

Multi-Family Project Developer Opportunity

OCALA, FLORIDA



EDUARDO AZOFRA

305-775-1558

eduardoazofra@aol.com

FORTUNE
INTERNATIONAL
REALTY

CONFIDENTIALITY OF THIS REPORT

This is a confidential report on the subject property intended for your sole use to determine if you wish to express further interest in the subject property.

The confidential report contains brief information about the property offered for sale. It is subject to changes that can appear at any time, and will replace all previously reported information. This report contains estimates, projections and information about the property, and the members, directors, executives, managers and employees related to the property or Fortune International Realty do not assume any responsibility for the information contained in this report, for the accuracy and its effects, to notify any changes on the information or this report, or for any decisions based on the information contained herein.

All data on the property is provided for information purposes. Fortune International Realty encourages the recipients of this report to thoroughly review and independently verify to recipient own satisfaction that

the data provided are substantially representative of the property and can be realized upon when considering any interest of said property. Recipient of this report acknowledges that he has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information on the property and to examine any and all applicable documentation relevant to the transaction.

The information contained in this report is confidential. The recipient agrees that he will not disclose any of the contents contained in this report without prior authorization from Fortune International Realty.

***Please contact Eduardo Azofra at
305-775-1558 | eduardoazofra@aol.com for
further information.***

PROPERTY DETAILS



PRICE:	\$680,000
---------------	------------------

PRICE/UNIT	\$48,571
-------------------	----------

NUMBER OF UNITS:	14
-------------------------	----

SIZE OF UNITS :	1,500 SF (EACH)
------------------------	-----------------

PARKING SPACES:	22
------------------------	----

TOTAL BUILDING SF:	21,884
---------------------------	--------

TOTAL BUILDING AREA:	19,244
-----------------------------	--------

LOT SIZE:	48,000 SF (1.1 ACRES)
------------------	-----------------------

FRONTAGE:	404 SF
------------------	--------

DEPTH:	216 SF
---------------	--------

PRICE PER SF OF LAND:	\$14.00/SF
------------------------------	------------

SPLIT UNIT:	2 BD/2.5 BA
--------------------	-------------

PROPERTY HIGHLIGHTS

INVESTING IN MULTIFAMILY PROPERTIES IN OCALA, FLORIDA, OFFERS SEVERAL ADVANTAGES:

- **Affordable Investment Opportunities:** The average home price in Ocala is approximately \$331,931, with multifamily properties often priced competitively, making them accessible for
- **Strong Rental Demand:** Ocala's growing population and economic development, including major distribution centers for companies like Amazon and FedEx, drive demand for rental housing, ensuring a steady tenant base.
- **Potential for Appreciation:** The Ocala housing market has shown resilience, with forecasts predicting a 2.2% increase in home prices by 2025, indicating potential for property value appreciation.
- **Tax Benefits:** Investors can benefit from tax advantages such as depreciation deductions and potential capital gains tax reductions, enhancing the financial appeal of multifamily investments.
- **Community Development Initiatives:** Projects like the master-planned community comprising 2,300 units, including 1,800 apartments and 500 single-family homes, reflect Ocala's commitment to residential growth and provide investment opportunities.

By investing in multifamily properties in Ocala, you can capitalize on a growing market with diverse opportunities, strong rental demand, and potential for appreciation.

In Ocala, Florida, the multifamily real estate market offers a range of investment opportunities, including duplexes, triplexes, and larger apartment complexes. As of November 2024, there are approximately 23 multifamily properties listed for sale in the area.

INVESTMENT CONSIDERATIONS:

