

PRICE REDUCED



MAYHUGH
COMMERCIAL ADVISORS

CORONADO PKWY

FOR SALE

1318 SE 40TH TERRACE | CAPE CORAL, FL 33904

SE 40TH TER

8-UNIT MULTIFAMILY INVESTMENT



CONTENTS

EXECUTIVE SUMMARY	3
INVESTMENT OPPORTUNITY	4
FINANCIALS	5
PROPERTY PHOTOS	7
LOCATION OVERVIEW	12

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CHRIS FERRITTO
239-310-6257
chris@mayhughcommercial.com

JHONNY IGLESIAS
239-319-4425
jhonny@mayhughcommercial.com

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EXECUTIVE SUMMARY

OFFERING DETAILS

PRICE	\$1,640,000
PRICE PER UNIT	\$205,000
PRICE PER SF	\$211

PROPERTY DETAILS

ADDRESS	1318 SE 40th Terrace, Cape Coral, FL 33904
UNITS	8
TOTAL NRSF	7,768 SF
YEAR BUILT	1984
BUILDINGS	2
PARCEL NUMBER	07-45-24-C2-00313.0090
PARCEL SIZE	0.45 AC
ZONING	RML (CCC)
PARKING	On-Site Reserved Parking; 12 Spaces

UNIT MIX

Unit Type	Number of Units	Average Unit SF
2 BED / 2 BATH	8	971



100% OCCUPIED WITH IMMEDIATE CASH FLOW



ALL UNITS FEATURE 2 BEDROOM / 2 BATHROOM LAYOUTS



VALUE-ADD OPPORTUNITY WITH ABILITY TO RENOVATE INTERIOR UNITS



SHARED POOL AMENITY ENHANCING TENANT APPEAL



EFFICIENT SITE LAYOUT WITH EXCELLENT INGRESS & EGRESS



BROAD TENANT DEMAND DRIVEN BY DESIRABLE UNIT MIX



OPPORTUNITY TO INCREASE NOI



WELL-MAINTAINED ASSET WITH UPSIDE POTENTIAL



QUICK ACCESS TO DEL PRADO BLVD S, SCHOOLS, PARKS, AND RETAIL

INVESTMENT OPPORTUNITY

RENT UPSIDE & VALUE-ADD POTENTIAL



INTERIOR RENOVATION OPPORTUNITY

- Dated unit interiors provide a straightforward path to modernization
- Targeted upgrades position the asset to compete more effectively within its submarket
- Renovation-driven strategy allows investors to create value through execution rather than relying on market appreciation



COMPELLING RENT GROWTH POTENTIAL

- Current average rents: ~\$1,525/month
- Renovated rent potential: ~\$1,850/month
- Opportunity to drive meaningful revenue growth through unit upgrades and repositioning



INCOME EXPANSION

- Capture rental upside while improving overall property competitiveness
- Align operations and interior quality with stronger-performing comparable assets
- Create enhanced cash flow and valuation through proactive asset management



CLEAR VALUE CREATION PATH

- Acquire stable in-place income
- Implement targeted renovation program
- Elevate rental profile
- Realize increased revenue and long-term asset appreciation



EXAMPLE OF CURRENT INTERIOR FINISHES



EXAMPLE OF POTENTIAL UPDATED INTERIOR

FINANCIALS

MONTHLY EXPENSES

Lawn Care	\$200.00
Waste Mangement	\$135.00
Pest Control	\$70.00
Water	\$800.00
Power	\$115.00
Pool Service	\$325.00
HD Pool License	\$15.00
Property Taxes	\$1,062.00
Insurance	\$536.00
Total	\$3,258.00

RENT ROLL & LEASE EXPIRATION DATES

Units	Rent Roll	Lease End
1	\$1,500.00	9/30/2026
2	\$1,600.00	3/31/2027
3	\$1,550.00	9/30/2026
4	\$1,600.00	1/31/2027
5	\$1,600.00	4/30/2027
6	\$1,650.00	2/28/2027
7	\$1,600.00	2/28/2027
8	\$1,500.00	7/31/2026
Total	\$12,600.00	

