



DOUGLAS DUPLEXES AND PRIME COMMERCIAL LAND OPPORTUNITY

804 DOUGLAS STREET, LEESBURG, FL 34748

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804 DOUGLAS STREET, LEESBURG, FL 34748

**THE APT
BROKERS**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The APT Brokers in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY

804 DOUGLAS STREET, LEESBURG, FL 34748

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PROPERTY HIGHLIGHTS

- Strong Mix of 2/1 and 3/1 Units
- Prime Re-development Opportunity
- Existing Laundry Hookups
- A+ Location Next to the UF Health Leesburg Hospital
- Separately Metered for Water & Electric
- Professionally Managed

OFFERING SUMMARY

Sale Price:	\$1,999,000
Number of Units:	13
Building Size:	10,549 SF
NOI:	\$119,698.00
Cap Rate:	5.99%
Price Per Unit:	\$153,769

PROPERTY DESCRIPTION

Directly next door to the Venetian Isle North Development Plan of 75,000 sqft. Consisting of Assisted Living, Retail and Commercial buildings.

Walking Distance to the Venetian Isles Development of 138,000 sqft of commercial space including 252 Apartments and a 199 bed Assisted Living Facility

LOCATION DESCRIPTION

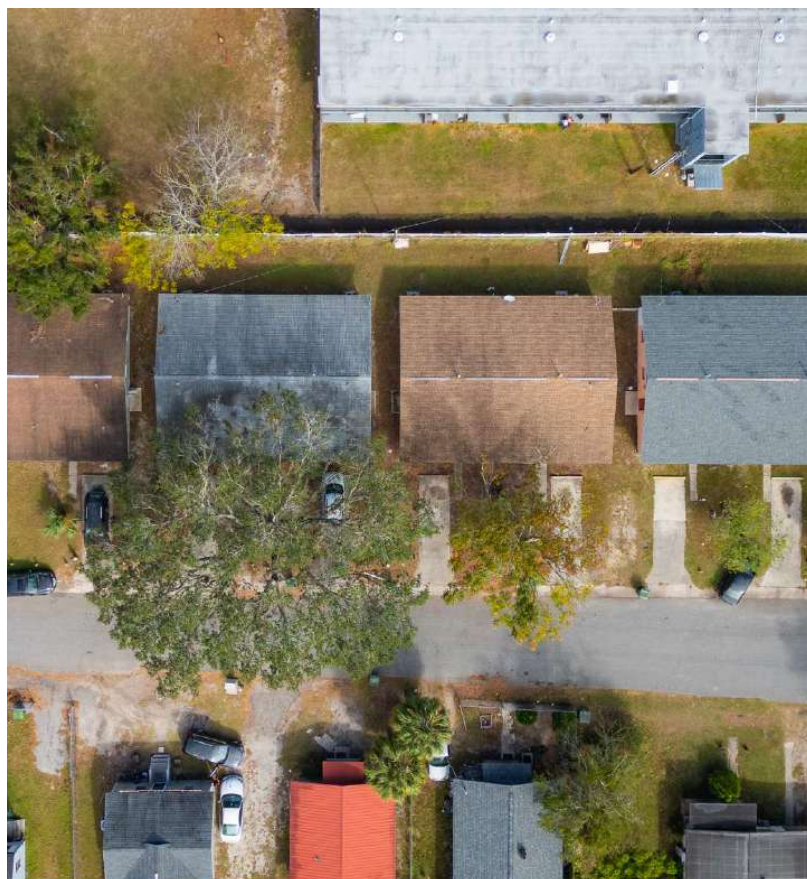
Leesburg, Florida, is a charming city located in Lake County, part of the Orlando-Kissimmee-Sanford Metropolitan area. Known for its picturesque landscapes and numerous lakes, Leesburg offers a blend of small-town charm and outdoor activities, including boating, fishing, and golf. Its historic downtown area features unique shops, restaurants, and cultural events, giving it a welcoming and laid-back atmosphere. With its central location, Leesburg serves as a gateway to both the natural beauty of Central Florida and the larger cities nearby, such as Orlando.

One of Leesburg's key assets is the UF Health Leesburg Hospital, part of the University of Florida Health system. This hospital provides a range of medical services, including emergency care, surgery, and specialized treatments. It plays a crucial role in serving the healthcare needs of residents in Leesburg and surrounding areas, offering access to advanced medical technologies and a team of skilled professionals. The presence of the UF Health system elevates the city's healthcare standards, making it a reliable hub for medical care in the region.