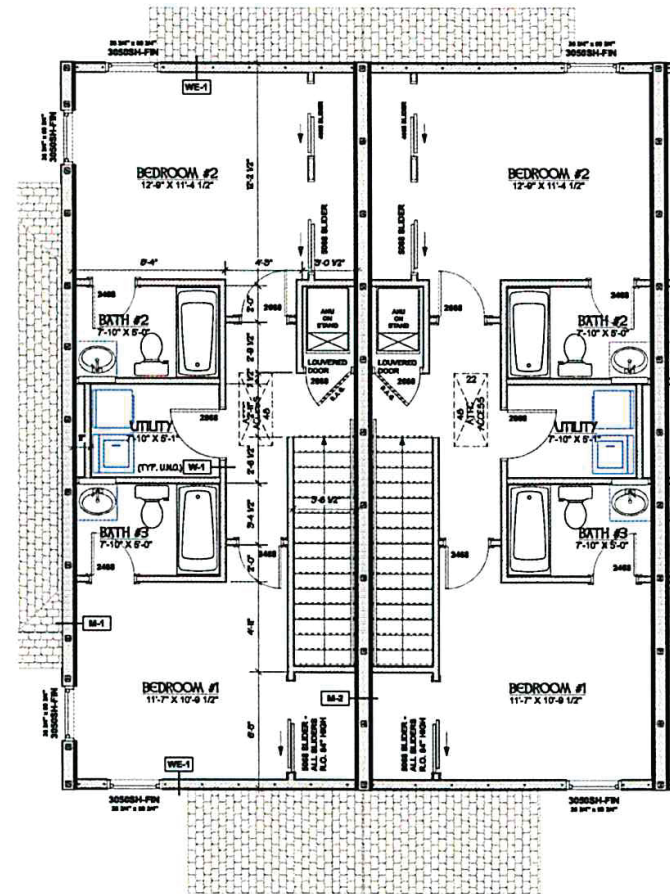
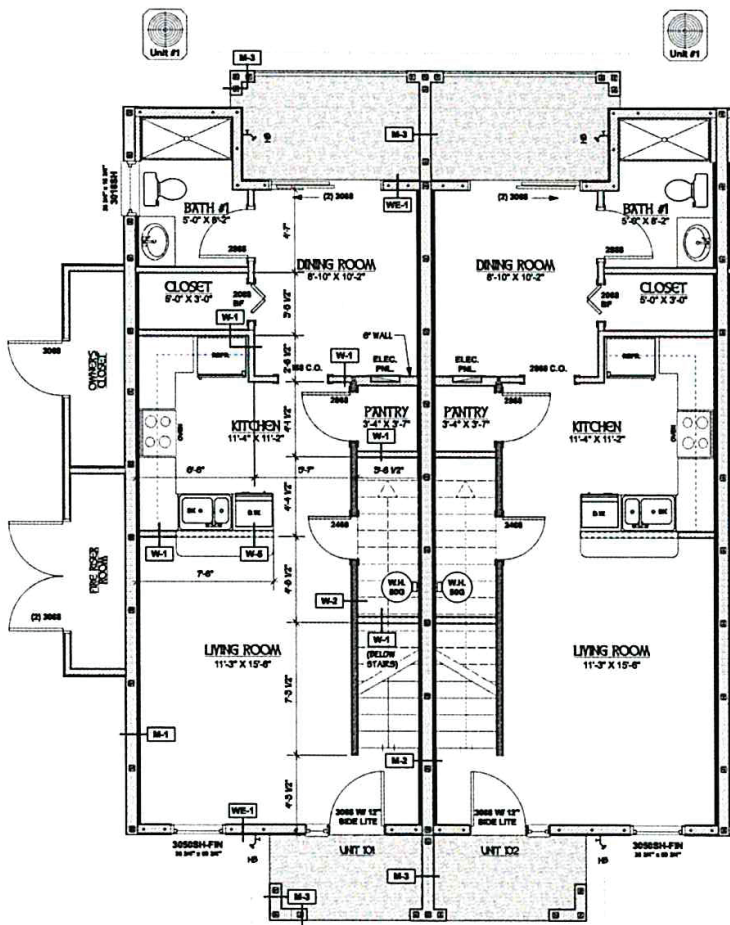
- **Rental Demand:** Ocala's growing population and economic development contribute to a steady demand for rental properties, making multifamily investments potentially lucrative.
- **Occupancy Rates:** Many multifamily properties in Ocala report high occupancy rates, with some achieving 100% occupancy, indicating strong rental demand.
- **Location Benefits:** Proximity to downtown offers tenants easy access to shopping, dining, and entertainment, increasing property desirability appealing

Investing in multifamily properties in Ocala can provide steady rental income and potential appreciation, especially given the area's economic growth and housing demand. Prospective investors should conduct thorough due diligence, considering factors such as property condition, location, and market trends, to make informed investment decisions.

