaux Street, Jacksonville	Maintenance Shop	Warehouse	\$75,000	\$0.00	\$26	2,914	0.18	1	1985	2020	

Total: \$7,434,000