ADDITIONAL PHOTOS

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UPCOMING DEVELOPMENT

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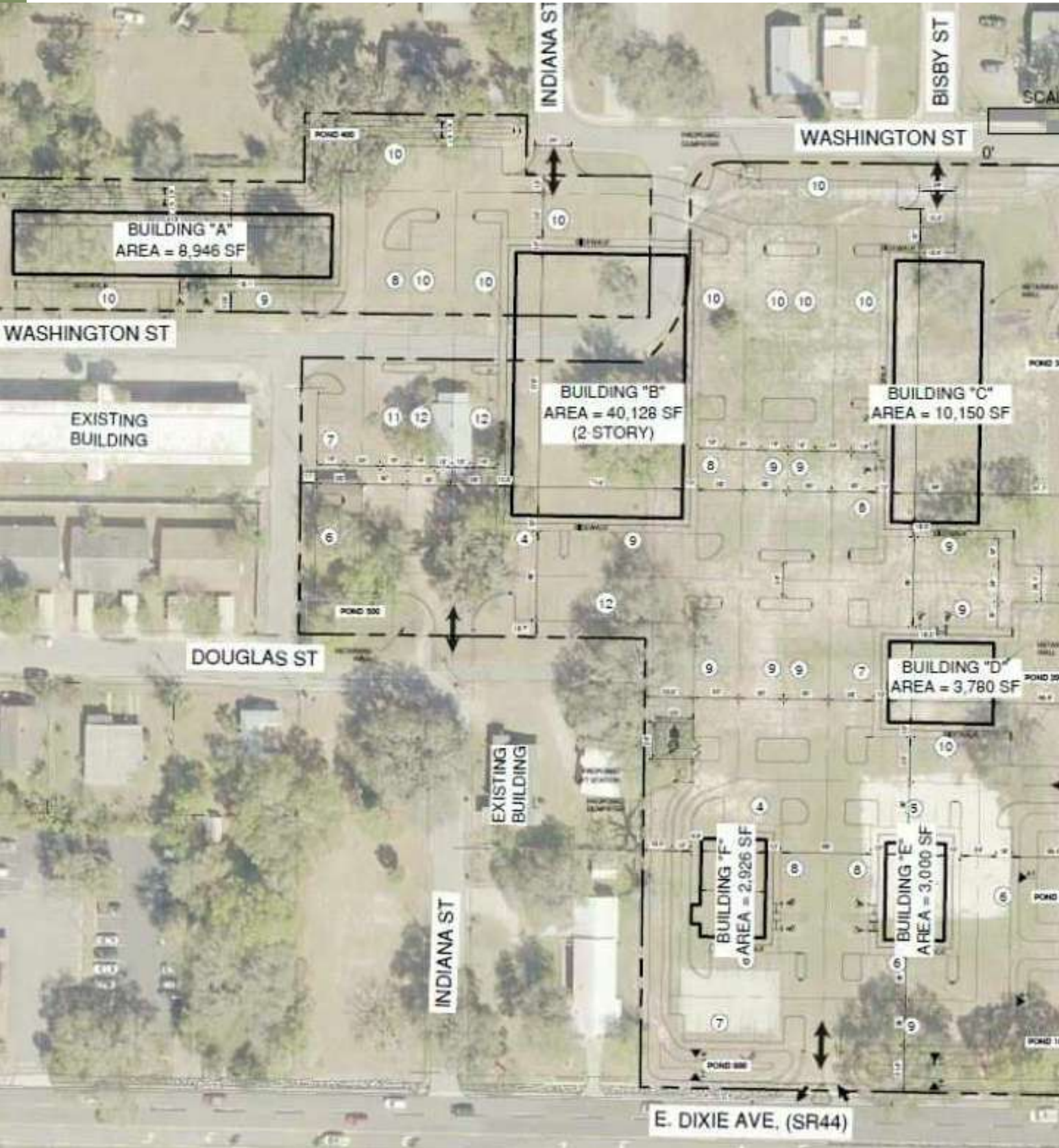
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UPCOMING DEVELOPMENT

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UPCOMING DEVELOPMENT

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UPCOMING DEVELOPMENT

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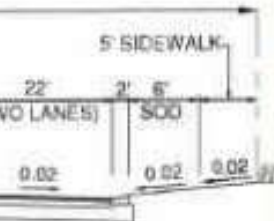


