

MULTIFAMILY OFFERING FOR SALE

# Single Family Home Investment Portfolio

Single Family Rental Homes | 1 Duplex | 100% Occupied Pensacola, FL 32507



**Bay City Realty**  
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Offering Summary

Sale Price:	\$1,175,900
Number of Units:	6
Price / SF:	\$145.14
Cap Rate:	6.09%
NOI:	\$71,596
Market:	Pensacola
Submarket:	Warrington, Navy Point

Property Overview

Introducing an exceptional investment opportunity in Pensacola, Florida. This portfolio boasts several single family homes, 1 duplex. At 100% occupancy, it makes an attractive option for both multifamily and single-family rental portfolio investors. Don't miss the chance to add this high-performing property to your investment portfolio today!

Location Overview

Pensacola, Florida, offers a vibrant mix of coastal living and urban amenities, making it an appealing location for real estate investment. The area boasts beautiful sandy beaches, a rich history and a thriving arts and culture scene. Ideally located, these properties are clustered within a 12-mile radius, making it easy to travel between them. With its diverse attractions and strong sense of community, Pensacola presents an excellent opportunity for rental property investment in a dynamic and attractive market.

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## 214 Brown Road, Pensacola

This investment property offers exceptional rental potential with two buildings: a single-family home and a duplex. Located just a mile from NAS Pensacola and within blocks of a park, boat launch and walking trails, this property is both convenient and versatile.

**This property is zoned MDR | Medium-density Residential**

### Property Highlights

- **Year Built:** 1946
- **Square Feet:** 1,321
- **Acreage:** 0.27 acres
- **Bedrooms:** 4
- **Bathrooms:** 2
- **Sewer:** Municipal
- **Key Updates:**
  - Roof: 2021
  - Electric: Upgraded in 2016
  - Plumbing: Upgraded in 2022
  - HVAC: Installed in 2020
  - Tankless hot water heater and gas central heat

**Projected 2025 Rent:** \$16,624

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## 214 ½ Brown Road Apartment A & B Duplex

### Apartment A

- **Year Built:** 1946
- **Square Feet:** 504
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Sewer:** Municipal
- **Key Updates:**
  - Roof: 2022
  - Partial Plumbing Upgrade: 2014
  - Electric water heater and window unit AC
- **Projected 2025 Rent:** \$11,062

### Apartment B

- **Year Built:** 1946
- **Square Feet:** 504
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Sewer:** Municipal
- **Key Updates:**
  - Roof: 2022
  - Partial Plumbing Upgrade: 2005
  - Electric water heater and window unit AC
- **Projected 2025 Rent:** \$10,440

This property is zoned MDR | Medium-density Residential

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### 105 SE Kalash

Nestled in the quiet Navy Point neighborhood, this property offers excellent rental potential and proximity to local amenities. Located just a mile from NAS Pensacola and within blocks of a park, boat launch, and walking trails, this home provides both convenience and appeal.

#### Property Highlights

- **Year Built:** 1945
- **Square Feet:** 1,126
- **Acreage:** 0.17 acres
- **Bedrooms:** 3
- **Bathrooms:** 1
- **Sewer:** Municipal
- **Key Updates:**
  - Roof Resingled: 2021
  - Electric: Upgraded in 2017
  - Plumbing: Upgraded in 2023

- **Projected 2025 Rent:** \$16,377

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## 213 Bryant Road

Located in the peaceful Navy Point neighborhood, this property is just blocks from parks, a boat launch, and scenic walking trails. Only one mile from NAS Pensacola.

### Property Highlights

- **Year Built:** 1944
- **Square Feet:** 1,187
- **Acreage:** 0.16 acres
- **Bedrooms:** 3
- **Bathrooms:** 1
- **Sewer:** Municipal
- **Key Updates:**
  - **Roof:** Replaced in 2020
  - **Plumbing Upgrade:** Partial in 2016
- **Heating/Water Heater:** Gas central heat, gas water heater
- **Projected 2025 Rent:** \$16,006

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## 120 N Stillman Street

Located in the southwest neighborhood of Bayou Grove in Pensacola, this is a convenient location in a residential setting.

### Property Highlights

- **Year Built:** 1953
- **Square Feet:** 1,677
- **Acreage:** 0.19 acres
- **Bedrooms:** 3
- **Bathrooms:** 1 ½
- **Sewer:** Municipal
- **Key Updates:**
  - Roof: Replaced in 2020
  - HVAC: Replaced in 2023
- **Heating/Water Heater:** Electric central heat, electric water heater
- **Projected 2025 Rent:** \$15,141

**This property is zoned R1A | Residential**



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## 530 Edgewood Circle

This West Pensacola property is located at the end of a quiet cul-de-sac, offering a peaceful setting.

### Property Highlights

- **Year Built:** 1955
- **Square Feet:** 1,580
- **Acreage:** 0.28 acres
- **Bedrooms:** 4
- **Bathrooms:** 2
- **Septic System:** Drain field replaced in 2021
- **Heating/Water Heater:** Electric central heating, electric water heater
- **Key Updates:**
  - Roof: Replaced in 2020
  - Septic Drain Field: Replaced in 2021
- **Projected 2025 Rent:** \$16,377

This property is zoned MDR | Medium-density Residential

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## 907 N 57<sup>th</sup> Ave & 909 N 57<sup>th</sup> Ave

These two neighboring homes offer a versatile investment opportunity in a convenient location. Both properties provide rental potential and recent updates for added value.

