

MULTIFAMILY OFFERING FOR SALE

Single Family Home Investment Portfolio

Single Family Rental Homes and 1 Duplex | Pensacola, FL 32507



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Sale Price: \$1,169,900



Property Overview

Introducing an exceptional investment opportunity in Pensacola, Florida. This property boasts 10 single family homes, 1 duplex. At 100% occupancy, it makes an attractive option for both multifamily and single family rental portfolio investors. Don't miss the chance to add this high-performing property to your investment portfolio today!

Location Overview

Pensacola, Florida, offers a vibrant mix of coastal living and urban amenities, making it an appealing location for real estate investment. The area boasts beautiful sandy beaches, a rich history and a thriving arts and culture scene. Ideally located, these properties are clustered within a 12-mile radius, making it easy to travel between them. With its diverse attractions and strong sense of community, Pensacola presents an excellent opportunity for rental property investment in a dynamic and attractive market.

Offering Summary

Sale Price:	\$1,169,900
Total Square Feet	9779
Price / SF:	\$119.63
Market:	Pensacola
Submarket:	Warrington, Navy Point

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214 Brown Road, Pensacola, FL 32507



Located approximately one mile from NAS Pensacola and within blocks of a public park, boat launch, and walking trails, the property benefits from proximity to major employment, outdoor amenities, and everyday conveniences.

Property Highlights

- Year Built: 1946
- Square Feet: 1,321
- Acreage: 0.27 acres
- Bedrooms: 4
- Bathrooms: 2
- Sewer: Municipal

Key Updates

- Roof: 2021
- Electric Upgraded in 2016
- Plumbing: Upgrade in 2022
- HVAC: Installed in 2020
- Tankless hot water, heater and gas central heater

Projected 2026 Rent: \$16,980

This property is zoned MDR | Medium-density Residential

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214 Brown Road, Pensacola, FL 32507



214 1/2 Brown Road
Apartment A & B Duplex



Apartment A

- Year built: 1946
- Square Feet: 504
- Bedrooms: 1
- Bathrooms: 1
- Sewer: Municipal

Key Updates

- Roof: 2022
- Partial Plumbing Upgrade 2014
- Electric water heater and window unit AC

Projected 2026 Rent: \$8,700

Apartment B

- Year built: 1946
- Square Feet: 504
- Bedrooms: 1
- Bathrooms: 1
- Sewer: Municipal

Key Updates

- Roof: 2022
- Partial Plumbing Upgrade 2005
- Electric water heater and window unit AC

Projected 2026 Rent: \$8,700

This property is zoned MDR | Medium-density Residential

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Property Highlights

- Year Built: 1945
- Square Feet: 1,126
- Acreage: 0.17 acres
- Bedrooms: 3
- Bathrooms: 1
- Sewer: Municipal

Key Updates

- Roof Resingled: 2021
- Electric Upgraded in 2017
- Plumbing: Upgraded in 2023

Projected 2026 Rent: \$16,377

This property is zoned MDR | Medium-density Residential



105 SE Kalash

Nestled in the quiet Navy Point neighborhood, this property offers excellent rental potential and proximity to local amenities. Located just a mile from NAS Pensacola and within blocks of a park, boat launch, and walking trails, this home provides both convenience and appeal.

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Property Highlights

- Year Built: 1944
- Square Feet: 1,187
- Acreage: 0.16 acres
- Bedrooms: 4
- Bathrooms: 1
- Sewer: Municipal

Key Updates

- Roof Replaced in 2020
- Plumbing Upgrade: Partial in 2016
- Heating/Water Heater: Gas Central heat, gas water heater

Projected 2026 Rent: \$16,006

This property is zoned MDR | Medium-density Residential



213 Bryant Road

Located in the peaceful Navy Point neighborhood, this property is just blocks from parks, a boat launch, and scenic walking trails. Only one mile from NAS.

