

Executive Summary



SALE OVERVIEW

SALE PRICE:	\$3,895,000
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NUMBER OF UNITS:	50
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LOT SIZE:	4 Acres
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BUILDING SIZE:	50,000 SF
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YEAR BUILT:	2006
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OCCUPANCY:	100%
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ZONING:	Multifamily
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MARKET:	Tallahassee
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SUB MARKET:	F.S.U.
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CROSS STREETS:	Tharpe St.
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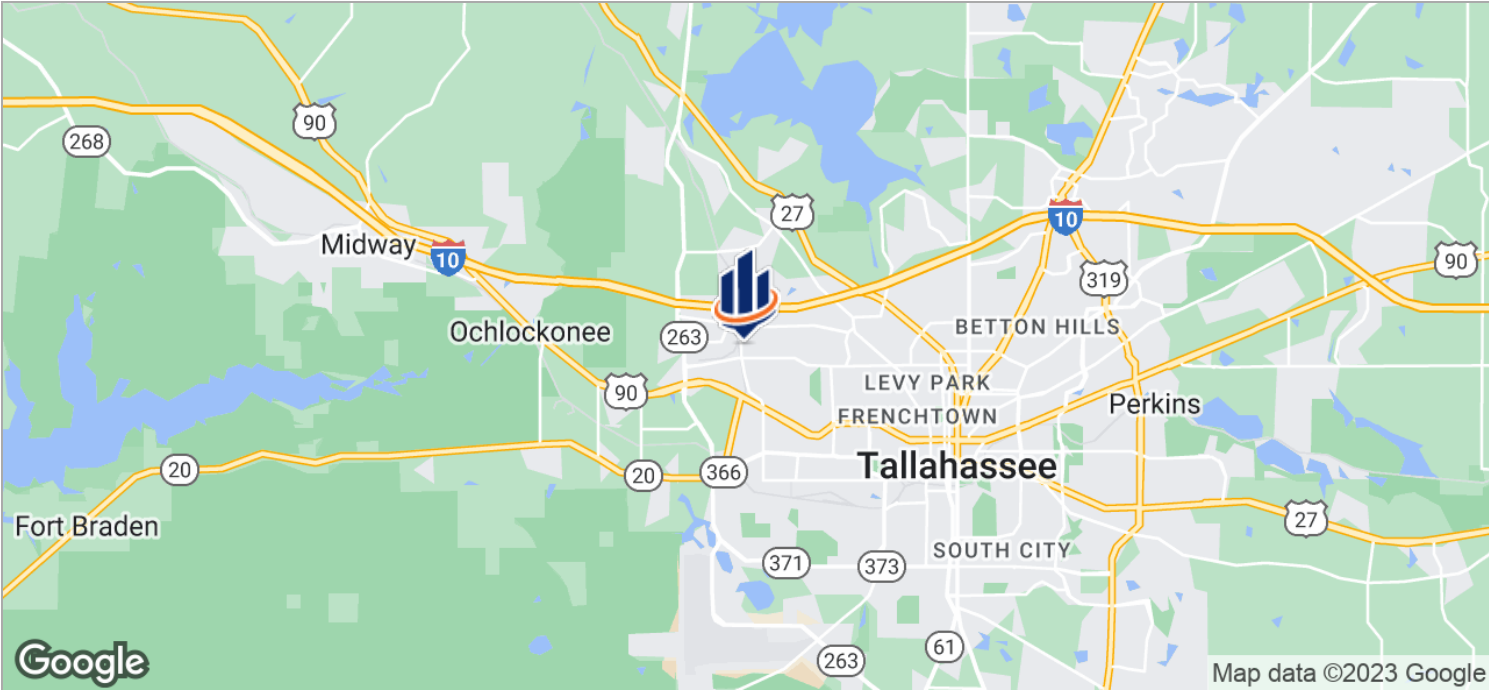
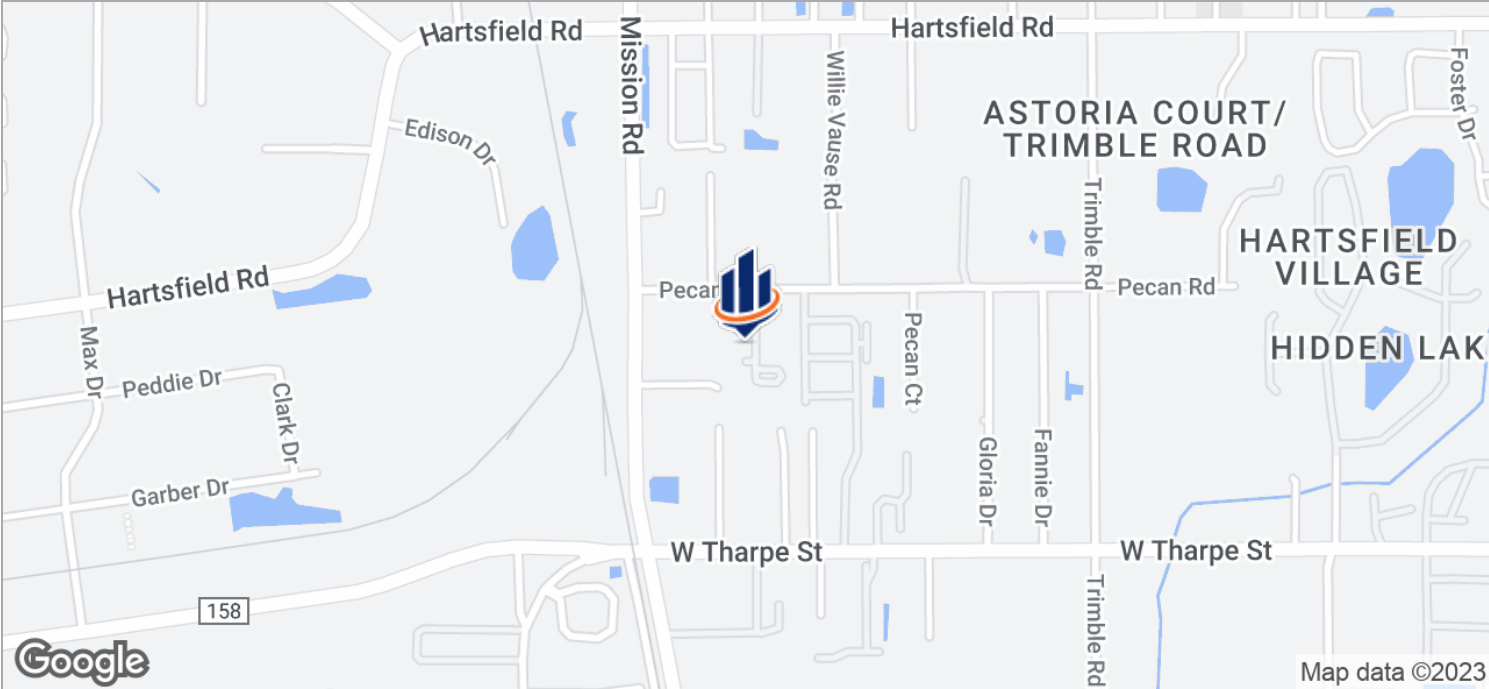
PROPERTY DESCRIPTION