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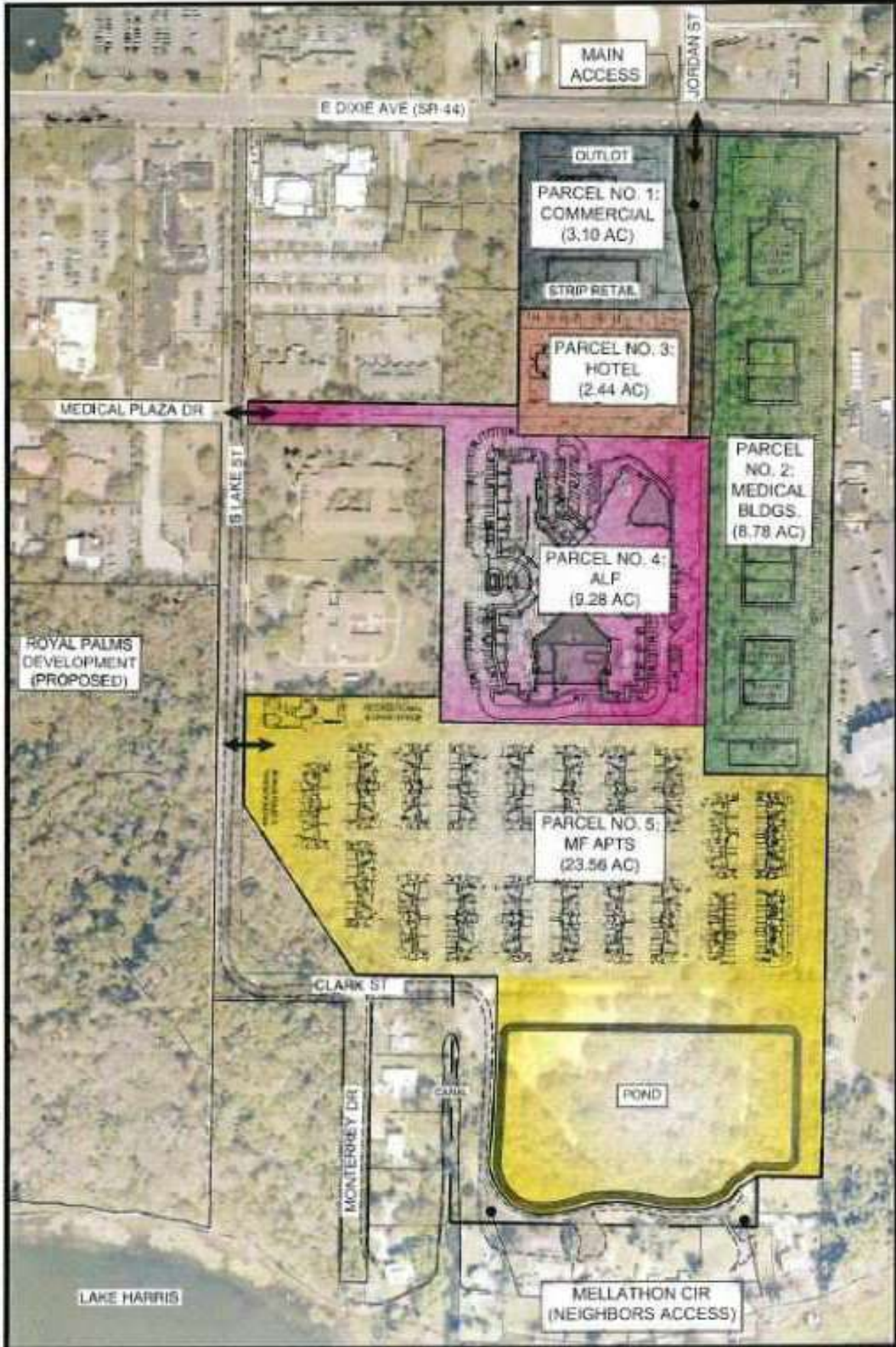
SECTION



ION

BOUNDARY

CESS



NORTH
SCALE: 1"=3'

EXISTING ZONING
PROPOSED ZONING
SECTION/TOWN
ALT KEY: 120500

MAX RES DENSIT
ALF CONVERSIO
MAX IMPERVIOU
BUFFERS AND S

PR
TRACT
PARCEL No. 1
PARCEL No. 2
PARCEL No. 3
PARCEL No. 4
PARCEL No. 5
PROJECT MA
NEIGHBORS A
* ALF PARCEL INDEPENDEN

NOTES:

1. MAX IMPERV...
REQUIREME...
BY PARCELS
2. PARCEL GEO...
GEOMETRY (...
MARKET DEN
3. AERIAL PHOT

UPCOMING DEVELOPMENT

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Venetian Isles

252 Residential Units
 138,431 square feet of Commercial Space
 47 +/- Acres
 Year Zoned: 2018



Venetian Isle North

75,000 sq. ft. Development
 Assisted Living, Retail, and Commercial
 6 +/- Acres
 Year Zoned: 2021





