

TWO STORY MULTIFAMILY OFF FLORIDA NEAR SHERWOOD



OFFERING SUMMARY

Sale Price:	\$107,000 \$53.50/SF
Number Of Units:	2
NOI:	\$7,702
Building Size:	2,000
Zoning:	A4

PROPERTY OVERVIEW

This multifamily duplex is perfectly priced for an investor looking to add to their portfolio. Located in Ashley Place neighborhood just north of Florida Blvd, the property sits in the middle of a residential neighborhood and only 0.6 miles from Belaire High School.

PROPERTY HIGHLIGHTS

- Revenue Generating Property
- 1/2 mile from Florida Blvd

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12481 / 12483 WARFIELD AVE FINANCIALS

RENT ROLL

	MONTHLY	ANNUALLY
12481 Warfield (2BR / 1Bath)	\$650.00	\$7,800.00
12483 Warfield (3BR / 1.5Bath)	\$750.00	\$9,000.00
TOTAL	\$1,400.00	\$16,800.00

REVENUES

Projected Gross Income	\$16,800.00
Market Vacancy (10%)	(\$1,680.00)
Total Revenues	\$15,120.00

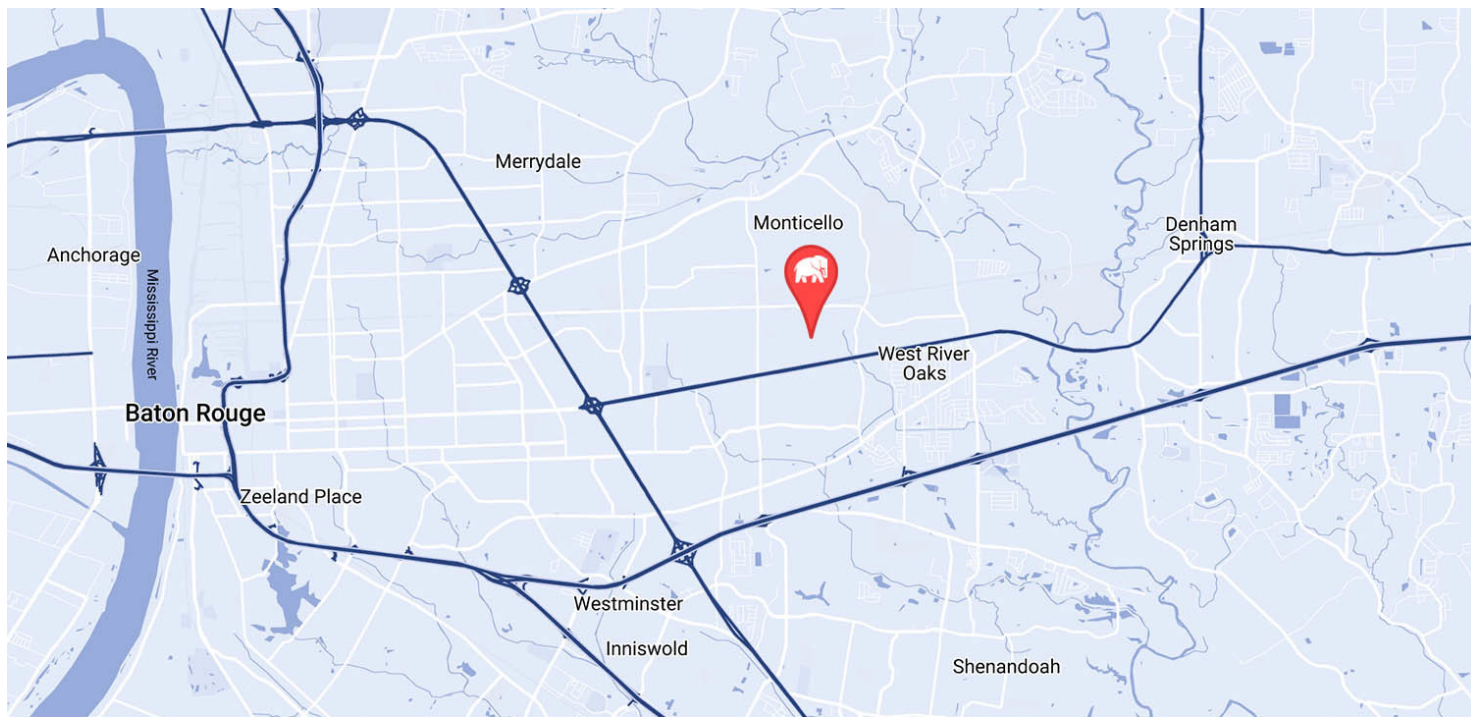
EXPENSES

Property Taxes - 2018	(\$1,037.20)
Property Insurance	(\$1,500.00)
Water/Sewage	(\$2,189.87)
Repairs and Maintenance	(\$1,500.00)
Lawn Maintenance	(\$1,190.00)
Total Expenses	(\$7,417.07)

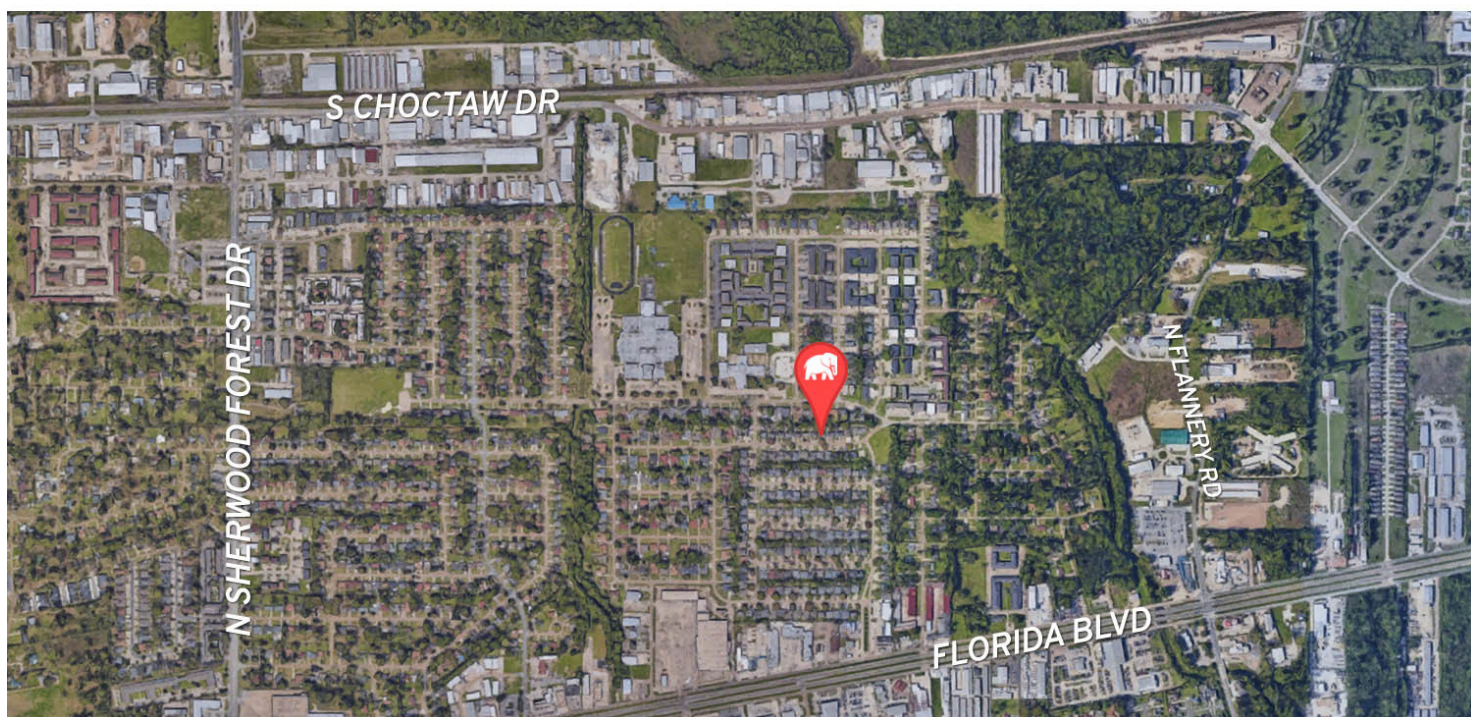
NOI	\$7,702.93
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MAP DATA ©2019 GOOGLE