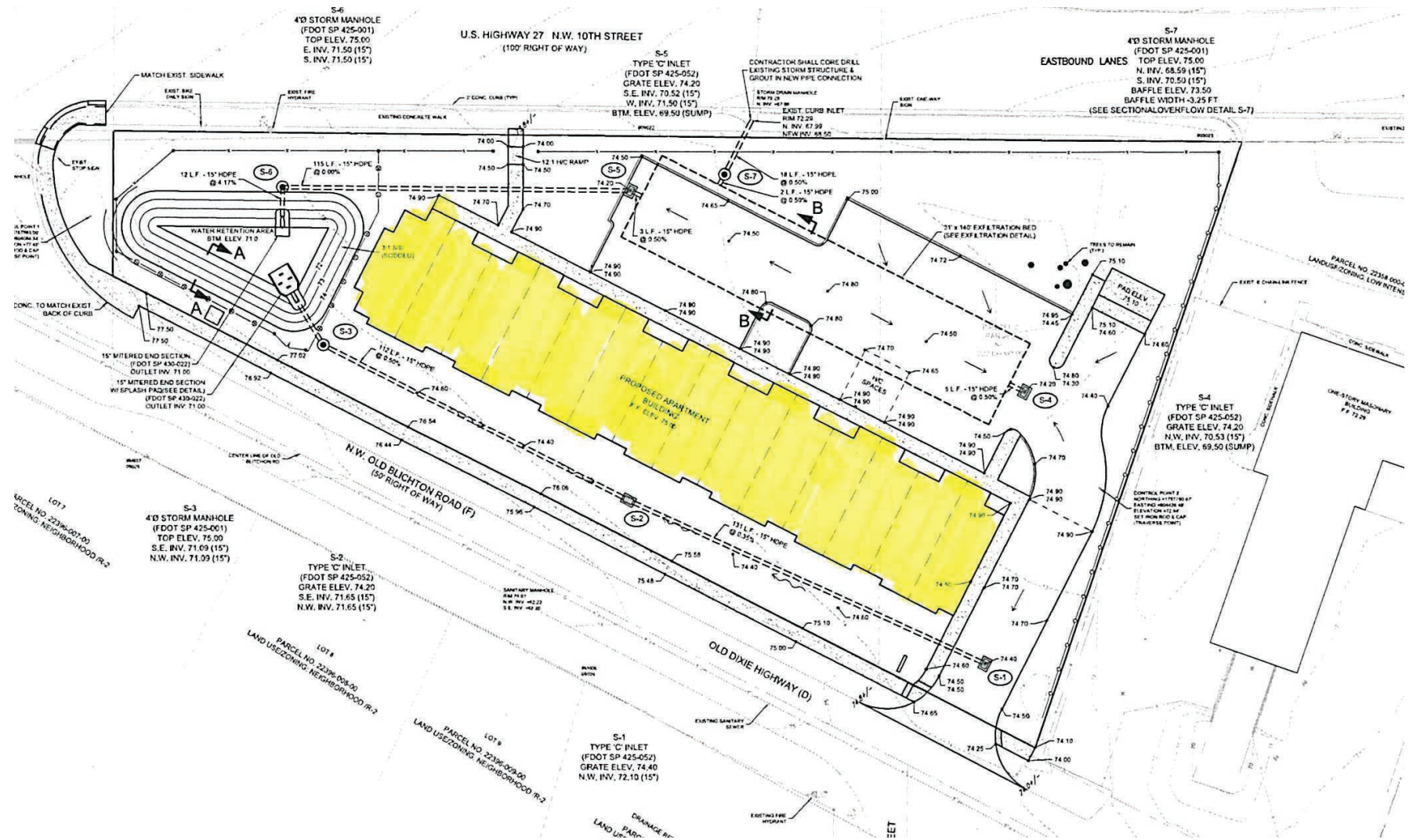
FINANCIAL INFORMATION

TOTAL UNITS:	14
AVERAGE RENT PER MONTH:	\$1,750
POTENTIAL GROSS YEARLY RENT:	\$294,0000
PROPERTY TAXES (1.25% OF PROPERTY VALUE)	\$1,581.41
PROPERTY INSURANCE (LESS THAN 1% OF PROPERTY VALUE)	\$1,000

FLOOR PLANS



SITE PLAN



RENDERING



RENDERING



RENDERING



RENDERING



RENDERING



RENDERING



DEMOGRAPHICS

Persons
Households
Percent Children

10,641 Families
3,741 Persons Per Household
24.6 %

2,047
2.8

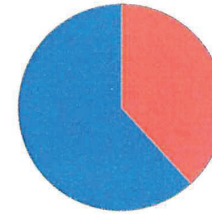
Age Distribution

Age 0 to 17
Age 18 to 24
Age 25 to 44
Age 45 to 54
Age 55 to 64
Age 65 and over



Occupancy - Rent vs Own

Owner
Occupant



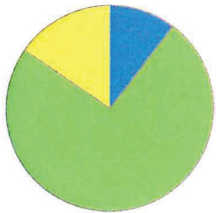
House Median Year Built
Average Home Value
Average Rent

1974 Per Capita Income
\$63,157 Average Household Income
\$838

\$18,624
\$32,132

Education Attained

9th Grade or Lower
9th - 12th (no diploma)
HS Diploma/GED
Some College
Associate Degree
Bachelor Degree
Graduate Degree



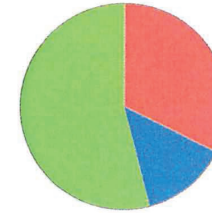
Education - Current Enrollment

Preschool/Kindergarten
Grade School
Middle School
High School
College
Graduate School



Family Type

Married
Single/Female Head
Single/Male Head



Year Built Distribution

Since 2010
2000 - 2009
1990 - 1999
1980 - 1989
1970 - 1979
1960 - 1969
1950 - 1959
1949 or before



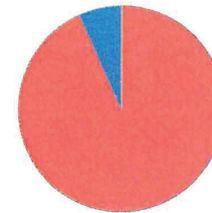
Occupation

Mgmt/Prof
Healthcare
Service
Sales/Office
Farming
Construction
Production



Place of Employment

Work In County
Work Out of County
Work Out of State



Source: 2022 American Community Survey, 5 year estimates / US Census Bureau

*Includes all data from census blocks completely or partially located inside the noted radius.

© PropertyKey.com, Inc., 2024 | Powered by PropertyKey | Information is believed accurate but not guaranteed and should be independently verified.

PROPERTY ADDRESS

OFFERING MEMORANDUM

Exclusively Presented by

EDUARDO AZOFRA

REALTOR ASSOCIATE, ICPS

TOP PRODUCER DIAMOND CIRCLE 2022

305.775.1558 | eduardoazofra@aol.com

FORTUNE
INTERNATIONAL
— REALTY —