

# Three Jacksonville Duplexes

FOR SALE



**\$825,000**  
\$275,000 per duplex



**6 Units Total**

(2 per bldg)  
All 2 BR/1 BA



**1,525 SF +/-**

(each duplex)  
762 SF/unit



**Built 1985**

wood Frame



**5207, 5217, 5239 Plymouth Street**

Jacksonville, FL 32205

**3 Duplexes - 6 Units Total**

## NEED TO KNOW



UNIT	STATUS	IN-PLACE RENT	MARKET RENT	TYPE	SF
5207	Occupied	\$1,000	\$1,150	2 BR / 1 BA	762 +/-
5209	Occupied	\$1,000	\$1,150	2 BR / 1 BA	762 +/-
5217	Occupied	\$975	\$1,150	2 BR / 1 BA	762 +/-
5219	Occupied	\$815	\$1,150	2 BR / 1 BA	762 +/-
5237	Occupied	\$1,000	\$1,150	2 BR / 1 BA	762 +/-
5239	Occupied	\$780	\$1,150	2 BR / 1 BA	762 +/-
TOTAL		\$5,570	\$6,900		

*All units occupied — strong income in place with potential to adjust rents to market.*

## NEED TO KNOW



**CONSTRUCTION** Wood Frame

**UNITS** 6 total

**TOTAL SF** 4,575 SF +/- (1,525 SF each bldg.)

**NO OF BLDGS** 3

**NO OF STORIES** 1

**YEAR BUILT** 1985

**PARKING** Driveway

**LAUNDRY** Washer & Dryer Hookups

**COUNTY** Duval

**PARCEL #** 067987-0200, 067987-0150, 067987-0050

**LOT SIZE** 0.58 +/-

**WATER** City

**SEWER** City

**ZIP CODE** 32205

**Three Jacksonville Duplexes**  
For Sale

- \$925,000  
\$154,167/Unit
- 6 Units Total  
2 per bldg  
6 x 2 story bldg
- 1,525 SF +/-  
each bldg  
752 SF/Unit
- Built 1985  
Wood Frame

5207, 5217, 5239 Plymouth Street  
Jacksonville, FL 32205  
3 Bedrooms - 6 Baths Total

[Click for Drone Video](#)

## Property-Wide Improvements (2023)

- New roofs installed on all 3 duplexes
- Exterior paint & siding improvements completed portfolio-wide
- HVAC replacement completed at 5207 Plymouth St

## Unit-Specific Renovations

*Renovations were completed in select units between 2023–2025 as units became vacant and available for turnover.*

Improvements in renovated units included:

- Interior paint
- New laminate flooring in select bedrooms
- Bathroom upgrades including resurfaced tubs, fixtures, and toilets
- Kitchen cabinet repairs, faucets, and range hoods
- New ceiling fans, blinds, and lighting fixtures
- AC servicing and professional interior cleaning

## MARKET AERIAL



### RENTAL DEMAND

High rental demand – Ascension St. Vincent's Hospital is just 3.5 miles away.

