

SALE

PARK PLACE TOWNHOMES

Saint Augustine, FL 32084



PROPERTY DESCRIPTION

Discover a lucrative investment opportunity in St. Augustine with this four-duplex property, now available for sale. Boasting full occupancy and a desirable location, this investment promises excellent returns. With the potential to adjust lease rates to match current market trends, investors can maximize their profits.

Recently renovated to feature brand new flooring, countertops, fixtures, and more, this property offers a fresh, modern appeal. Don't miss out on the chance to capitalize on this perfect investment for multi-family property enthusiasts!

PROPERTY HIGHLIGHTS

- LOCATED WITHIN THE CITY LIMITS OF ST. AUGUSTINE!
- 6.53% CAP RATE!
- ALLOWS FOR SHORT-TERM RENTALS!

LOCATION DESCRIPTION

Located on the corner of Cervantes Avenue and Masters Drive in St. Augustine near the San Sebastian River.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Number of Units:	8
Building Size:	9,064 SF
Lot Size:	1.83 Acres
NOI:	\$143,560.00
Cap Rate:	6.53%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,856	9,238	16,792
Total Population	4,599	22,914	41,542
Average HH Income	\$43,479	\$53,436	\$60,277

Eric Maimo
(904)537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1590 MASTERS DRIVE #1-8

Saint Augustine, FL 32084



Eric Maimo
(904)537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1590 MASTERS DRIVE #1-8

Saint Augustine, FL 32084



Eric Maimo
(904)537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1590 MASTERS DRIVE #1-8

Saint Augustine, FL 32084



UNIT TYPE	BEDS	BATHS	SIZE SF	RENT
Apt	3	2.5	1,133 SF	\$2,000
Apt	3	2.5	1,133 SF	\$2,000
Apt	3	2.5	1,133 SF	\$2,000
Apt	3	2.5	1,133 SF	\$1,950
Apt	3	2.5	1,133 SF	\$1,950
Apt	3	2.5	1,133 SF	\$2,000
Apt	3	2.5	1,133 SF	\$2,000
Apt	3	2.5	1,133 SF	\$2,000