Gross Rent	\$12,600
Monthly Expenses	\$3,258
Net Income	\$9,342



PROFORMA ANALYSIS

INCOME	January	February	March	April	May	June	July	August	September	October	November	December
GROSS RENTAL INCOME	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,800	\$12,800	\$13,150	\$13,150	\$13,150
EXPENSES												
LAWN CARE	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
WASTE MANGEMENT	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135
PEST CONTROL	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70
WATER	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800
POWER	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115
POOL SERVICE	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325
HD POOL LICENSE	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
PROPERTY TAXES	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062
INSURANCE	\$536	\$536	\$536	\$536	\$536	\$536	\$536	\$536	\$536	\$536	\$536	\$536
MONTHLY NET INCOME	\$9,342	\$9,342	\$9,342	\$9,342	\$9,342	\$9,342	\$9,342	\$9,542	\$9,542	\$9,892	\$9,892	\$9,892
ANNUAL NET INCOME (2026 EST.)											\$114,154	

PROPERTY PHOTOS



PROPERTY AERIAL



POTENTIAL INTERIOR UPDATES



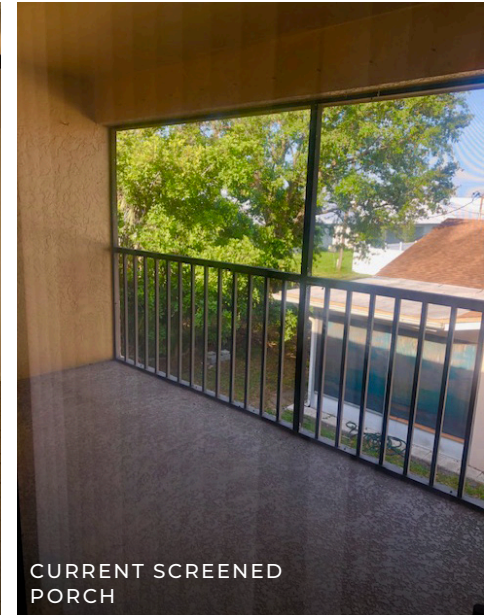
CURRENT BATHROOM
FINISH



CURRENT BEDROOM
FINISH



CURRENT LIVING ROOM
FINISH



CURRENT SCREENED
PORCH



POTENTIAL BATHROOM
REMODEL



POTENTIAL BEDROOM
REMODEL

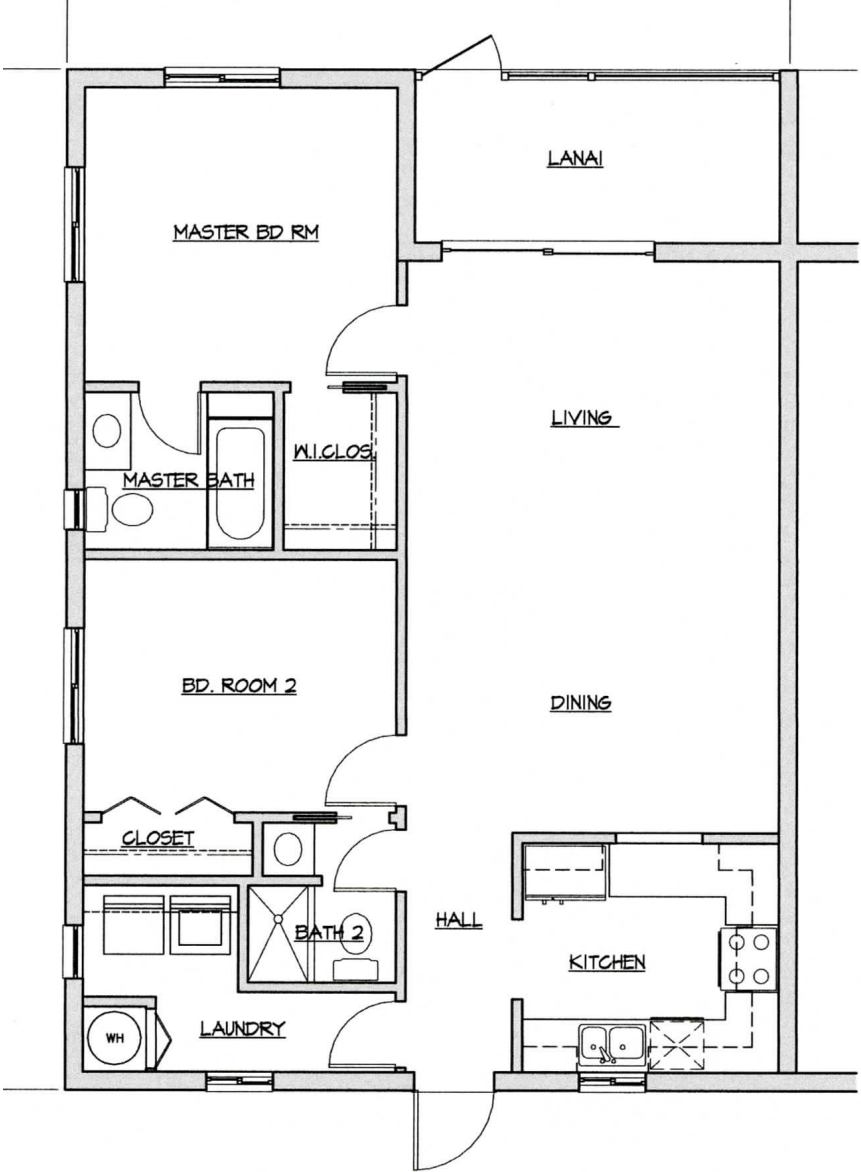


POTENTIAL LIVING ROOM