### NEARBY MARKETS

Avondale | Riverside |  
EverBank Stadium |  
Downtown Jacksonville

### PROPERTY HIGHLIGHTS

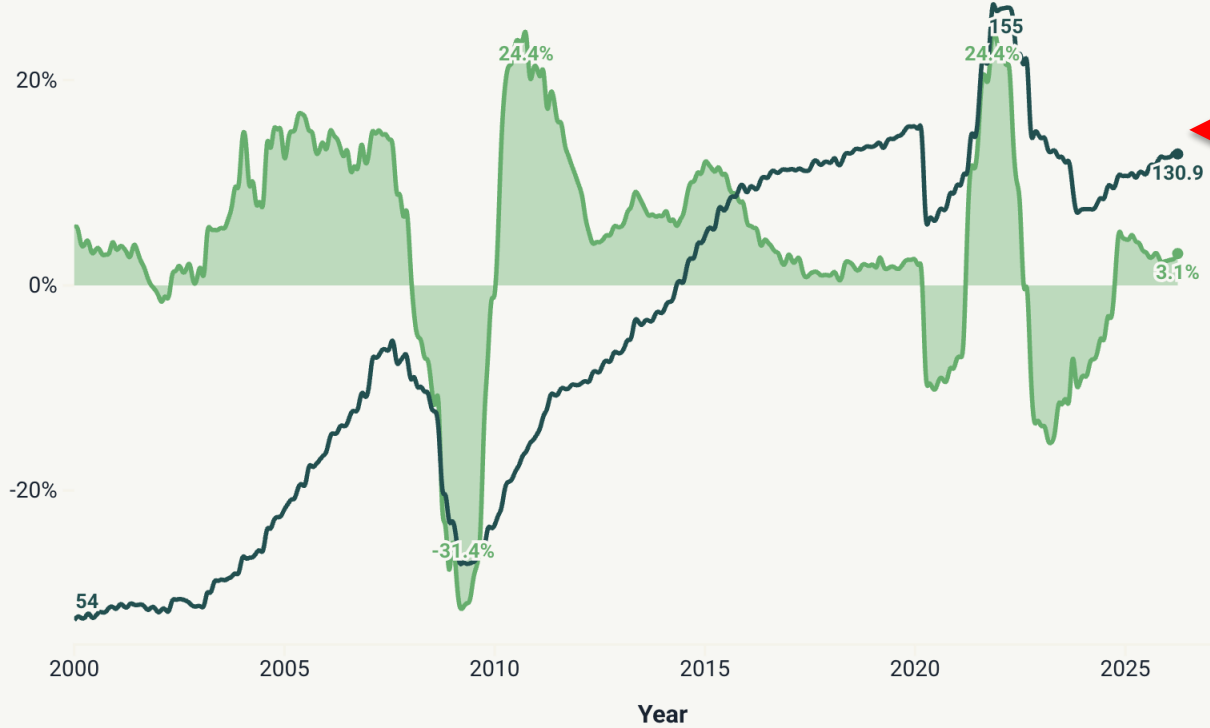
New Roof | New Exterior Paint



### Commercial Property Price Index

■ Price Value ■ % Change

% Change



**You are buying here; the start of the recovery phase.**



This is the Green Street Commercial Property Price Index, which shows the closing values of all combined CRE over time, including **multifamily**, retail, industrial, healthcare, office, and several other asset classes.

# EXTERIOR PICTURES



# EXTERIOR PICTURES



# INTERIOR PICTURES



# INTERIOR PICTURES



Disclaimer: The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are examples only and do not necessarily represent current or future performance of the property.

### Terms of Offer

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This investment is being offered at \$825,000 for all 3 duplexes. Alternatively, each duplex may be purchased for \$275,000 each. All offers must include, at minimum, the offer price, deposit structure, due diligence period, closing timeframe, whether your offer is conditioned on financing, and if you are not already pre-qualified by the listing broker or seller, please produce proof of ability to perform. Proof of ability to perform can be all or any of the following: 1) a letter from a lender stating your ability to purchase the property at the offered price, 2) a list of addresses of other apartment assets you own, or 3) some buyers have chosen to produce screen shots of bank accounts showing enough liquidity to buy the asset (please black out any confidential info).

### Property Tours

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All property tours must be arranged with Roberto Cuartero, the listing agent. At no time shall the tenants or manager be contacted without prior approval. Prior to any tours occurring, buyers must produce proof of ability to perform (described above) and have fully underwritten the deal(s) on paper and are penciling out to within reasonable proximity of asking price. You do NOT have to offer prior to touring

### Offer Responses

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The seller will have the right to respond to offers as they are received, but a formal bid deadline may be established if decided upon by the seller.

## KEY CONTACTS



### LISTING AGENT

**Roberto Cuartero**  
THE MULTIFAMILY ADVISORS

904-655-9406  
roberto@themultifamilyadvisors.com

Contact for details

### SELLER'S CLOSING AGENT

**David Heekin**  
LANDMARK TITLE

904-998-9733 ext 1001  
david@landmarktitle.com

Real Estate Attorney

### PROPOSED INSURANCE BROKER

**Bryan Williams**  
MCGRUFF WILLIAMS INSURANCE

352-371-7977  
bryan@mcgriffwilliams.com

Property & Casualty Insurance

READY TO MOVE FORWARD?

## Jacksonville 3 Duplexes

Jacksonville, FL 32205 · \$825,000

CONTACT LISTING AGENT

**904-655-9406**

roberto@themultifamilyadvisors.com

## FINANCING OPTIONS



### FINANCE OPTION FOR THE PORTFOLIO


#### Proposed Loan Information

Base Loan Amount	\$618,750.00
Total Loan Amount	\$618,750.00
Interest Rate / Annual Percentage Rate	6.990%/7.142%
Loan Type / Loan Term	Conventional/360 Mo.
Estimated Value	\$825,000
LTV	75.000%



### FINANCE OPTION FOR ONE DUPLEX

#### Proposed Loan Information

Base Loan Amount	\$206,250.00
Total Loan Amount	\$206,250.00
Interest Rate / Annual Percentage Rate	6.990%/7.259%
Loan Type / Loan Term	Conventional/360 Mo.
Estimated Value	\$275,000
LTV	75.000%



**Robert N. Fillyaw**  
Managing Partner | Senior Loan Officer



- 352-665-1302
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- Company NMLS #139164
- 414 SW 140th Terrace Newberry, FL 32669



**Mike Whiteaker**  
Senior Loan Officer | Team Leader



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- Licensed In: AL, FL, GA, NC, PA, SC, TN, TX