LOCATION INFORMATION

SECTION 2

ADDITIONAL PHOTOS

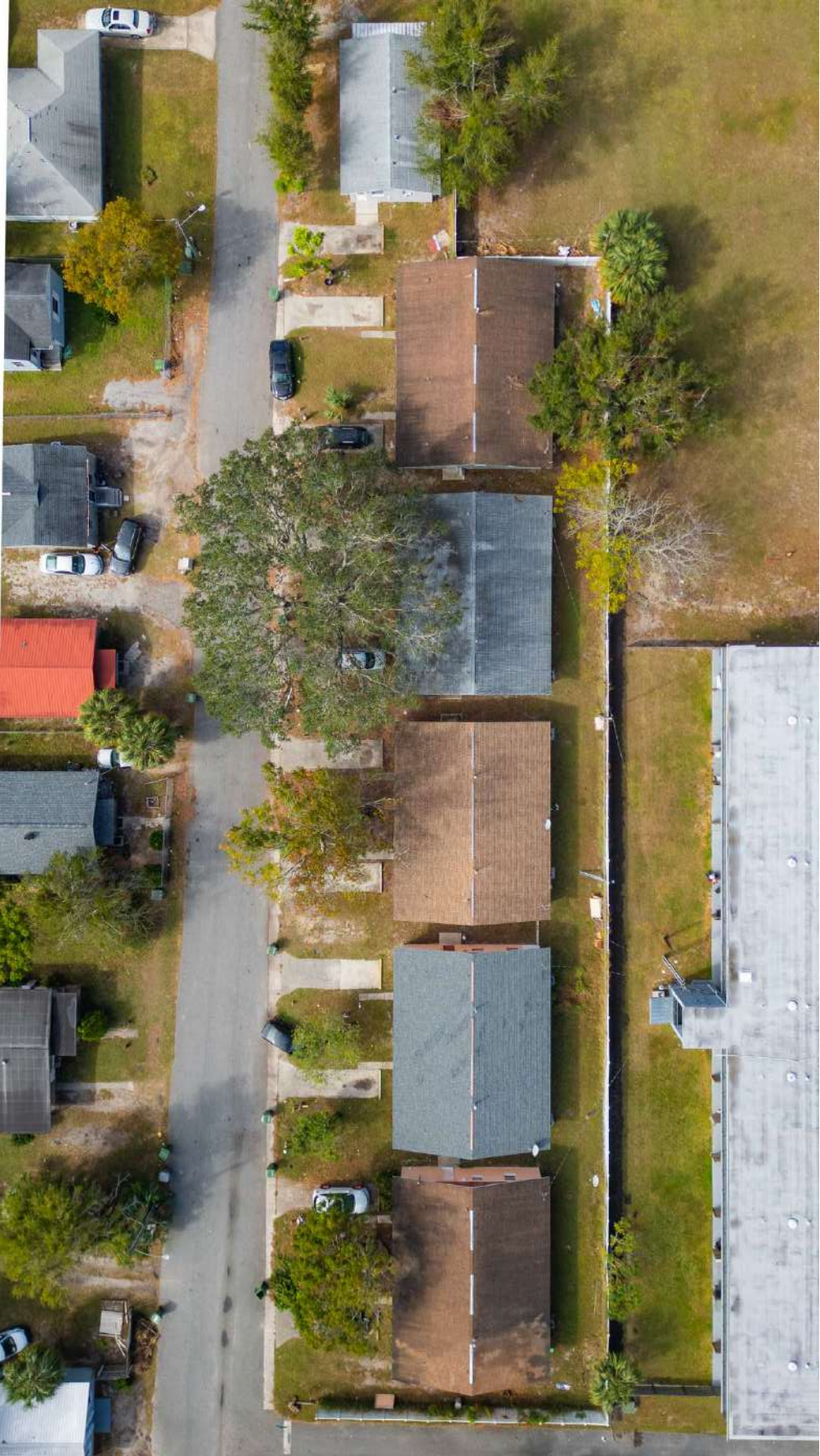
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ADDITIONAL PHOTOS

