



Woodland Apartments
6-Unit Multifamily Investment Opportunity
Asking Price: \$600,000

Presented By:

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Executive Summary

Woodland Apartments is a stabilized 6-unit multifamily investment located in North DeLand, West Volusia County, Florida. The property is fully occupied with annual leases, delivering strong in-place cash flow. Four units were renovated within the past year, and a new septic drain field was installed within the last six months, materially reducing near-term capital risk.

Cap Rate Analysis & Investor Rationale

In-Place Cap Rate: ~8.75%

An in-place cap rate of approximately 8.75% represents a compelling, risk-adjusted return for a stabilized small multifamily asset in Central Florida. This cap rate is above prevailing market averages while still offering meaningful upside potential.

Why This Cap Rate Is Attractive

- Above-market yield for stabilized small multifamily
- Immediate day-one cash flow supported by in-place NOI
- Recent renovations and major infrastructure upgrades completed
- Downside protection with remaining rent-growth upside
- Strong appeal to cash-flow and 1031 exchange investors

Valuation Scenarios

Scenario	NOI	Cap Rate	Implied Value
In-Place	\$52,544	8.75%	\$600,000
Conservative	\$52,544	9.00%	\$584,000
Base Case	\$52,544	8.50%	\$618,000
Market	\$52,544	8.00%	\$656,800
Post Rent Growth	\$58,000+	7.50%	\$773,000+

Woodland Apartments

Investor Valuation, Rent Comps & Buyer Package

Asking Price: \$600,000

This document provides cap rate valuation scenarios, West Volusia County rent comps, and a summary of buyer materials prepared for investor review.

Cap Rate Valuation Scenarios

Scenario	NOI	Cap Rate	Implied Value
In-Place	\$52,544	8.75%	\$600,000
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Market	\$52,544	8.00%	\$656,800
Post Rent Increase	\$58,000+	7.50%	\$773,000+

These valuation scenarios demonstrate strong downside protection at the asking price with meaningful upside as rents are increased toward market levels.

West Volusia County Rent Comps & Market Analysis

Unit Type	Current In-Place Rent	Market Rent Range (Renovated)
Studio	\$800 – \$870	\$900 – \$1,050
1BR / 1BA	\$1,200 – \$1,250	\$1,250 – \$1,450
2BR / 1BA	\$1,300 – \$1,350	\$1,400 – \$1,650

Based on West Volusia County market data, renovated units support higher rents than current in-place levels. Incremental increases can be achieved upon renewal or turnover without aggressive assumptions.

Full Buyer Package Contents

The complete buyer package prepared for Woodland Apartments includes the following materials:

- Final Branded PDF Offering Memorandum
- Cap Rate & Valuation Tables (PDF + Excel-ready format)
- West Volusia County Rent Comp Summary
- Investor Due-Diligence Q&A;
- Maps & Location Overview
- Photo Placeholders for Interior & Exterior Images

Current Rent Roll

Woodland Apartments – In-Place Rents

Unit	Bed / Bath	Monthly Rent
Main House	2 / 1	\$1,350
#1 Efficiency	Studio	\$800
#2	1 / 1	\$1,250
#3 Efficiency	Studio	\$870
#4	1 / 1	\$1,200
#5	2 / 1	\$1,300
TOTAL		\$6,770
Annual Gross Income		\$81,240

Operating Expenses Summary

Expense Category	Annual Cost
Insurance	\$3,734
Dumpster Service	\$2,400
Lawn Care	~\$1,200
Electric (Owner-Paid – 5 Units)	~\$12,000
Maintenance / Reserves	~\$3,300
Total Estimated Operating Expenses	~\$24,634

Expense assumptions reflect historical ownership data and typical operating costs for small multifamily assets in West Volusia County. The property benefits from well water and septic service, contributing to a lower overall expense profile.

West Volusia County Rent Comparables

Unit Type	Current In-Place Rent	Market Rent (Renovated)
Studio	\$800 – \$870	\$900 – \$1,050
1BR / 1BA	\$1,200 – \$1,250	\$1,300 – \$1,450
2BR / 1BA	\$1,300 – \$1,350	\$1,450 – \$1,650

Based on current West Volusia County rental market data, renovated units at Woodland Apartments support higher achievable rents than those currently in place. Incremental increases at renewal or turnover provide a clear path to NOI and valuation growth without aggressive assumptions.

Cap Rate Analysis & Valuation Summary

In-Place Cap Rate: Approximately **8.75%**

At the \$600,000 asking price, Woodland Apartments delivers an in-place Net Operating Income of approximately \$52,544, resulting in an attractive ~8.75% cap rate. This return profile is considered strong for a stabilized small multifamily asset in West Volusia County, Florida.

Market Context

Stabilized 5–10 unit multifamily properties in Central Florida typically trade within the following cap rate ranges:

- 6.5%–7.5% for newer or fully renovated assets
- 7.0%–8.0% for average stabilized properties
- 8.5%+ for assets offering strong in-place cash flow or pricing advantage

At ~8.75%, Woodland Apartments is priced attractively relative to market while maintaining clear upside potential.

Risk-Adjusted Return

The in-place cap rate is enhanced by recent capital improvements, including four renovated units within the past year and a new septic drain field installed within the last six months. These upgrades materially reduce near-term capital expenditure risk and support the durability of cash flow.

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Market	\$52,544	8.00%	\$656,800
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Rent Growth Pro Forma (Market Alignment)

The following pro forma illustrates potential rent growth as in-place rents are adjusted toward current West Volusia County market levels for renovated units. Projections are conservative and assume gradual increases at renewal or turnover.

Unit Type	Current Avg Rent	Market Rent (Low)	Market Rent (High)
Studio (2 units)	\$835	\$900	\$1,050
1BR / 1BA (2 units)	\$1,225	\$1,300	\$1,450
2BR / 1BA (2 units)	\$1,325	\$1,450	\$1,650

Pro Forma Impact:

Modest rent increases across unit types support an estimated annual NOI increase of \$5,000–\$7,500, without aggressive assumptions or major additional capital investment.

Investment Quality Summary

Woodland Apartments represents a high-quality small multifamily investment offering a rare combination of strong in-place cash flow, recent capital improvements, and measured upside potential. The asset delivers immediate yield at an attractive basis while maintaining downside protection and future value growth.

- Strong in-place NOI supporting an ~8.75% cap rate at asking price
- 100% occupancy with annual leases providing income stability
- Recent renovations and new septic drain field significantly reduce near-term capex risk
- Low operating expense profile supported by well water and septic
- Market-supported rent growth enhances long-term returns and valuation

Overall, this investment is well suited for cash-flow-focused investors, 1031 exchange buyers, and long-term holders seeking a stabilized Core+ asset in a resilient Central Florida rental market.

Property Photos