The offering is Lexington Woods Condominiums and consists of 50 units in a 50-unit multi-family condominium project. Subject property consists of 30 1-bedroom units and 20 2-bedroom units. Project has had excellent rental history with currently 100% occupancy and 100% leased for Fall 2017-2018. Large, nicely appointed units and a limited supply of quality 1 and 2 bedroom units that are new and have well appointed interiors make this easy to keep rented.

PROPERTY HIGHLIGHTS

- Well Located Apartment Community
- New Construction
- Great Rental History
- Large, Desirable, 1 & 2 Bedroom Units

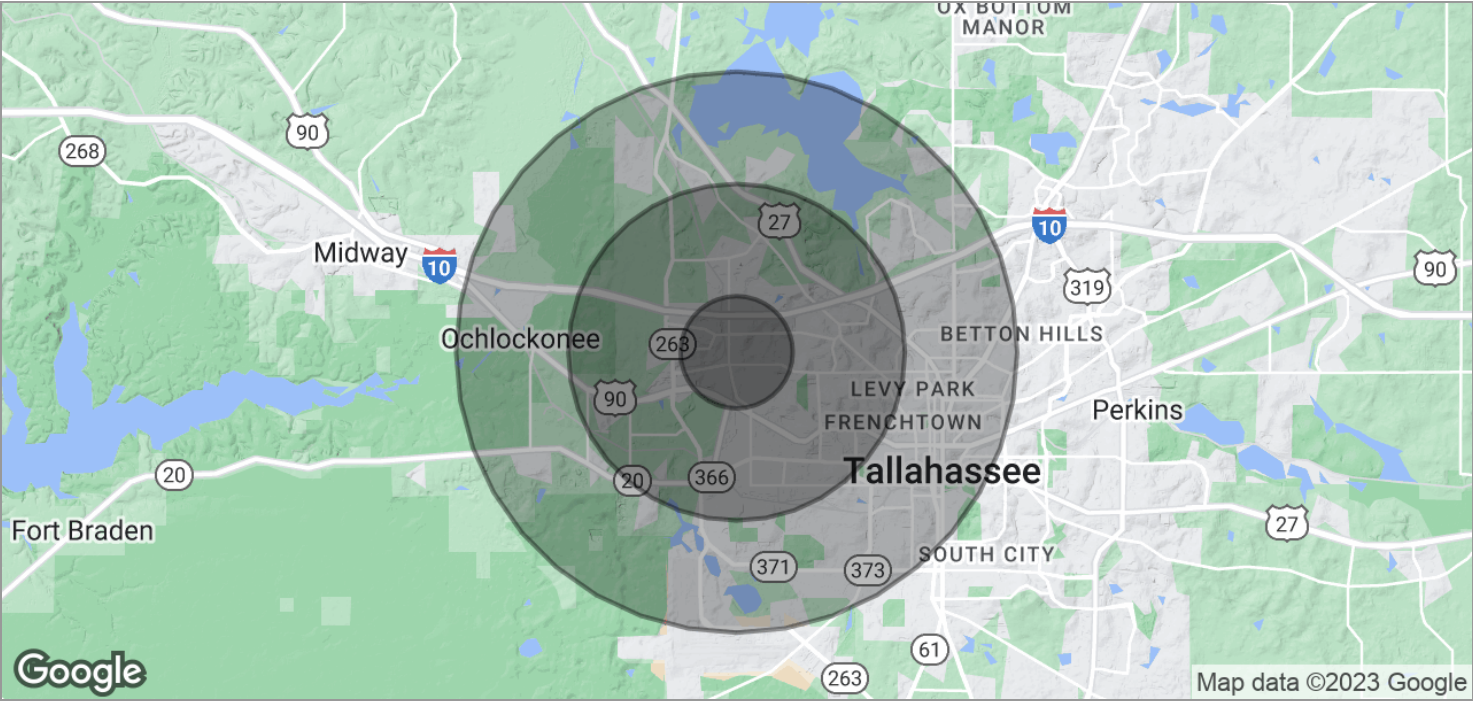
Location Maps



Additional Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,067	66,438	128,630
MEDIAN AGE	24.3	24.4	26.9
MEDIAN AGE (MALE)	24.4	24.5	26.8
MEDIAN AGE (FEMALE)	24.2	24.4	27.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,140	26,439	50,236
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$40,265	\$37,112	\$41,709
AVERAGE HOUSE VALUE	\$147,299	\$159,919	\$175,941

Advisor Bio & Contact 1



Wilson Dean

Senior Advisor
SVN | SouthLand Commercial

Wilson Dean is a Commercial Real Estate Senior Advisor with SVN | SouthLand Commercial in North Florida. He specializes in the sales of off market student, conventional and multi-family properties. With over 20 years of experience in construction and development, he brings professional insight and real estate knowledge to the commercial real estate industry.

Prior to joining SVN | SouthLand Commercial, Wilson served as President of Dean Development & Investment, a commercial development company headquartered in Tallahassee, FL. He was responsible for all development projects, selling and leasing of commercial properties, and overseeing acquisition through construction. Wilson prides himself on customer service to his clients and investment partners. He has developed and built over \$60 million in commercial and residential properties since 2001.

A native Floridian, Wilson resides in Tallahassee FL with his wife Brittany and their three children. He received his bachelor's degree from Florida State University and in 2020 acquired his Florida Real Estate Brokers License. Wilson is active in his Church, Special Olympics of Florida, Quick Start programs for underprivileged children in the North Florida Region, his music and the F3 Nation Mens Fitness Organization. He plays guitar, piano and sings. In addition to being a well-established singer and songwriter, he is an active competitive USTA 5.0 tennis player, long distance runner and avid Mt. Biker. Wilson enjoys spending time with his family the most and has a passion for outdoor activities such as fishing, biking, camping, running and hiking, but most of all, being with his Family!

Memberships & Affiliations

Tallahassee Board of Realtors
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Advisor Bio & Contact 2

Memberships & Affiliations

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