

JUST LISTED!

THE GRANDE AT GAINESVILLE

📍 6315 SW 13th St, Gainesville, FL 32608

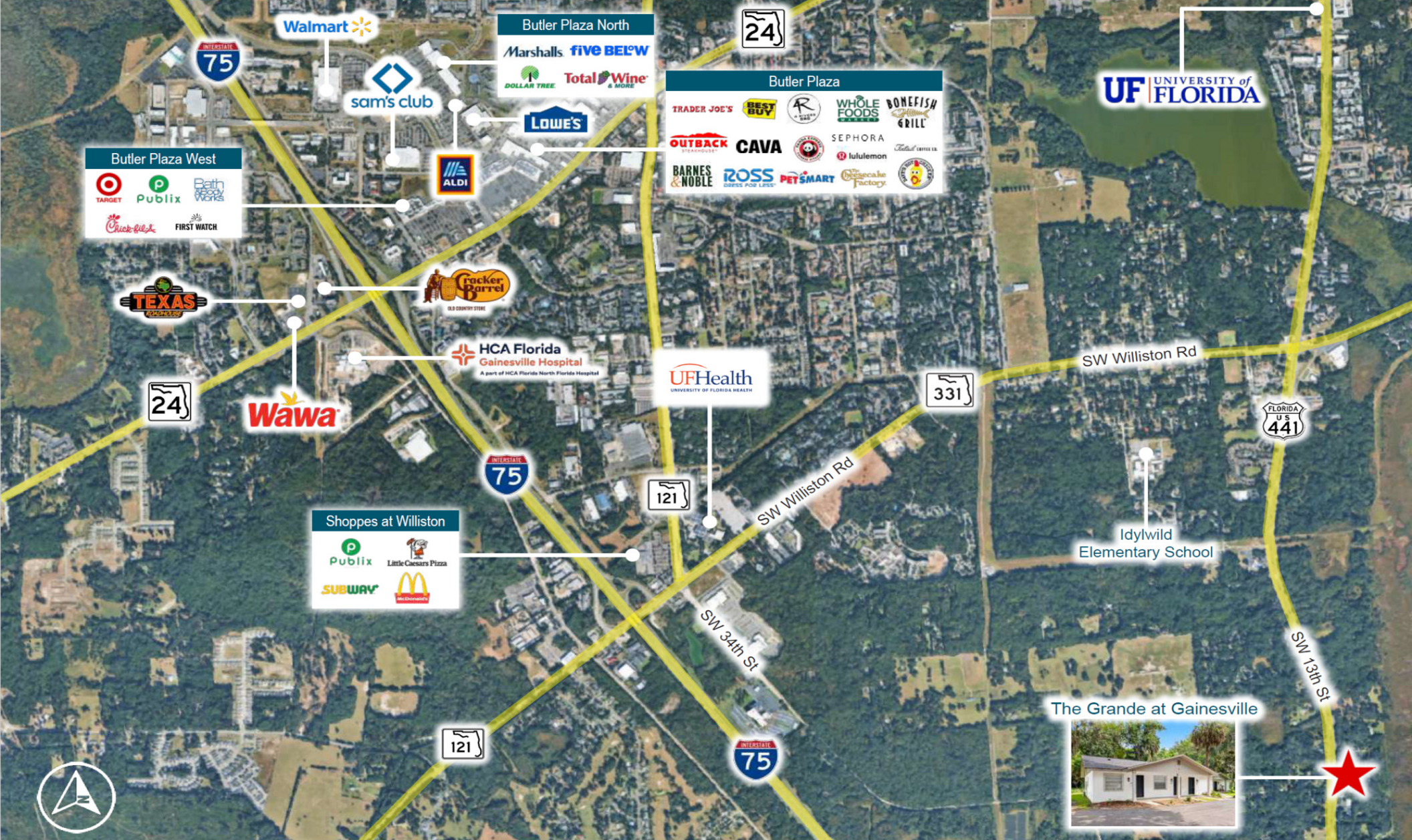
INVESTMENT HIGHLIGHTS

- Going-In Yield: 6.54% cap rate on in-place income (tax- and insurance-adjusted)
- Durable Construction: 39-unit concrete block community built in 1964, situated on 3.39 acres
- Diverse Floorplans: Attractive mix of one- and two-bedroom units
- Embedded Upside: Average in-place rents of \$1,025 with immediate mark-to-market upside to approximately \$1,100
- Recent Capital Investment: Over \$450,000 invested in renovations, including new roofs, landscaping, signage and fencing, a repaved parking lot, pergola lounge area, and mailboxes, plus 100% fully renovated interiors featuring granite countertops, stainless steel appliances, and luxury vinyl plank flooring
- Efficient Utility Structure: Electricity individually metered and paid directly by tenants; water and sewer recovered through a RUBS program
- Prime US-441 Frontage: Positioned directly on SW 13th Street (US-441), one of Gainesville's primary North-South arterials, offering direct connectivity to campus, downtown, and the region's major retail corridors
- Established Retail Corridor: A short drive West to the SW Archer Road / Butler Plaza hub, one of North Central Florida's largest retail destinations, anchored by Target, Walmart Supercenter, Publix, and a deep roster of national tenants, with additional shopping and dining at nearby Celebration Pointe
- University of Florida Proximity: Approximately 4 miles (an 8-minute drive) from the University of Florida, the State's flagship research university with over 60,000 students and 32,000 employees
- Diversified Demand Drivers: UF is the largest employer in the Greater Gainesville area and anchors a stable higher-education and healthcare base alongside UF Health Shands, insulating the local rental market from the tourism and coastal swings seen elsewhere in Florida

INVESTMENT DETAILS

Asking Price	\$4,100,000
Price Per Unit	\$105,128
Number of Units	39
Year Built	1964





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ST. FranklinStreet

MARK SAVARESE (LEAD)
 Senior Director
 FL #SL3424810
 813.577.3837
mark.savarese@franklinst.com

GENO CRONIN
 Senior Associate
 FL # SL3612814
 813.995.6542
geno.cronin@franklinst.com