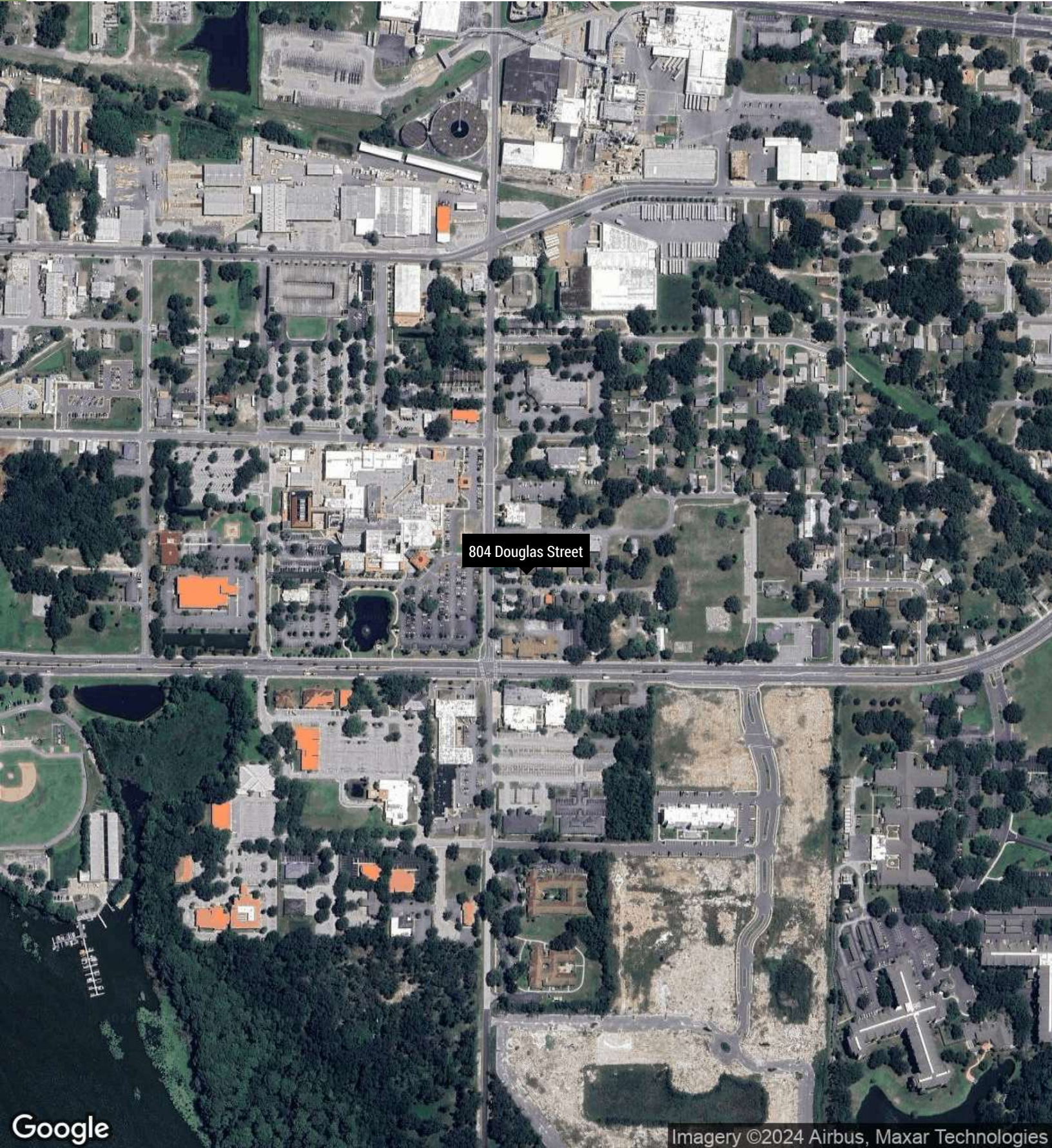
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LOCATION MAP

804 DOUGLAS STREET, LEESBURG, FL 34748

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804 Douglas Street

Google

Imagery ©2024 Airbus, Maxar Technologies



FINANCIAL ANALYSIS

SECTION 3

RENT ROLL

804 DOUGLAS STREET, LEESBURG, FL 34748



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF
408 S Lake St	2	1	792 SF	\$1,075	\$1,450	\$1.83
804 Douglas St	2	1	847 SF	\$1,095	\$1,450	\$1.71
806 Douglas St	2	1	847 SF	\$1,095	\$1,450	\$1.71
808 Douglas St	2	1	847 SF	\$1,075	\$1,450	\$1.71
810 Douglas St	2	1	847 SF	\$1,095	\$1,450	\$1.71
812 Douglas St	2	1	847 SF	\$1,195	\$1,450	\$1.71
814 Douglas St	2	1	847 SF	\$1,095	\$1,450	\$1.71
816 Douglas St	2	1	847 SF	\$1,195	\$1,450	\$1.71
818 Douglas St	2	1	847 SF	\$1,095	\$1,450	\$1.71
820 Douglas St	2	1	847 SF	\$1,195	\$1,450	\$1.71
822 Douglas St	2	1	847 SF	\$1,245	\$1,450	\$1.71
1127 Beecher St	3	1	1,012 SF	\$1,250	\$1,450	\$1.43
1129 Beecher St	3	1	1,012 SF	\$1,295	\$1,450	\$1.43
TOTALS			11,286 SF	\$15,000	\$18,850	\$21.79
AVERAGES			868 SF	\$1,154	\$1,450	\$1.68