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Property Highlights

- Year Built: 1953
- Square Feet: 1,677
- Acreage: 0.19 acres
- Bedrooms: 3
- Bathrooms: 1 1/2
- Sewer: Municipal

Key Updates

- Roof Replaced in 2020
- HVAC: Replaced in 2023
- Heating/Water Heater:
Electric central heat, electric
water heater

Projected 2026 Rent: \$15,141

This property is zoned R1A | Residential



120 N Stillman Street

Located in the southwest neighborhood of Bayou Grove in Pensacola, this is a convenient location in a residential setting.

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530 Edgewood Circle

This West Pensacola property is located at the end of a quiet cul-de-sac, offering a peaceful setting.

Property Highlights

- Year Built: 1955
- Square Feet: 1,580
- Acreage: 0.28 acres
- Bedrooms: 4
- Bathrooms: 2
- Heating/Water Heater: Electric central heating, electric water heater

Key Updates

- Roof: Replaced in 2020
- Septic Drain Field: Replaced in 2021

Projected 2026 Rent: \$16,377

This property is zoned MDR | Medium-density Residential

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907 N 57th Ave &
909 N 57th Ave



These two neighboring homes offer a versatile investment opportunity in a convenient location. Both properties provide rental potential and recent updates for added value.

907 N 57th Ave

- Square Feet: 1,160
- Bedrooms: 3
- Bathrooms: 2
- Utilities: Gas central heat, gas water heater

Key Updates

- Roof: 2019
- Partial 2022
- Septic System: Septic tank and drain field replaced in 2023

Projected 2026 Rent: \$14,340

909 N 57th Ave

- Square Feet: 720
- Bedrooms: 1
- Bathrooms: 1
- Utilities: Electric water heater, window air conditioner
- Septic System: Septic

Key Updates

- Roof: Replaced in 2016
- Plumbing Upgrade: Partial in 2018

Projected 2026 Rent: \$10,740

This property is zoned MDR | Medium-density Residential

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Property Details

Property	Listing Price	BR	BA	Square Footage	Central Heat	Range	Water Heater	Sewer or Septic	Roof Replace	Last Electrical Upgrade	Full or Partial	Last Plumbing Upgrade	Full or Partial	Last HVAC Upgrade	Full or Partial	Septic Tank Replace	Septic Drainfield Replace
105 SE Kalash	\$ 167,000	3	1	1,126	gas	electric	electric	sewer	2021 (shingles) & 2018 (low-slope)	2017	partial	2023	partial	2001	full	n/a	n/a
120 N Stillman	\$ 172,000	3	1.5	1,677	electric	electric	electric	sewer	2020	unknown	unknown	unknown	unknown	2023	full	n/a	n/a
213 Bryant	\$ 197,000	3	1	1,187	gas	electric	gas	sewer	2020	1999	partial	2016	partial	2009	full	n/a	n/a
530 Edgewood	\$ 164,000	4	2	1,580	electric	electric	electric	septic	2020	unknown	unknown	unknown	unknown	old central HVAC	unknown	unknown	2021
214 & 214-1/2 Brown	\$ 247,000																
214 Brown (house)		4	2	1,321	gas	gas	gas (tankless)	sewer	2018 (front half), 2021 (back half)	2016	partial	2022	full	2020	full	n/a	n/a
214-1/2 Brown Apt A		1	1	504	n/a	electric	electric	sewer	2022	unknown	unknown	2014	partial	window ACs	n/a	n/a	n/a
214-1/2 Brown Apt B		1	1	504	n/a	electric	electric	sewer	2022	2023	partial	2005	partial	window ACs	n/a	n/a	n/a
907 & 909 N 57th	\$ 222,900																
907 N 57th		3	2	1,160	gas	electric	gas	septic	2019	2010	partial	2022	partial	2011	partial	2023	2023
909 N 57th		1	1	720	n/a	electric	electric	septic	2016	2010	partial	2018	partial	window ACs	n/a	unknown	unknown
	\$1,169,900	23	13	9,779.0													



Meet the Team



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
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Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.