

**PRICE REDUCED!**  
**Walkable Midtown Quadraplex**  
***For Sale***  
***\$675,000***

**Executive Summary**

**413 E 7th Ave, Tallahassee FL, 32304**



Midtown Quadraplex, very walkable to Midtown food and entertainment. Signature location on 7<sup>th</sup> Avenue just East of Thomasville Rd. Well maintained, great historical rent roll. Property is compromised of four 2 Bed/1 Bath units. Rents are below market.



# Offering Highlights

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- Sale Price: \$675,000
- Cap Rate: 8%
- NOI: \$54,674.82
- Zoning: RP-2
- 0.23 Acre
- 4,256 SF

# Total Expenses and Net Income

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Annual Income	67,200.00
Annual Expenses:	
Property Taxes	(5,508.00)
Property Insurance	(3,536.00)
Liability Insurance	(441.18)
Management Software	(1,188.00)
Lawn Care	(1,560.00)
Common Utilities	(192.00)
Total Expenses:	(12,525.18)
Total Net Income:	54,674.82











edible  
State Farm

CVS

ANYTIME  
FITNESS

Publix

SUPER CUTS

ups

U-HAUL

SONIC

MASA

golden corral

CIRCLE K

VINO BEANO

Midtown Caboose

REDEYE

WHATABURGER

THE BRASS TAP  
CRAFT BEER BAR

23  
TABLE TWENTY THREE

DG

ABC  
FINE WINE  
& SPIRITS

FIVE GUYS  
BURGERS and FRIES

SHERWIN WILLIAMS

JO-ANN  
fabric and craft stores

LENSCRAFTERS

J.CREW

SURCHEROS

WHOLE FOODS  
MARKET

CAVA

Ronald McDonald  
House Charities



# Contact George or Fernanda for More Information:

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