### Property Highlights

#### 907 N 57th Ave

- **Square Feet:** 1,160
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Utilities:** Gas central heat, gas water heater
- **Septic System:** Septic tank and drain field replaced in 2023
- **Key Updates:**
  - **Roof:** 2019
  - **Plumbing:** 2022
- **Projected 2025 Rent:** \$13,534

#### 909 N 57th Ave

- **Square Feet:** 720
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Utilities:** Electric water heater, window air conditioner
- **Septic System:** Septic
- **Key Updates:**
  - **Roof:** Replaced in 2016
  - **Plumbing Upgrade:** Partial in 2018
- **Projected 2025 Rent:** \$10,815

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Property	Listing Price	BR	BA	Square Footage	Central Heat	Range	Water Heater	Sewer or Septic	Roof Replace	Last Electrical Upgrade	Full or Partial	Last Plumbing Upgrade	Full or Partial	Last HVAC Upgrade	Full or Partial	Septic Tank Replace	Septic Drainfield Replace
105 SE Kalash	\$ 168,000	3	1	1,126	gas	electric	electric	sewer	2021 (shingles) & 2018 (low-slope)	2017	partial	2023	partial	2001	full	n/a	n/a
120 N Stillman	\$ 173,000	3	1.5	1,677	electric	electric	electric	sewer	2020	unknown	unknown	unknown	unknown	2023	full	n/a	n/a
213 Bryant	\$ 198,000	3	1	1,187	gas	electric	gas	sewer	2020	1999	partial	2016	partial	2009	full	n/a	n/a
530 Edgewood	\$ 165,000	4	2	1,580	electric	electric	electric	septic	2020	unknown	unknown	unknown	unknown	old central HVAC	unknown	unknown	2021
214 & 214-1/2 Brown	\$ 248,000																
214 Brown (house)		4	2	1,321	gas	gas	gas (tankless )	sewer	2018 (front half), 2021 (back half)	2016	partial	2022	full	2020	full	n/a	n/a
214-1/2 Brown Apt A		1	1	504	n/a	electric	electric	sewer	2022	unknown	unknown	2014	partial	window ACs	n/a	n/a	n/a
214-1/2 Brown Apt B		1	1	504	n/a	electric	electric	sewer	2022	2023	partial	2005	partial	window ACs	n/a	n/a	n/a
907 & 909 N 57th	\$ 223,900																
907 N 57th		3	2	1,160	gas	electric	gas	septic	2019	2010	partial	2022	partial	2011	partial	2023	2023
909 N 57th		1	1	720	n/a	electric	electric	septic	2016	2010	partial	2018	partial	window ACs	n/a	unknown	unknown
	<b>\$1,175,900</b>	<b>23</b>	<b>13</b>	<b>9,779.0</b>													

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
#	Property	Rent	Annual Rent	Projected 2026 Rent	2024 Tax	Insurance	Repair and Maintenance	Utilities	5% Management Fee	Annual Expenses	Lease Expiration	Move-In Date	Parcel ID	Zoning
3	105 SE Kalash Rd	\$1,375.00	\$ 16,500.00	\$ 16,995.00	\$ 1,438.13	\$ 2,841.00	\$ 3,254.00		\$ 849.75	\$ 8,382.88	31-May-26	9-Apr-21	502S30609053507	MDR
4	120 N Stillman St	Vacant		\$ 15,600.00	\$ 1,959.71	\$ 2,086.00	\$ 1,925.00		\$ 780.00	\$ 6,750.71			000S00909203100	R-1A
5	213 Bryant Rd	Vacant		\$ 16,000.00	\$ 1,654.90	\$ 2,287.00	\$ 183.00		\$ 800.00	\$ 4,924.90			502S30609025301	MDR
6	530 S Edgewood Cir	Vacant		\$ 16,800.00	\$ 1,652.37	\$ 2,341.00	\$ 410.00		\$ 840.00	\$ 5,243.37			362S30100000000	MDR
	214 & 214-1/2 Brown Rd	\$ -	\$ -	\$ -	\$ 2,616.89	\$ 7,113.00	\$ 2,435.00		\$ -	\$12,164.89			502S306090009900	MDR
8	214 Brown (house)	\$1,415.00	\$ 16,980.00	\$ 17,489.40					\$ 874.47	\$ 874.47	28-Feb-26	13-Mar-24		
9	214-1/2 Brown Apt A	Vacant		\$ 9,600.00					\$ 480.00	\$ 480.00				
10	214-1/2 Brown Apt B	\$ 725.00	\$ 8,700.00	\$ 9,600.00					\$ 480.00	\$ 480.00	31-Oct-26	18-Nov-25		
	907 & 909 N 57th		\$ -	\$ -	\$ 1,984.49	\$ 10,120.00	\$ 1,000.00	\$1,449.00	\$ -	\$14,553.49			352S30250015000	MDR
11	907 N 57th	\$1,195.00	\$ 13,140.00	\$ 13,534.20					\$ 676.71	\$ 676.71	30-Nov-25	12-Dec-24		
12	909 N 57th	\$ 895.00	\$ 10,740.00	\$ 11,062.20					\$ 553.11	\$ 553.11	28-Feb-26	9-Mar-23		
	<b>Totals</b>			<b>\$126,680.80</b>	<b>\$11,306.49</b>	<b>\$26,788.00</b>	<b>\$ 9,207.00</b>	<b>\$1,449.00</b>	<b>\$ 6,334.04</b>	<b>\$55,084.53</b>				

