

FOR SALE

974-976 Tennessee Lane

Sarasota, FL 34234

2 UNIT MULTIFAMILY



\$695,000

5.5% PROFORMA CAP RATE

JASON D'AGOSTINO
JASON@DAGREALTORS.COM
941.685.1228

KEN D'AGOSTINO
KEN@DAGREALTORS.COM
941.320.0044

preferred
SHORE
COMMERCIAL
REAL ESTATE

LICENSED REAL ESTATE BROKERS



BUILDING

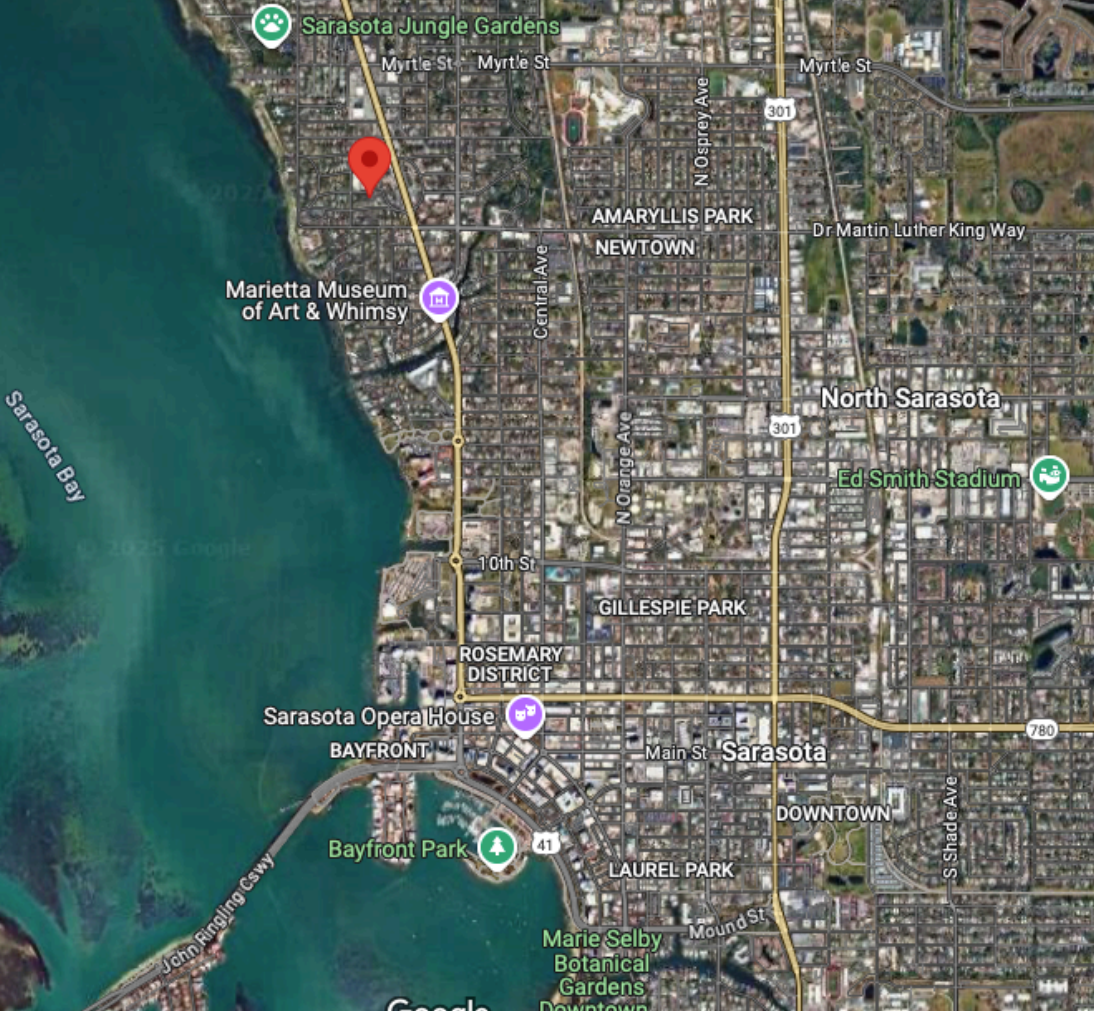
Total Building Square Feet	1,200 SF
Total Lot Size	.14 acres
County	Sarasota
Prp Taxes	2024 - \$4,635
PID	2005150056

SALE INFORMATION

Sale Price	\$695,000
CAP RATE (Pro-forma)	5.5%
Terms	As Is

BUILDING INFORMATION

Unit Types	(2) 1 Bed / 1 Bath
Roof Age	2023
HVAC Ages	2023
Unit Square Footages (Approx)	600 Sq Ft Ea.



ABOUT THE AREA

Indian Shores is ideally located just a short drive from downtown Sarasota, giving residents the best of both worlds—a quiet, residential setting with easy access to city amenities. This neighborhood is positioned close to some of Sarasota’s most popular beaches, including the pristine sands of Siesta Key and Lido Key, making it a haven for beach lovers and outdoor enthusiasts. Major roadways like Tamiami Trail and I-75 are within reach, providing convenient access to shopping, dining, and cultural attractions in Sarasota, as well as nearby cities.

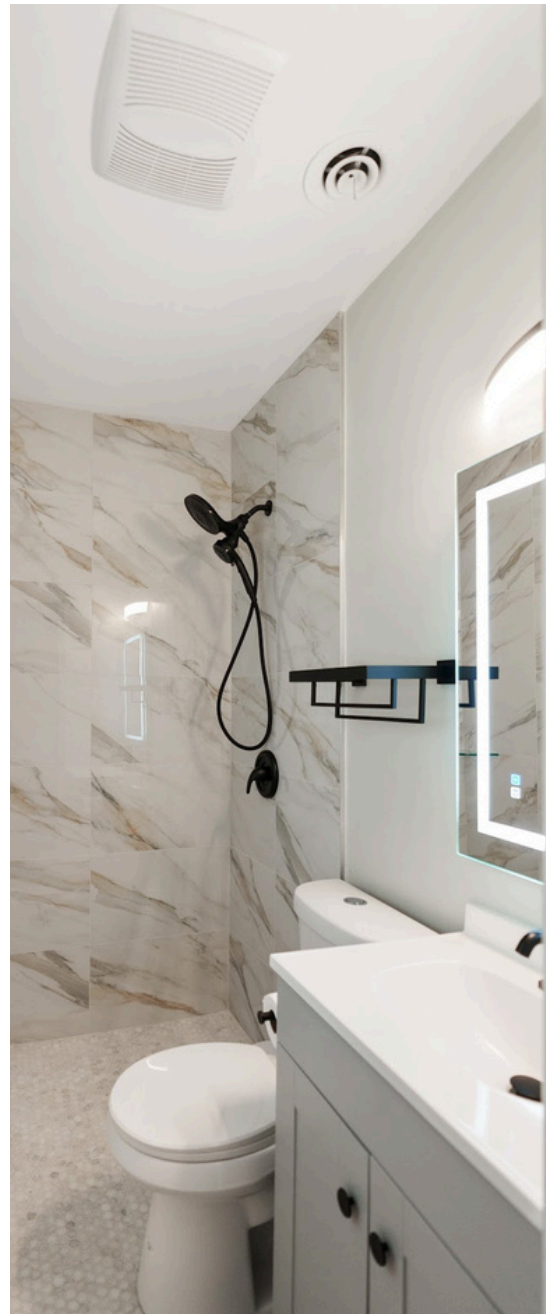
PROPERTY OVERVIEW

- West of the Trail
- 2 - 1 Bedroom, 1 Bathroom Units w/ Shared Laundry
- Fully Renovated 2023-2024
 - Roof, HVAC, Kitchens, Doors, Windows, Bathrooms, Water lines, Sewer pipes lined, new electrical panels, new wiring throughout
- Two Electrical Meters
- Near Downtown Sarasota

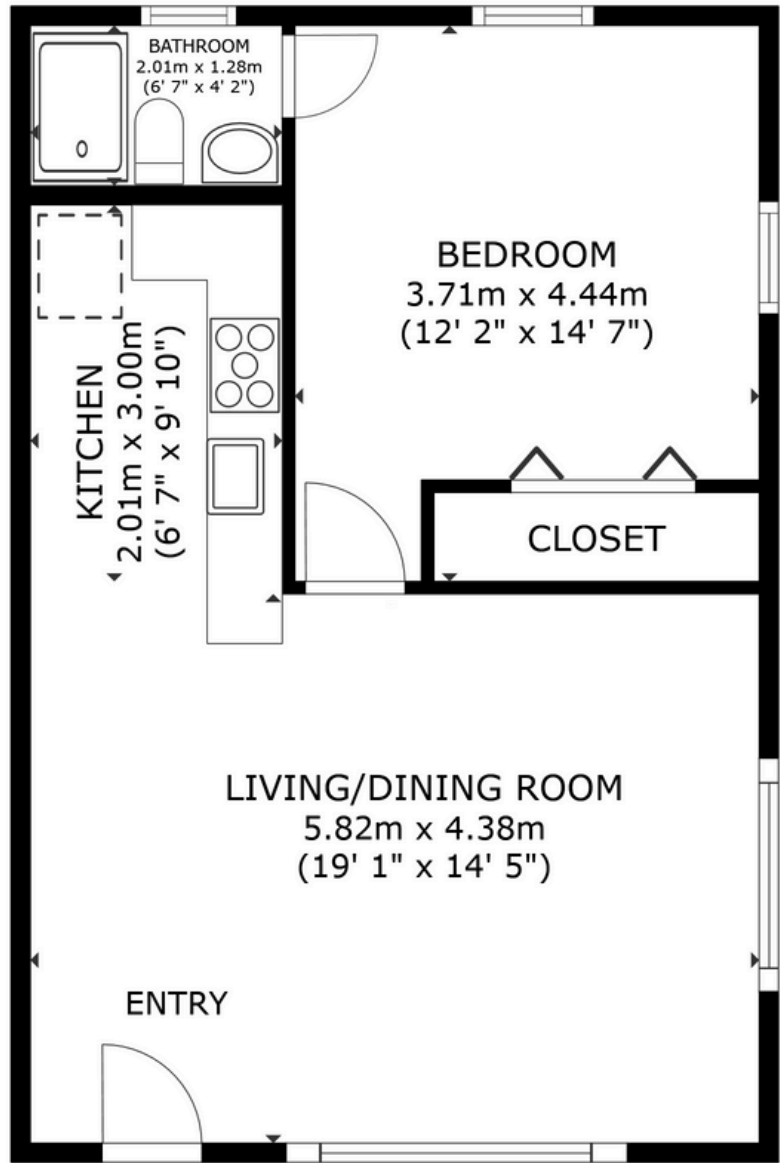
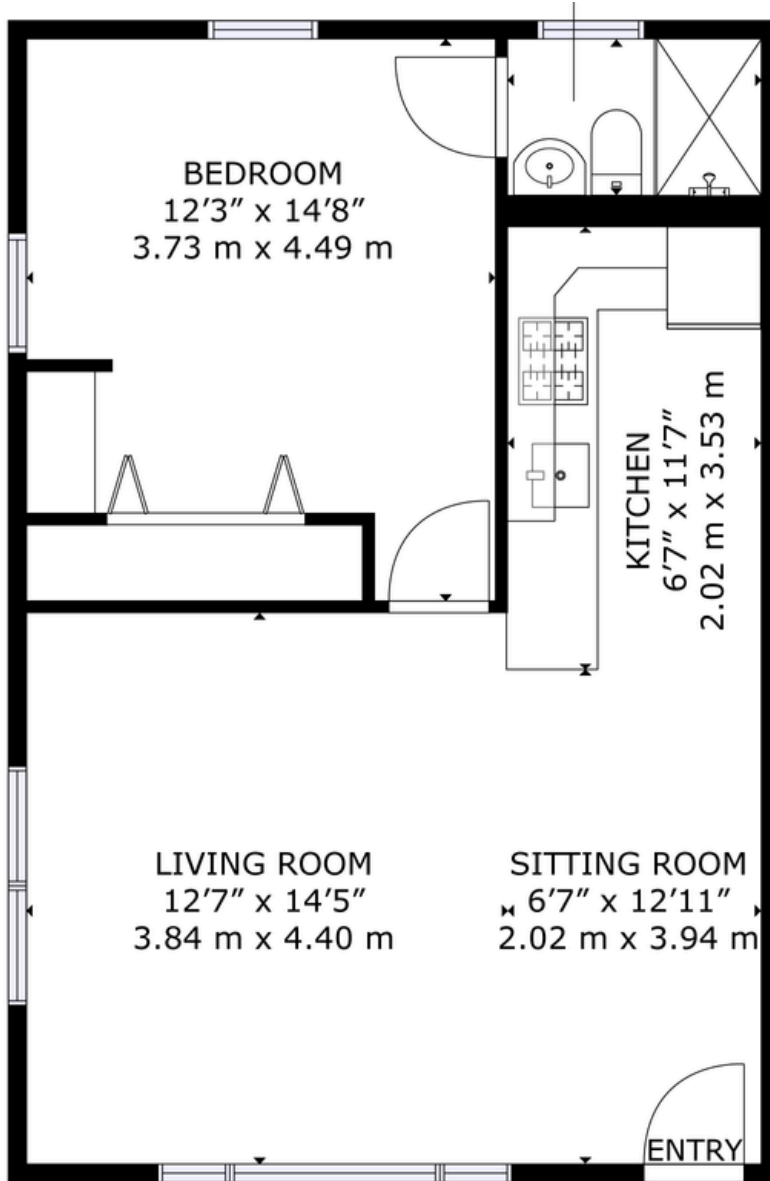
FINANCIAL INFORMATION