9. FINANCIAL SUMMARY

804 DOUGLAS STREET, LEESBURG, FL 34748

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INVESTMENT OVERVIEW	CURRENT	PRO-FORMA
Price	\$1,999,000	\$1,999,000
Price per SF	\$189	\$189
Price per Unit	\$153,769	\$153,769
GRM	11.11	8.84
CAP Rate	5.99%	7.37%
Cash-on-Cash Return (yr 1)	2.26%	6.87%
Total Return (yr 1)	\$29,204	\$56,856
Debt Coverage Ratio	1.13	1.39
OPERATING DATA	CURRENT	PRO-FORMA
Gross Scheduled Income	\$180,000	\$226,200
Total Scheduled Income	\$180,000	\$226,200
Vacancy Cost	\$5,400	\$6,786
Gross Income	\$174,600	\$219,414
Operating Expenses	\$54,902	\$72,064
Net Operating Income	\$119,698	\$147,350
Pre-Tax Cash Flow	\$13,564	\$41,216
FINANCING DATA	CURRENT	PRO-FORMA
Down Payment	\$599,700	\$599,700
Loan Amount	\$1,399,300	\$1,399,300
Debt Service	\$106,134	\$106,134
Debt Service Monthly	\$8,844	\$8,844
Principal Reduction (yr 1)	\$15,640	\$15,640

INCOME & EXPENSES

804 DOUGLAS STREET, LEESBURG, FL 34748



INCOME SUMMARY	CURRENT	PRO-FORMA
Vacancy Cost	(\$5,400)	(\$6,786)
GROSS INCOME	\$174,600	\$219,414
EXPENSES SUMMARY	CURRENT	PRO-FORMA
Real Estate Taxes	\$12,960	\$28,122
Insurance	\$13,000	\$13,000
Utilities	\$515	\$515
Management Fee	\$10,990	\$12,990
Repairs & Maintenance	\$14,317	\$14,317
Lawncare & Pest Control	\$3,120	\$3,120
OPERATING EXPENSES	\$54,902	\$72,064
NET OPERATING INCOME	\$119,698	\$147,350



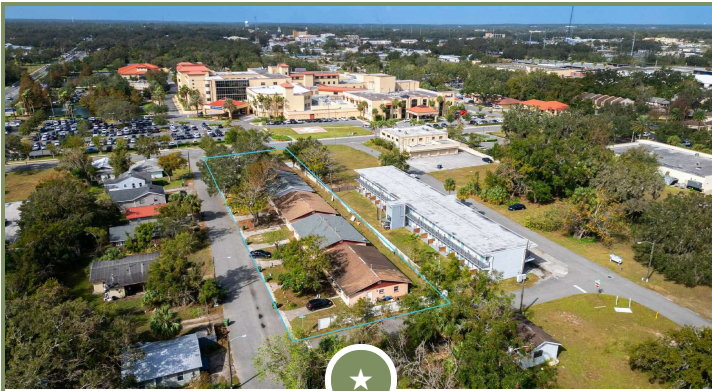


SALE COMPARABLES

SECTION 4

SALE COMPS

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DOUGLAS DUPLEXES AND PRIME COMMERCIAL LAND OPPORTUNI

804 Douglas Street, Leesburg, FL 34748

Price:	\$1,999,000
Bldg Size:	10,549 SF
No. Units:	13
Cap Rate:	5.99%
Year Built:	1973



VIRGINIA DUPLEXES

2411 Virginia Drive, Leesburg, FL 34748

Price:	\$1,200,000
No. Units:	10
Cap Rate:	5.50%
Year Built:	1983
Price/Unit:	\$120,000



GRAND ISLAND SHORES

2653 Grand Island Shores, Eustis, FL 32726

Price:	\$2,000,000
No. Units:	15
Cap Rate:	6%
Year Built:	1999
Price/Unit:	\$133,333



AZALEA HILLS

420 Mill St, Leesburg, FL 34748

Price:	\$3,700,000
No. Units:	48
Cap Rate:	8.36%
Year Built:	1977
Price/Unit:	\$77,083

SALE COMPS

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4

OAK GROVE

200 Church St , Leesburg, FL 34748

Price:	\$3,100,000
No. Units:	26
Cap Rate:	7%
Year Built:	1981
Price/Unit:	\$119,231



