

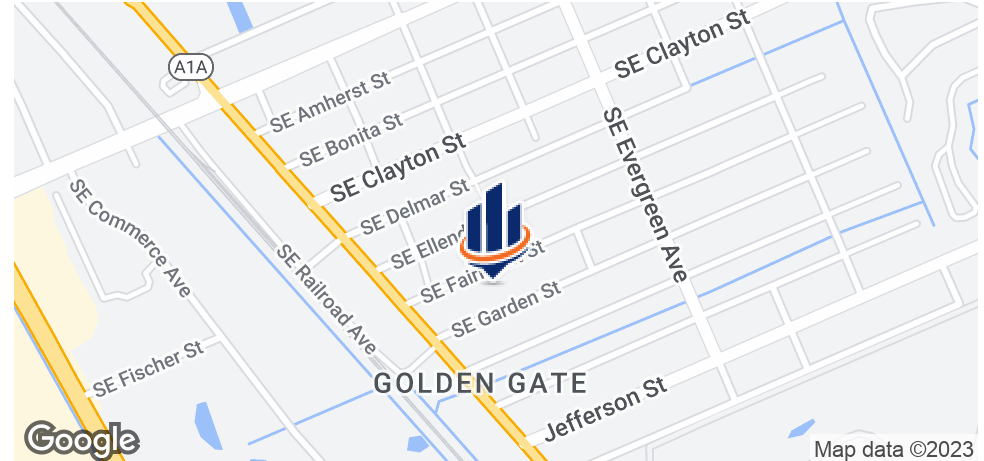
# STUART INCOME-PRODUCING PORTFOLIO

2750 SE FAIRMONT ST & 2755 SE GARDEN ST  
STUART, FL 34997

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,325,000
2750 SE Fairmont Street:	8,280± SF
2755 SE Gardent Street:	10,000± SF
Total Lot Size:	1.44± Acres
Year Built:	1974 & 1983
Zoning:	B1 (Business Limited)

## PROPERTY OVERVIEW

Two Income-Producing Properties situated on 1.44± acres. 2750 SE Fairmont Street is 8,280± SF and includes 8 units, each 1,000± SF with office and warehouse space, plus one 8' x 10' overhead door. 12' ceiling height. 2755 SE Garden Street is 10,000± SF and includes 8 units, each 1,250± SF with office and warehouse space, plus two 8' x 10' overhead doors, one in the front and one in the back. 14' ceiling height. Each building contains air conditioning and three-phase power.

## LOCATION OVERVIEW

These two office/warehouse buildings are located east of SE Dixie Highway and less than 1/2 mile south of Indian Street.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,118	16,928	35,813
Total Population	5,609	40,486	83,706
Average HH Income	\$70,795	\$76,910	\$80,261

INCOME				
Fairmont	Square Feet	Occupancy Date	Rent	Price PSF
F1	1,000	17-Oct	\$651.23	\$7.81
F2	1,000	17-Dec	\$601.13	\$7.21
F3	1,000	9/1/2015	\$700.00	\$8.40
F4	1,000	10/23/2014	\$651.23	\$7.81
F5	1,000	9/1/2015	\$601.13	\$7.21
F6	1,000	5/27/2011	\$601.13	\$7.21
F7	1,000	Vacant	\$0.00	\$0.00
F8	1,000	Vacant	\$0.00	\$0.00
<b>TOTAL</b>	<b>8,000</b>		<b>\$3,805.85</b>	
Garden	Square Feet	Occupancy Date	Rent	Price PSF
G 1/2	2,500	3/1/2010	\$1,134.22	\$5.44
G3	1,250	2/1/2007	\$754.96	\$7.25
G4	1,250	2/1/2004	\$600.19	\$5.76
G5	1,250	6/1/2018	\$750.00	\$7.20
G6	1,250	6/1/2018	\$725.00	\$6.96
G 7/8	2,500	2/1/2007	\$1,202.27	\$5.77
<b>TOTAL</b>	<b>10,000</b>		<b>\$5,166.64</b>	