REMODEL



POTENTIAL SCREENED
PORCH

FLOOR PLAN



ADJACENT RETAIL AMENITIES






LOCATION OVERVIEW

Well-Positioned Southeast Cape Coral Location

Located at 1318 SE 40th Terrace, this property sits in the heart of Southeast Cape Coral, one of the city's most established and desirable residential and multifamily submarkets. The area is known for its strong neighborhood appeal, mature landscaping, and proximity to everyday amenities, making it attractive to both long-term residents and renters. Nearby Del Prado Boulevard South serves as a primary commercial corridor, offering convenient access to shopping, dining, medical services, and employment centers.

The location provides excellent connectivity to the broader Southwest Florida region, with quick access to Fort Myers via the Cape Coral Bridge and close proximity to schools, parks, and waterfront recreation. Strong area demographics, consistent rental demand, and limited new multifamily supply in the immediate vicinity further support the long-term stability and investment appeal of this Southeast Cape Coral address.

-  **ESTABLISHED SOUTHEAST CAPE CORAL SUBMARKET:** Desirable residential area with strong rental demand and neighborhood appeal.
-  **CONVENIENT CONNECTIVITY:** Quick access to Del Prado Blvd South, local amenities, and the Cape Coral Bridge to Fort Myers.
-  **LIFESTYLE & RECREATION NEARBY:** Close to schools, parks, dining, shopping, and waterfront activities.

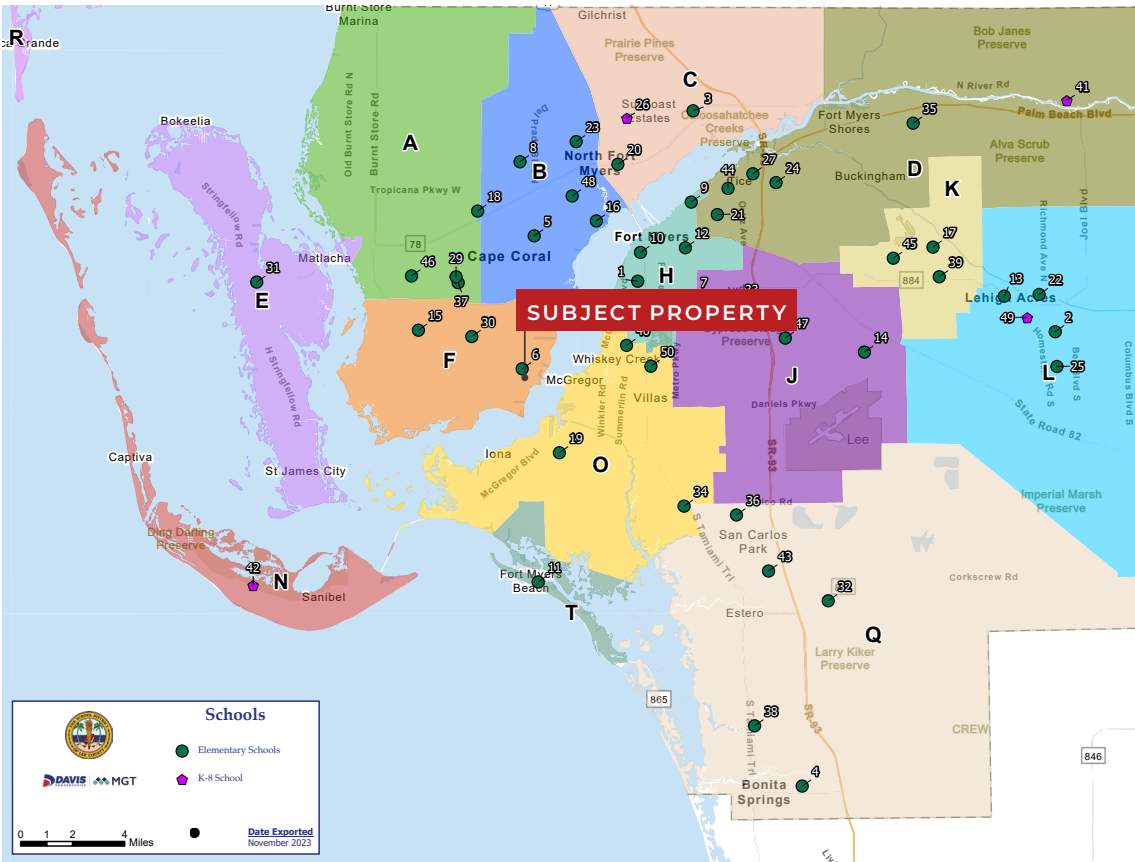


LEE COUNTY SCHOOL DISTRICT

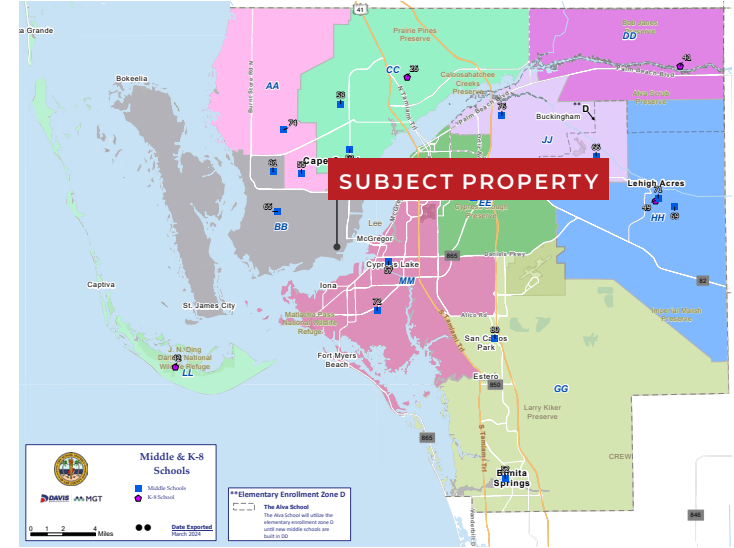
The Lee County School District is one of the largest and most comprehensive public school systems in Florida.

Known for its wide range of educational offerings, the district includes traditional public schools, magnet programs, career and technical education pathways, and charter schools designed to meet varied student needs. With a strong emphasis on academic achievement, workforce readiness, and community partnerships, Lee County Schools play a critical role in supporting regional growth and strengthening the long-term stability of the local housing and employment markets.