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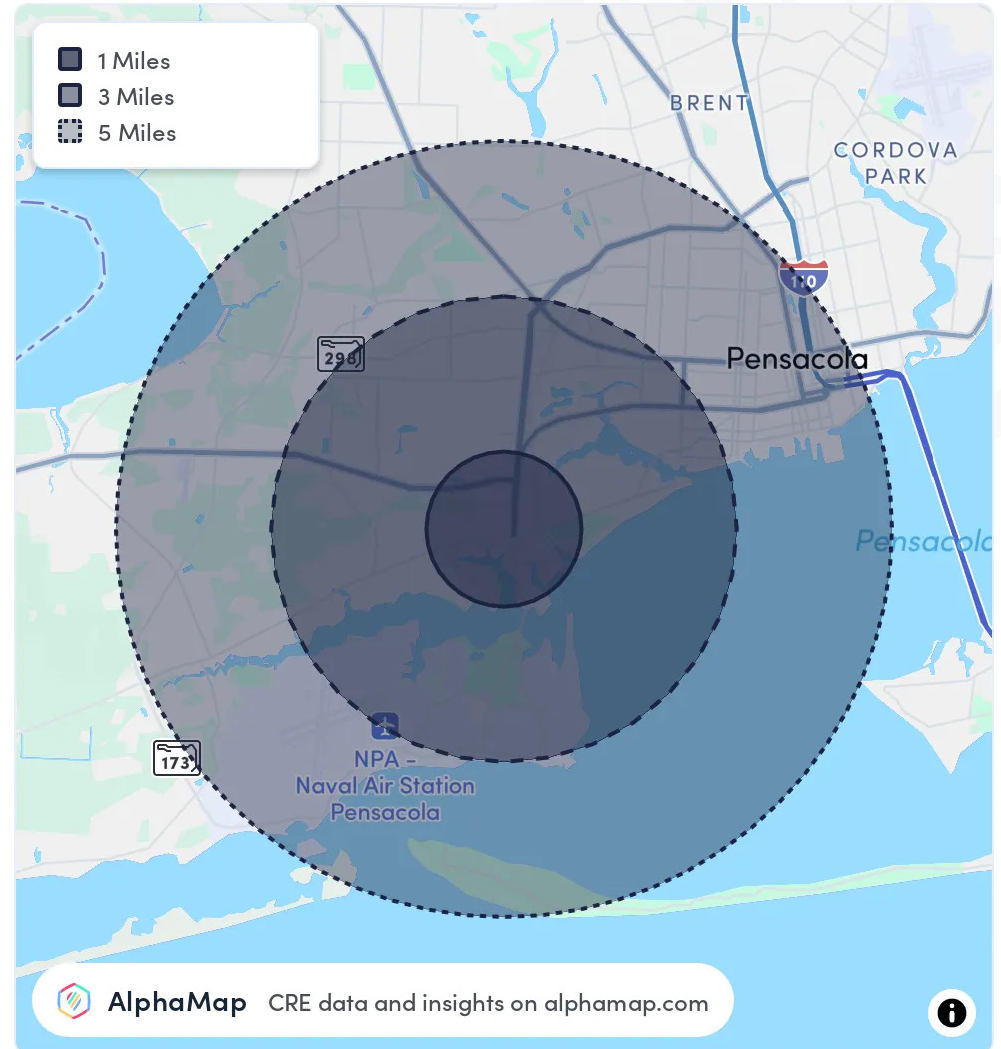


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Population	1 Mile	3 Miles	5 Miles
Total Population	6,917	44,227	104,826
Average Age	42	38	39
Average Age (Male)	41	37	38
Average Age (Female)	43	40	40
Household & Income	1 Mile	3 Miles	5 Miles
Total Households	3,130	16,644	40,782
Persons per HH	2.2	2.7	2.6
Average HH Income	\$73,247	\$68,165	\$66,797
Average House Value	\$322,835	\$220,299	\$223,804
Per Capita Income	\$33,294	\$25,246	\$25,691

Map and demographics data derived from AlphaMap



# About Us



**MEHDI MOEINI**  
**CCIM, CPM, MiCP**  
**Broker | Managing Partner**  
**(850) 380-0877**  
**Mehdi@BayCityRealty.com**

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



**WENDI SUMMERS**  
**Realtor | Partner**  
**(850) 712-7567**  
**Wendi@BayCityRealty.com**

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.