

\$125K PRICE REDUCTION!

THE PALMS AT MARINER

📍 10490 Chalmer St, Spring Hill, FL 34608

INVESTMENT HIGHLIGHTS

- 20-Unit 1996 Vintage, Concrete Block Community with Pitched Roof
- Spacious Floorplans Featuring 100% 2BR / 2BA Floorplans at 1,050 SF
- Water/Sewer/Electric Individually Metered and Paid by Tenant
- Ability to Increase Takeover NOI by 15+% by Increasing Rent \$190+ to Market
- Average In-Place Rent: \$1,583
- Pro Forma Rent: \$1,775
- Fully Renovated Units with Upgrades that Include: Granite Countertops, White Flat/Shaker Cabinets, Stainless Steel Appliances, Vinyl Plank/Tile Flooring, Built-In Electric Fireplaces, & Walk-In Showers
- Attractive Amenity Set that Includes: Pool, Lounge Area, Pergola Deck Area, On-Site Laundry Facilities
- Immediate Proximity to Mariner Commons Shopping Center with Retail/ Restaurants Including Publix, Walgreens, and More
- Within 15 Minutes from Well-Regarded Healthcare Facilities Such as Tampa General Hospital Brooksville, Tampa General Hospital Spring Hill, & HCA Florida Oak Hill Hospital
- 7 Minutes from Weeki Wachee Springs State Park, One of Florida's Oldest Roadside Attractions Containing one of the Deepest, Naturally Formed Underwater Caverns in the U.S.

INVESTMENT DETAILS

New Price	\$3,850,000
Price Per Unit	\$192,500
Number of Units	20
Rentable Building Size	21,000 SF
Year Built	1996





MARINER COMMONS
0.6 Miles from Property

publix ups Pizza Hut McDonald's
Great Clips ZENSHI grow financial

Walgreens

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