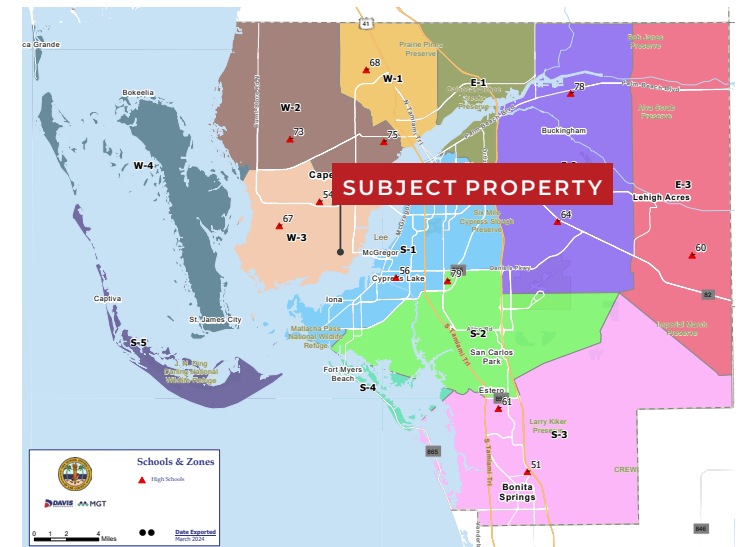
ELEMENTARY SCHOOLS



MIDDLE SCHOOLS



HIGH SCHOOLS



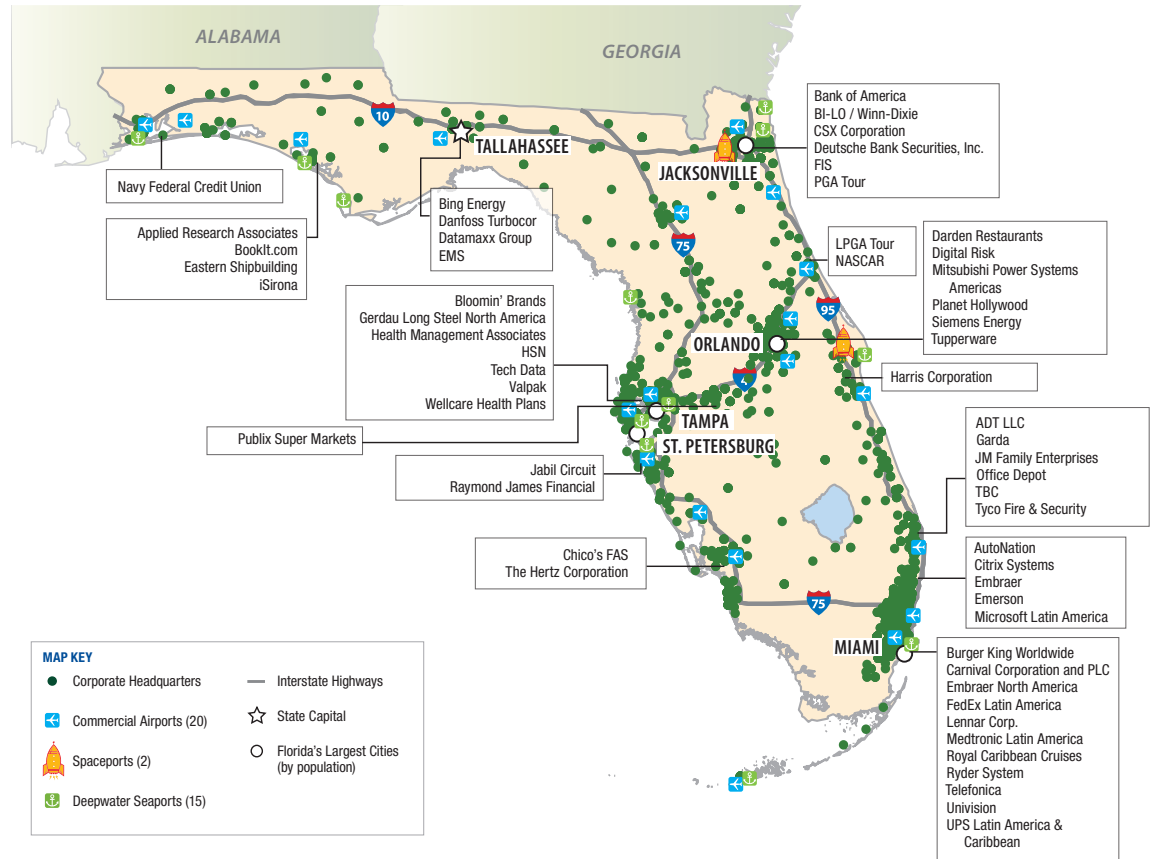
BUSINESS PROFILE

A Hub for Fortune 500 and Corporate Headquarters

Florida stands out as a top destination for major corporations, ranking 9th in the United States for Fortune 500 and large corporation headquarters. This prestigious ranking underscores the state's business-friendly climate, robust infrastructure, and strategic location, which collectively attract leading companies across various industries.

With its low corporate taxes, growing economy, and access to a skilled workforce, Florida continues to be a magnet for high-profile businesses. Companies are drawn to its favorable regulatory environment, proximity to international markets, and unparalleled quality of life for employees. This strong corporate presence not only fuels job creation but also drives economic growth, making Florida a dynamic and competitive environment for business.

For investors, Florida's standing as a corporate hub adds significant value to real estate investments, especially in thriving markets like Fort Myers, where corporate expansions and relocations continue to bolster demand for high-quality office and retail spaces.



AREA BUSINESS PROFILE

	1-Mile	3-Miles	5-Miles
TOTAL BUSINESSES IN AREA	1,232	5,305	10,374
TOTAL EMPLOYEES	9,676	55,106	98,791
EMPLOYEE/POPULATION RATIO (PER 100 RESIDENTS)	212	93	70

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