Eric Maimo
(904)537-6443

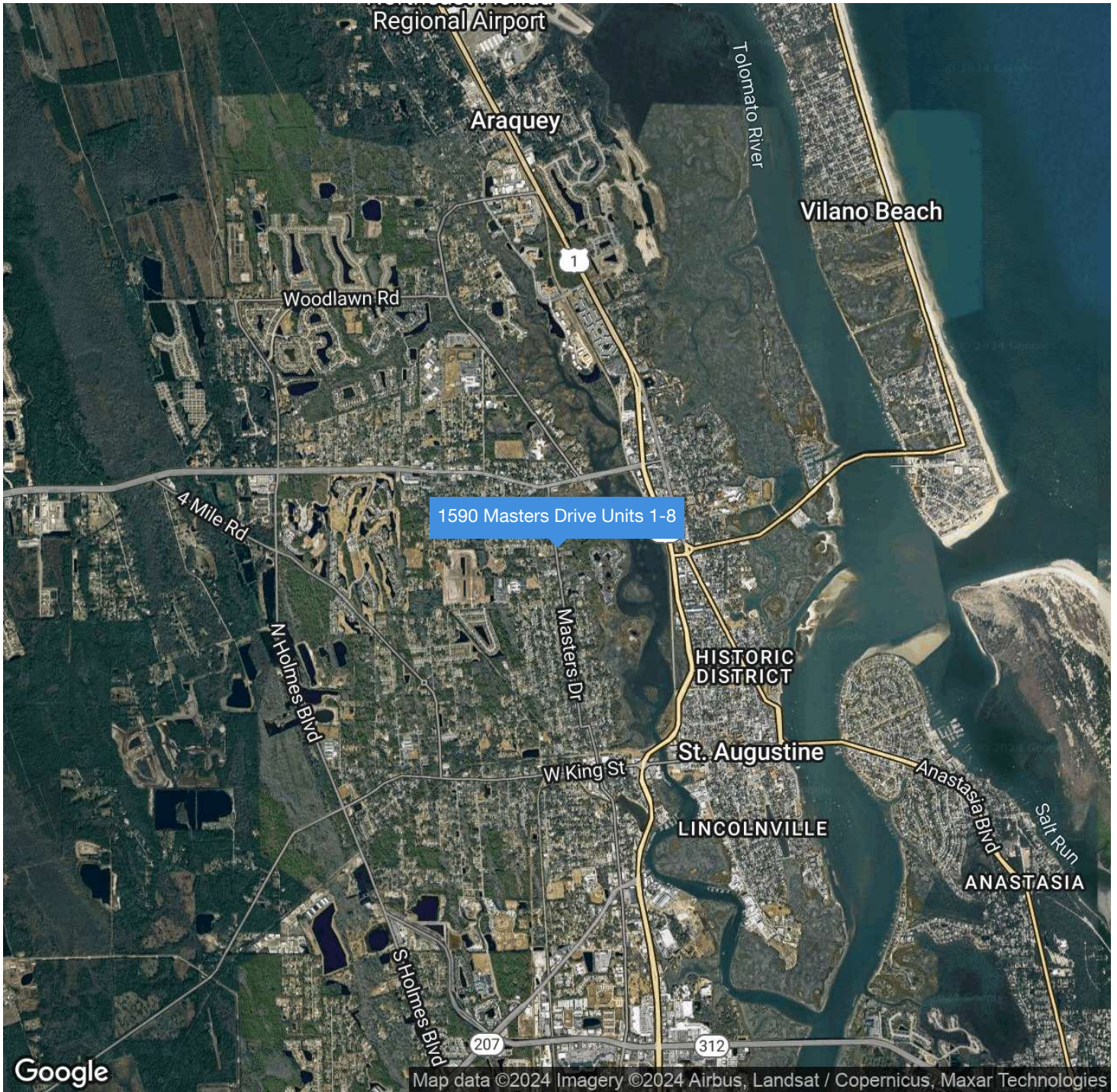


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE

1590 MASTERS DRIVE #1-8

Saint Augustine, FL 32084



Eric Maimo
(904)537-6443

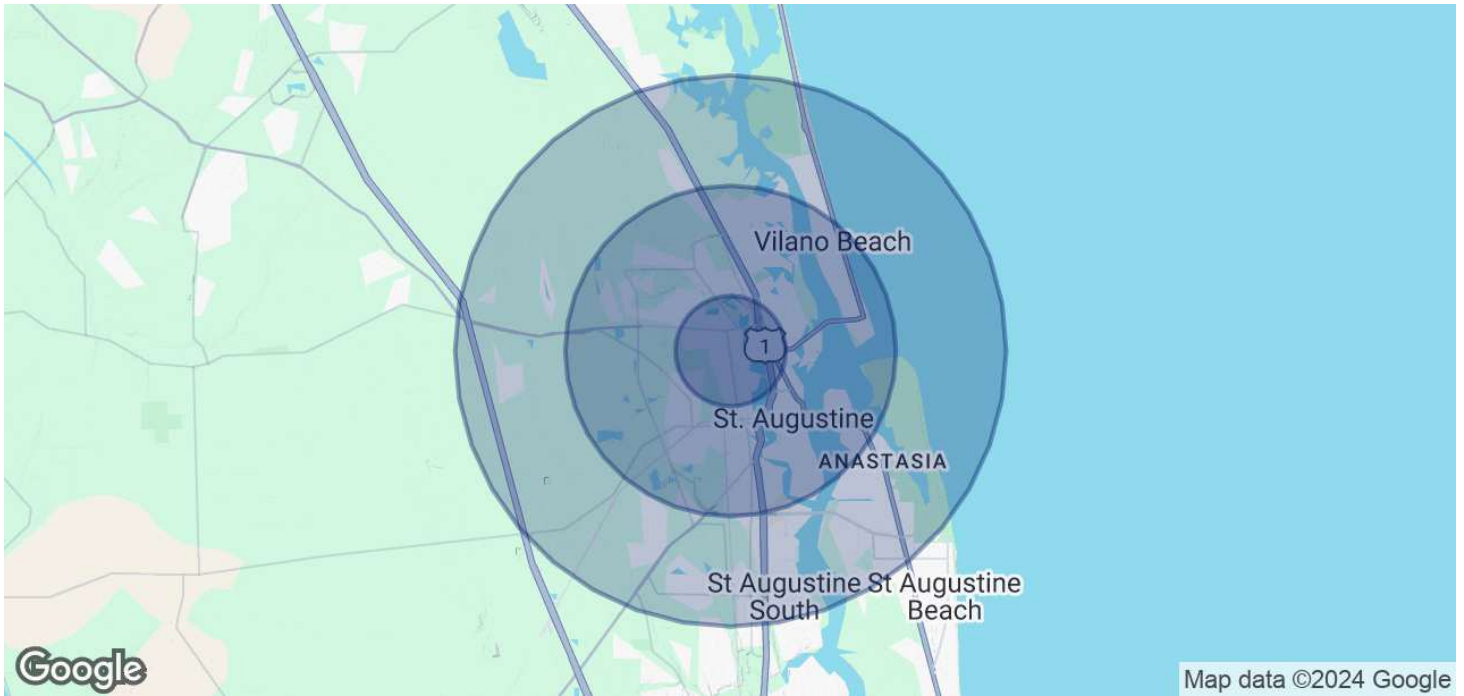


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1590 MASTERS DRIVE #1-8

Saint Augustine, FL 32084



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,599	22,914	41,542
Average Age	37.2	39.9	41.5
Average Age (Male)	37.1	38.7	40.3
Average Age (Female)	37.2	40.6	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,856	9,238	16,792
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$43,479	\$53,436	\$60,277
Average House Value	\$301,009	\$383,863	\$329,352

2020 American Community Survey (ACS)

Eric Maimo
(904)537-6443



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES