

JUST LISTED!

WILD PINES OF NAPLES

📍 2580 Wild Pines Lane, Naples, FL 34112

INVESTMENT HIGHLIGHTS

- 200-Unit Rare Value-Add Opportunity in the Core of Naples, FL
- Desirable Two-Story Concrete Block Construction and Pitched Roofs
- Extremely Affluent, High Barrier to Entry Submarket with Virtually no Inventory of Workforce Housing. Great Demos with \$156,576+ Avg. HHI in a 3-Mile Radius of the Property
- Phase I, 96 Total Units-- 80 Units Built in 1986, and 16 Units Built in the 1970's (Rebuilt in 2018/2024)
- Phase II, 104 Affordable Units Built in 2001. Restrictions Through 2031 (~7 years Remaining), Unlocking Significant Value when Property Becomes Full Market Rate
- Value-Add Opportunities on the Market Rate Phase
- Mark-to-Market: Great mark-to-market opportunity with submarket comp set supporting additional ~\$200+ in rental upside
- Development Potential: Small parcel of land included in the sale that you could build 6-12 more units on
- Opportunity to expand on existing amenity set with grilling areas, soccer field, gazebo's, pet park, etc.
- Accretive Loan Assumption with 3.44% Fixed, Interest Only Rate for 6 Additional Years
- Amenities Include 2 Sparkling Pools, 2 Laundry Rooms, Leasing Office & Business Center, Gym, 23 Garages and Picnic Areas
- Naples Ranked 6th Best Place to Live in the U.S. (2023 - 2024 U.S. News)
- Great Location 6-Minutes from Downtown Naples
- 10-minutes from Naples Beach, Naples Pier, and Third Street South Retail Strip which Includes Shops, Renowned Fine Restaurants and Bistros, the Courtyards, and Antique Fountains

INVESTMENT DETAILS

Number of Units	200
Number of Floors	2
Building Size	137,361 SF
Lot Size	5.37 Acres
Year Built	1968, 1986, & 2001



8-Minute Drive To..



Naples Beach & Pier



6-Minute Drive To..
DOWNTOWN NAPLES



5-Minute Drive To..



WILD PINES of Naples

Linwood Ave.

Shadowlawn Dr.

Davis Blvd.

Franklin Street

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