5

MARA COURT

2110 Mara Court, Leesburg, FL 34748

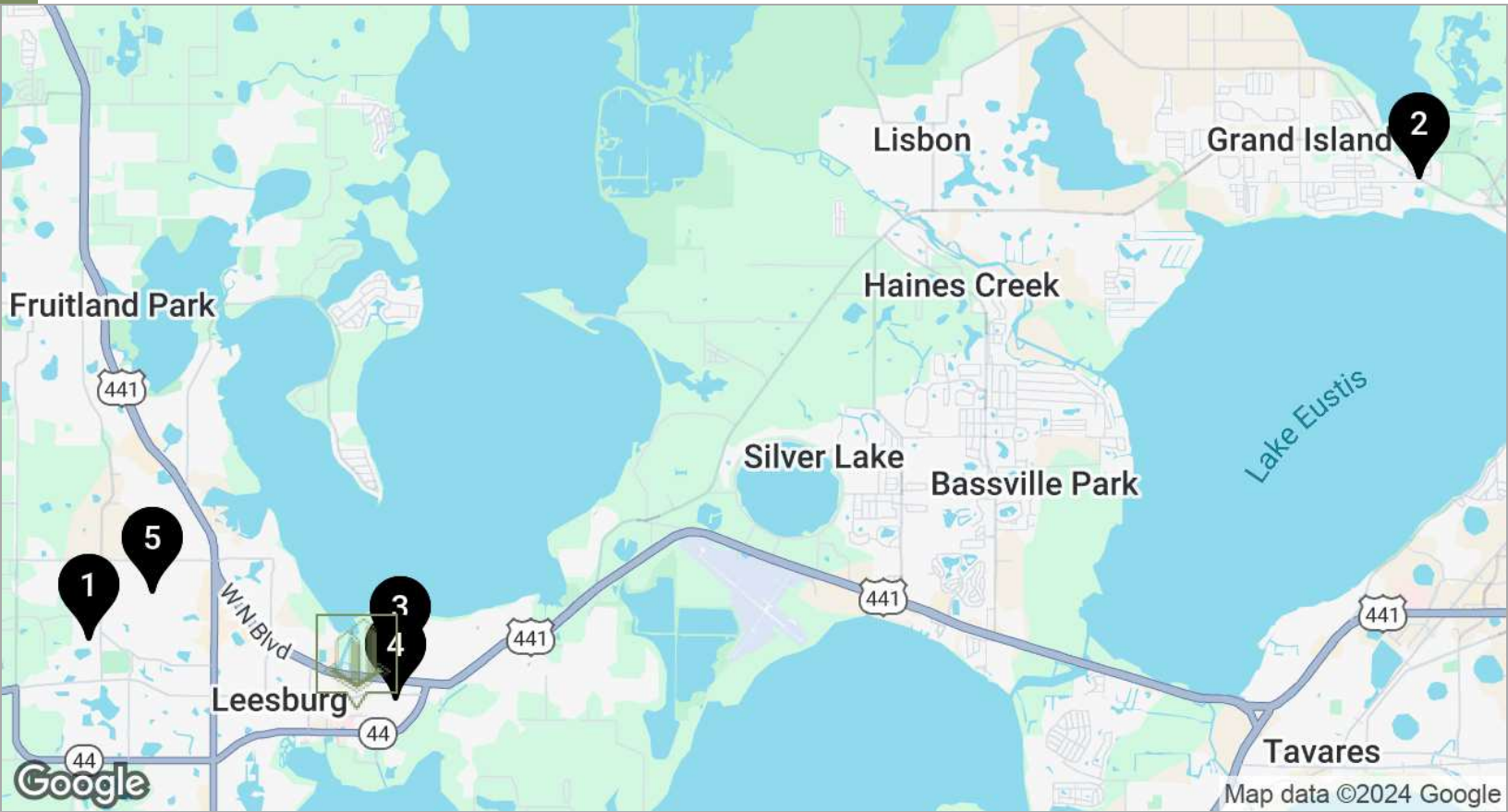
Price:	\$2,100,000
No. Units:	16
Cap Rate:	N/A
Year Built:	1978
Price/Unit:	\$131,250