Mark Segalla (C) 225.505.4349



ELIFIN

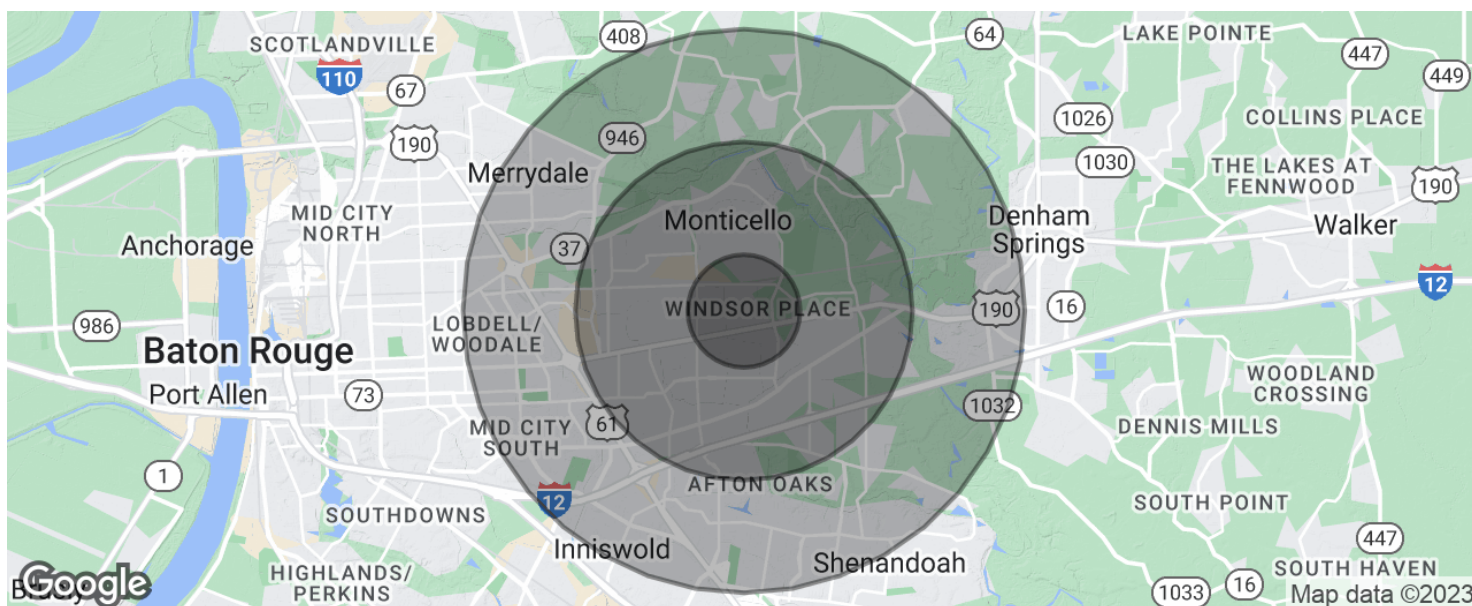
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November 19, 2023

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,740	65,667	147,124
Median age	30.1	34.0	35.2
Median age (Male)	28.6	32.5	33.4
Median age (Female)	31.4	35.7	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,160	25,384	58,610
# of persons per HH	2.8	2.6	2.5
Average HH income	\$48,450	\$59,746	\$64,503
Average house value	\$118,186	\$154,622	\$167,974

* Demographic data derived from 2020 ACS - US Census