974-976 Tennessee Lane	
Proforma Income	
974	\$2,350.00
976	\$2,350.00
Total Monthly Income	\$4,700.00
Expenses	
Landscaping	\$125.00
Pest control	\$60.00
Water/trash	\$196.00
Electric	\$160.00
Insurance	\$245.25
Property Taxes	\$323.00
Repairs / vacancy loss	\$392.00
Total monthly expenses	\$1,501.25
Monthly NOI	\$3,198.75
Annual NOI	\$38,385.00
Purchase Price	\$695,000.00
Proforma Cap Rate	5.52%

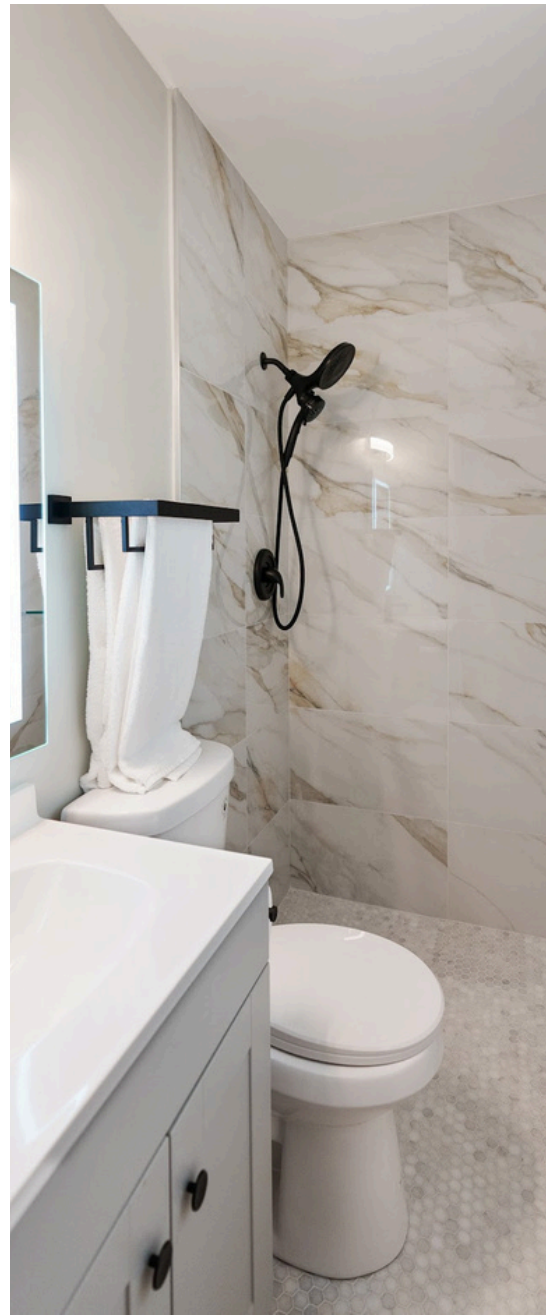
976 UNIT PHOTOS



FLOORPLANS



974 UNIT PHOTOS



EXTERIOR PHOTOS



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