SALE COMPS MAP & SUMMARY

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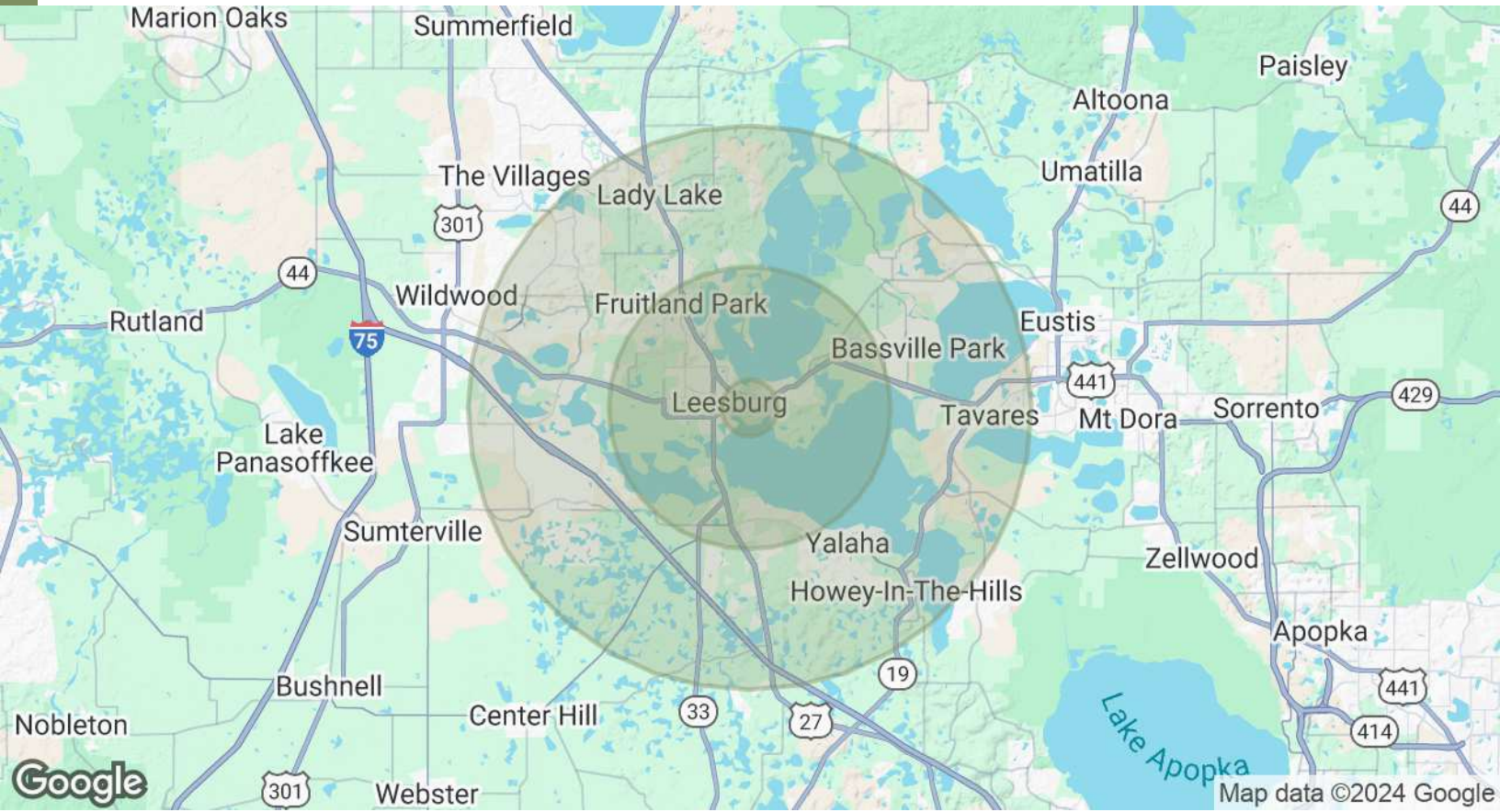


	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE
★	Douglas Duplexes and Prime Commercial Land Opportunity 804 Douglas Street Leesburg, FL	\$1,999,000	10,549 SF	13	5.99%
1	Virginia Duplexes 2411 Virginia Drive leesburg, FL	\$1,200,000	-	10	5.50%
2	Grand Island Shores 2653 Grand Island Shores Eustis, FL	\$2,000,000	-	15	6%
3	Azalea Hills 420 Mill St Leesburg, FL	\$3,700,000	-	48	8.36%
4	Oak Grove 200 Church St Leesburg, FL	\$3,100,000	-	26	7%
5	Mara Court 2110 Mara Court Leesburg, FL	\$2,100,000	-	16	-
	AVERAGES	\$2,420,000	NAN SF	23	6.71%

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,819	48,667	191,084
Average Age	49	48	58
Average Age (Male)	47	47	57
Average Age (Female)	50	49	58
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,163	21,505	90,429
# of Persons per HH	2.2	2.3	2.1
Average HH Income	\$60,897	\$67,322	\$83,640
Average House Value	\$248,436	\$252,743	\$340,933

Demographics data derived from AlphaMap

