

FOR SALE

1956 Nicklaus Drive Tallahassee, FL 32301

NAI TALCOR



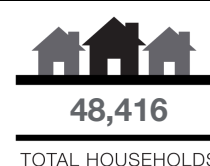
Multifamily | 3,904 SF

Under market rents in prime location. New roof and one unit completely renovated in 2019. Long occupancy history in a great location with lake and golf course view. Each unit has a patio area as well as a wood burning fireplace. Washer/dryer hook ups in every unit, with one set belonging to the landlord.

OFFERING SUMMARY

SALE PRICE	\$285,000
NUMBER OF UNITS	4
CAP RATE	7.9%
NOI	\$22,510
BUILDING SIZE	3,904 SF
LOT SIZE	0.29 Acres

5 MILES INFORMATION



 **Kat Butler**
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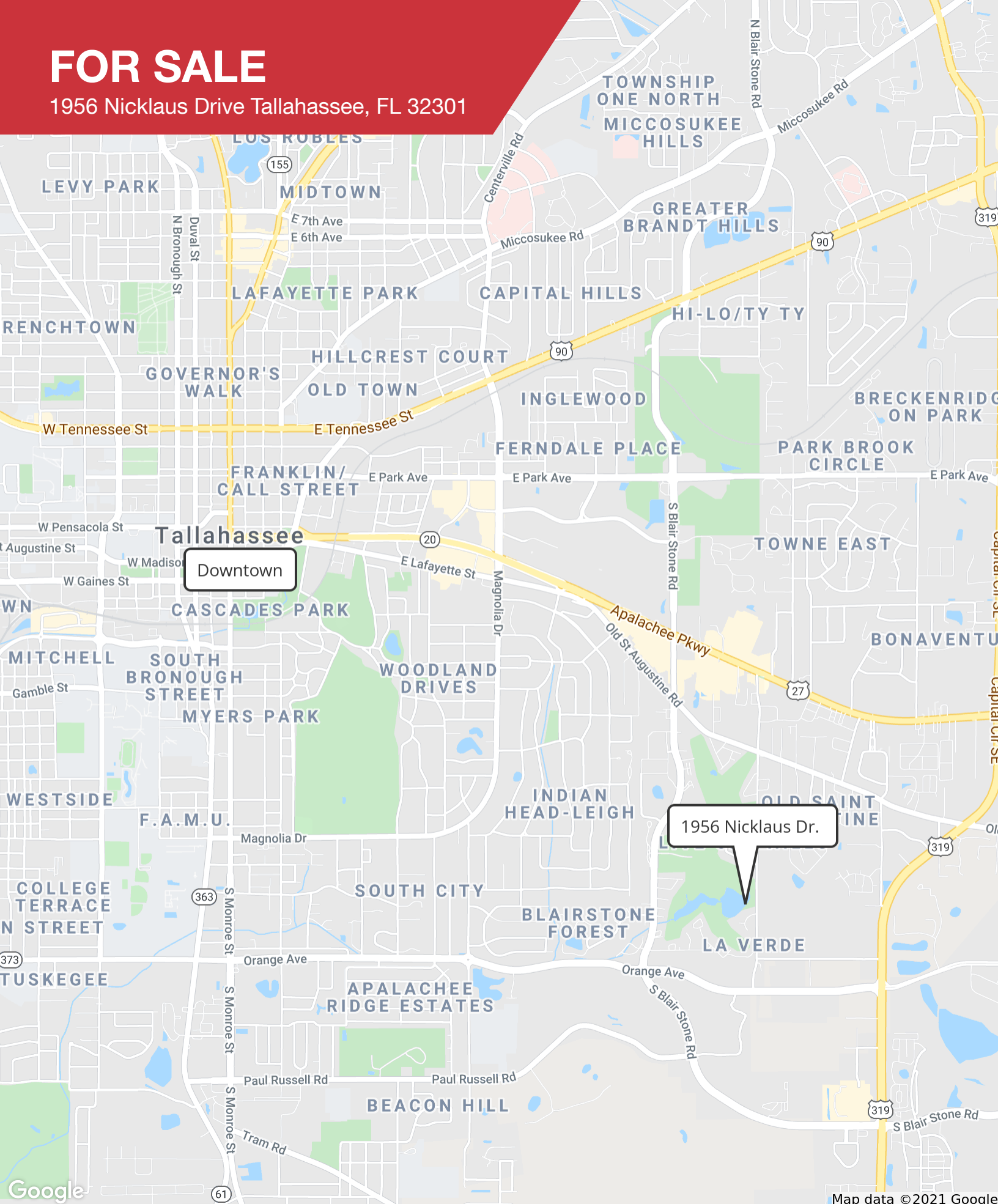
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Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF
2	1	964	\$650	\$0.67	\$825	\$0.86
2	1	964	\$650	\$0.67	\$825	\$0.86
2	1	964	\$650	\$0.67	\$825	\$0.86
2	1	964	\$700	\$0.73	\$825	\$0.86
		3,856	\$2,650	\$0.69	\$3,300	\$0.86

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Investment Overview

Price	\$285,000
Number of Units	4
Price per Unit	\$71,250
Approximate Square Footage	3,904
Price per Square Footage	\$73
GRM	8.96
CAP Rate	7.90%

Operating Data

Gross Scheduled Income	\$31,800
Vacancy Cost (0.0%)	- \$0
Gross Operating Income	\$31,800
Operating Expenses	- \$9,289
Net Operating Income	\$22,510
Debt Service	- -
Pre-Tax Cash Flow	\$22,510
Cash-on-Cash Return % (yr 1)	7.90%
Principal Reduction (yr 1)	+ -
Total Return (yr 1)	\$22,510
Return on Investment %	7.90%