**Total Income**

**\$8,972.49** Monthly  
**\$107,669.88** Annually

EXPENSES		
	Fairmont	Garden
Insurance	\$5,600.00	\$5,100.00
Flood Insurance	\$1,200.00	\$1,200.00
RE taxes	\$6,700.00	\$6,700.00
Water	\$1,000.00	\$1,000.00
Septic	\$950.00	\$950.00
Electric	\$600.00	\$600.00
Landscaping	\$1,800.00	\$1,800.00
Maintenance	\$3,500.00	\$3,500.00
Miscellaneous	\$700.00	\$700.00
<b>TOTAL</b>	<b>\$22,050.00</b>	<b>\$21,550.00</b>

**Total Expenses**

**\$43,600.00** Annually

**Net Operating Income**

**\$64,069.88**



# 2750 SE Fairmont Street



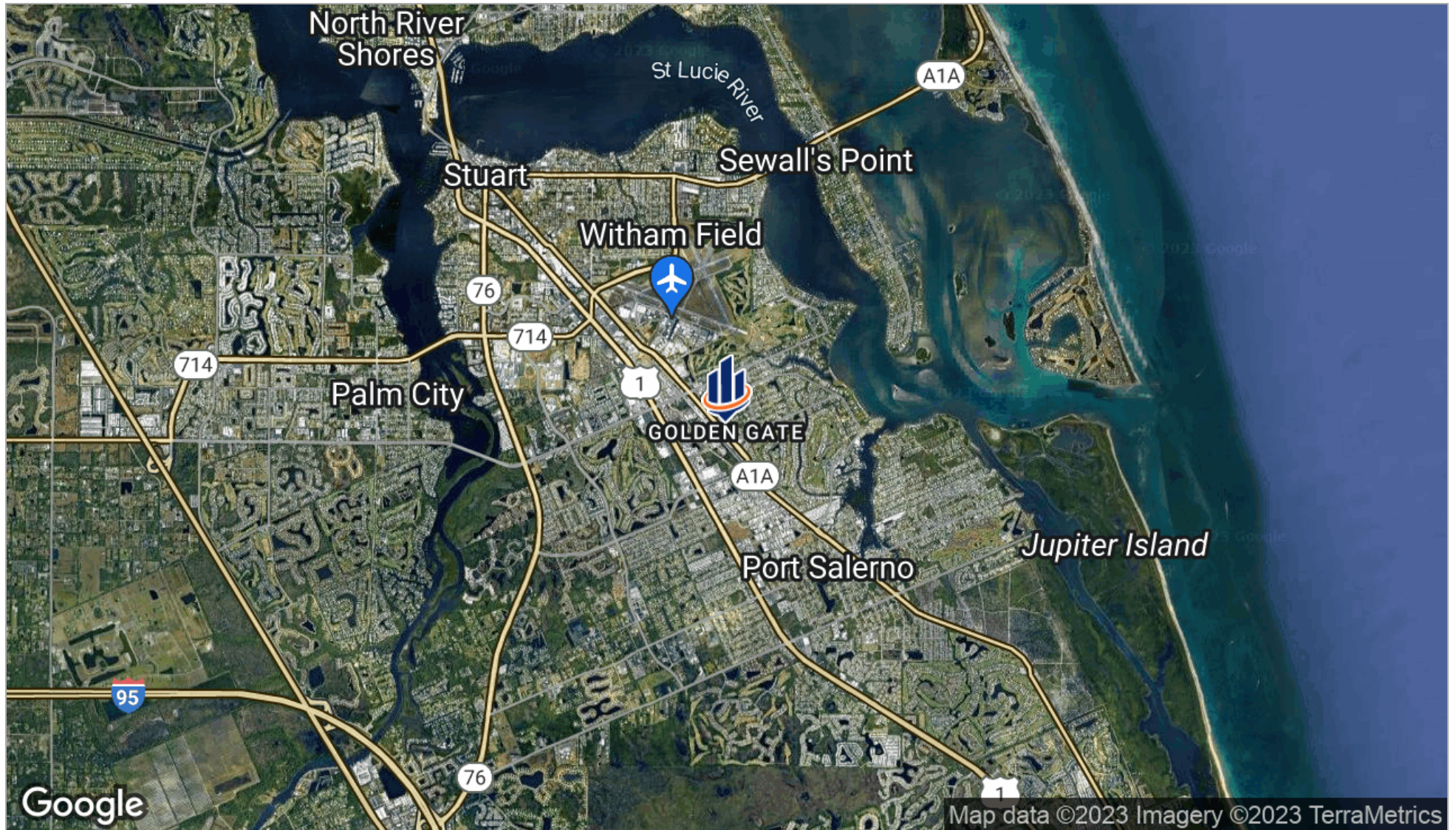


# 2755 SE Garden Street



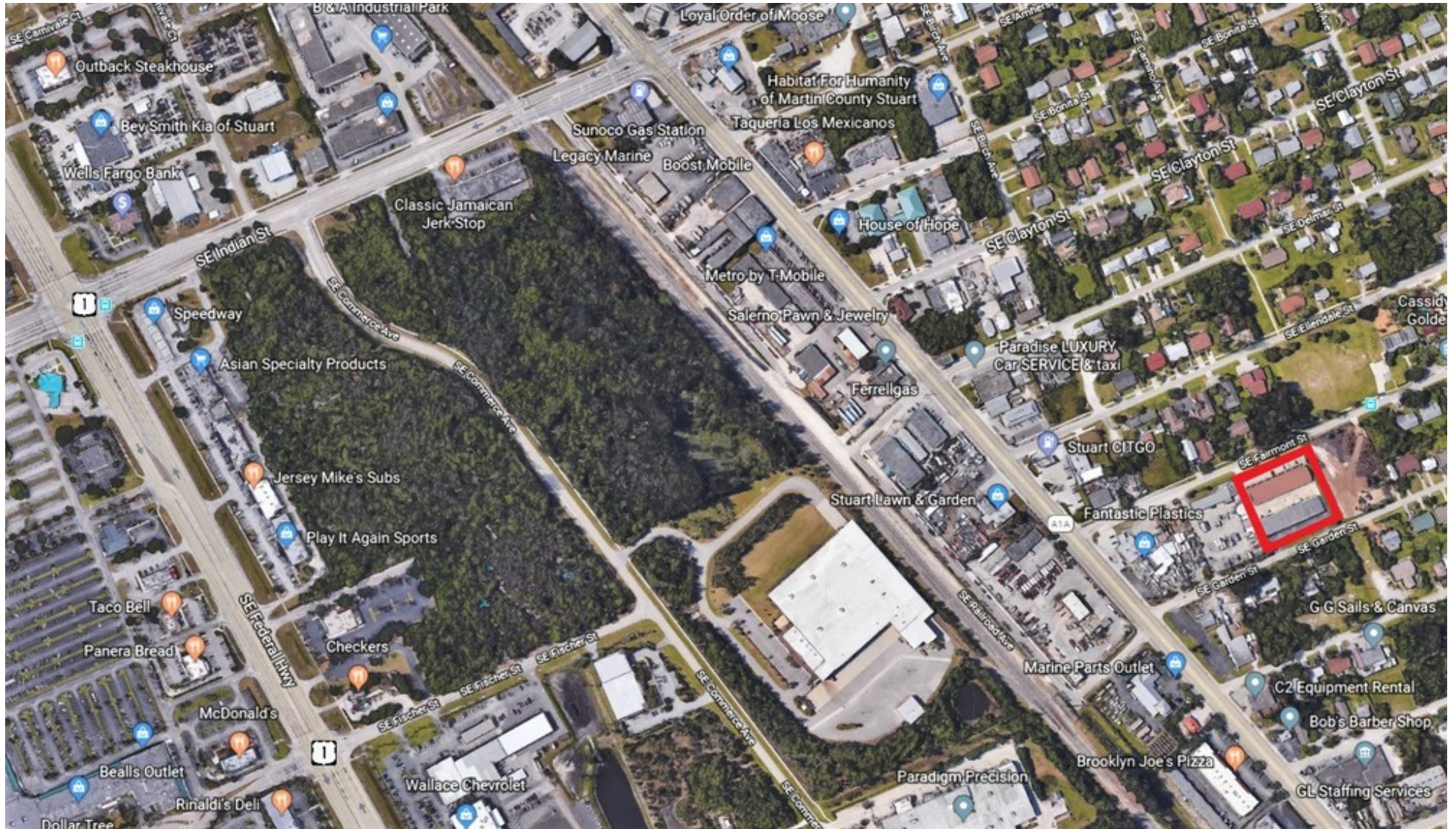


# Location Map



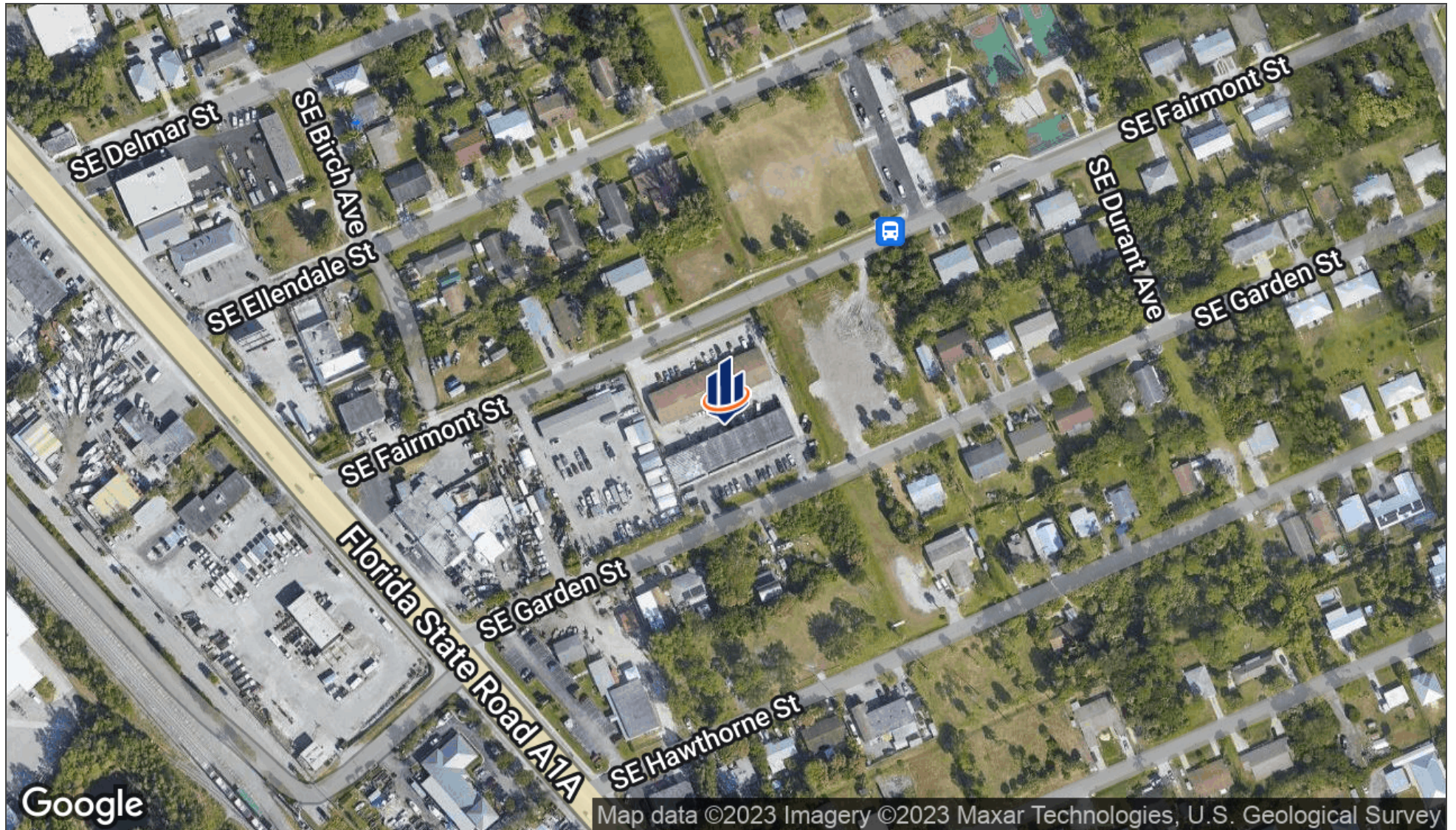


# Location Map





# Aerial Map

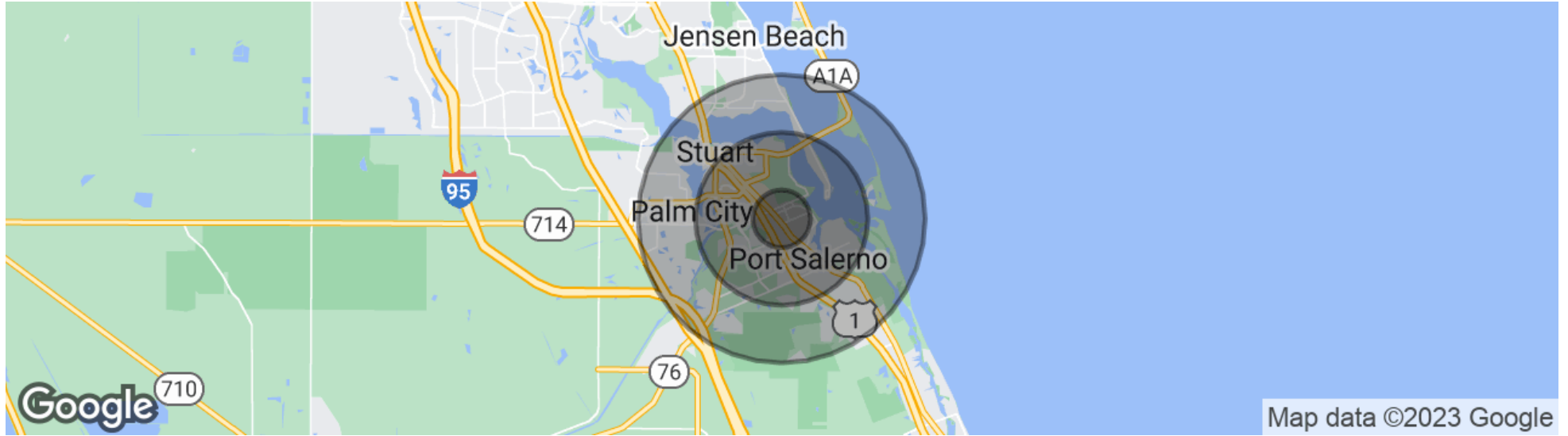




# Parcel Outline







#### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,609	40,486	83,706
Median age	41.4	46.5	49.2
Median age (Male)	37.5	43.4	46.4
Median age (Female)	44.9	48.1	50.7

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,118	16,928	35,813
# of persons per HH	2.6	2.4	2.3
Average HH income	\$70,795	\$76,910	\$80,261
Average house value	\$257,139	\$257,293	\$282,862

\* Demographic data derived from 2020 ACS - US Census





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