

INVESTMENT PROPERTY

CENTRAL LAKELAND HISTORIC QUADPLEX

901 PENNSYLVANIA AVE
Lakeland, FL 33803

PRESENTED BY:

TYLER DAVIS, CPA
Asset Manager/ Advisor
C: 205.441.8538
tyler.davis@svn.com
FL #SL3444746

DAVID HUNGERFORD, CCIM
Senior Advisor
C: 863.660.3138
david.hungerford@svn.com



Lake Hunter



TABLE OF CONTENTS

4	PROPERTY INFORMATION	
	Property Summary	5
	Property Description	6
	Interior Photos	7
8	LOCATION INFORMATION	
	Demographics Map & Report	9
	Location Map	10
	Trade Area Map	11
	Neighborhood Area	12
	Lakeland	13
14	FINANCIAL ANALYSIS	
	Financial Summary	15
16	ADVISOR BIOS	
	Advisor Bio	17
	Advisor Bio	18

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY
INFORMATION



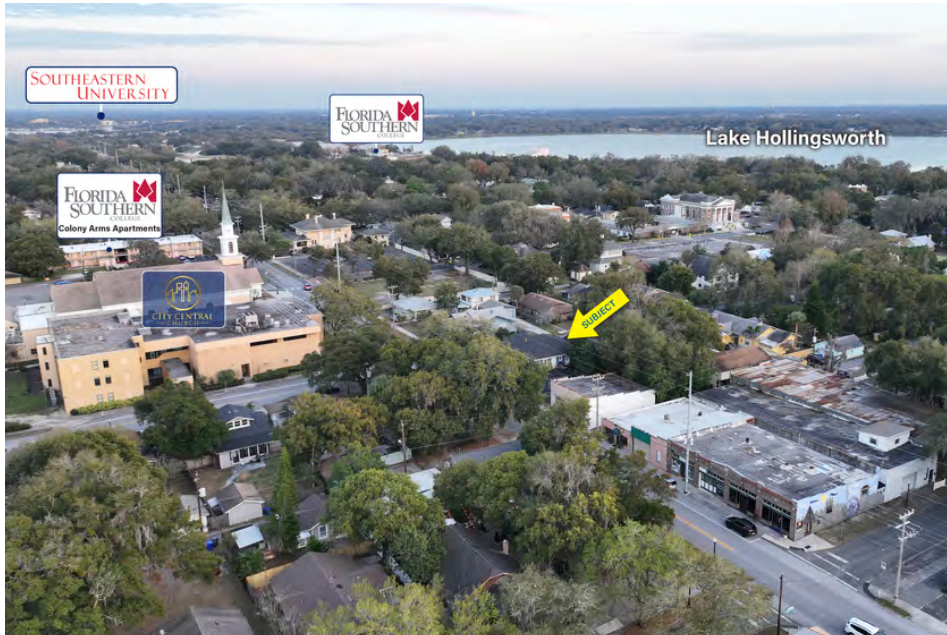


OFFERING SUMMARY

SALE PRICE:	\$550,000
BUILDING SIZE:	3,272 SF
LOT SIZE:	0.1 Acres
PRICE / SF:	\$168.09
YEAR BUILT:	1902
ZONING:	O-1
GROSS RENT:	\$40,140
# OF UNITS	4
UNIT BREAKDOWN	4 Studio Units
\$/UNIT	\$137,500

PROPERTY HIGHLIGHTS

- Located in the heart of Lakeland, Florida in between Lake Morton & Lake Hollingsworth
- Fully leased
- Two units are leased on month to month leases
- Current rents are below market
- Fresh Paint and recently replaced AC Units and Roof



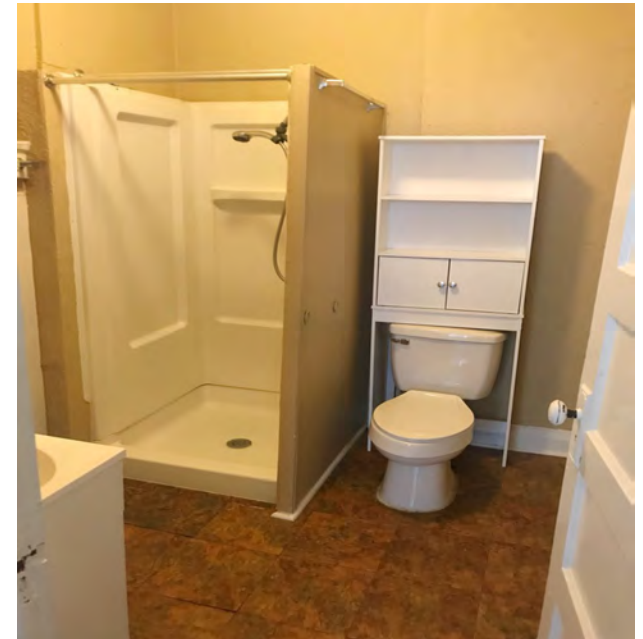
PROPERTY DESCRIPTION

This property consists of four, fully occupied apartment units in the heart of Lakeland, Florida. Two of the leases are month to month and the other two expire in the Fall of 2022. Two of the units are downstairs and two are upstairs and have a shared staircase & entry area. The roof and air conditioning units have been replaced within the last five years. The building was also painted in recent years. Each unit is separately metered and paid by the tenants. The owner pays for the water.

LOCATION DESCRIPTION

This quadplex is located in heart of Lakeland on the corner of Pennsylvania Avenue and Frank Lloyd Wright Way. The quadplex is located in the beautiful Lake Morton Historic District. The property is roughly 550 FT east of Florida Avenue S, 1,300 ± FT from Lake Morton, and 2,500 ± FT from Lake Hollingsworth. Within walking distance are popular dining locations like Patio 850, Reececliff, Hillcrest Coffee, and Red Door.





SECTION 2

LOCATION
INFORMATION



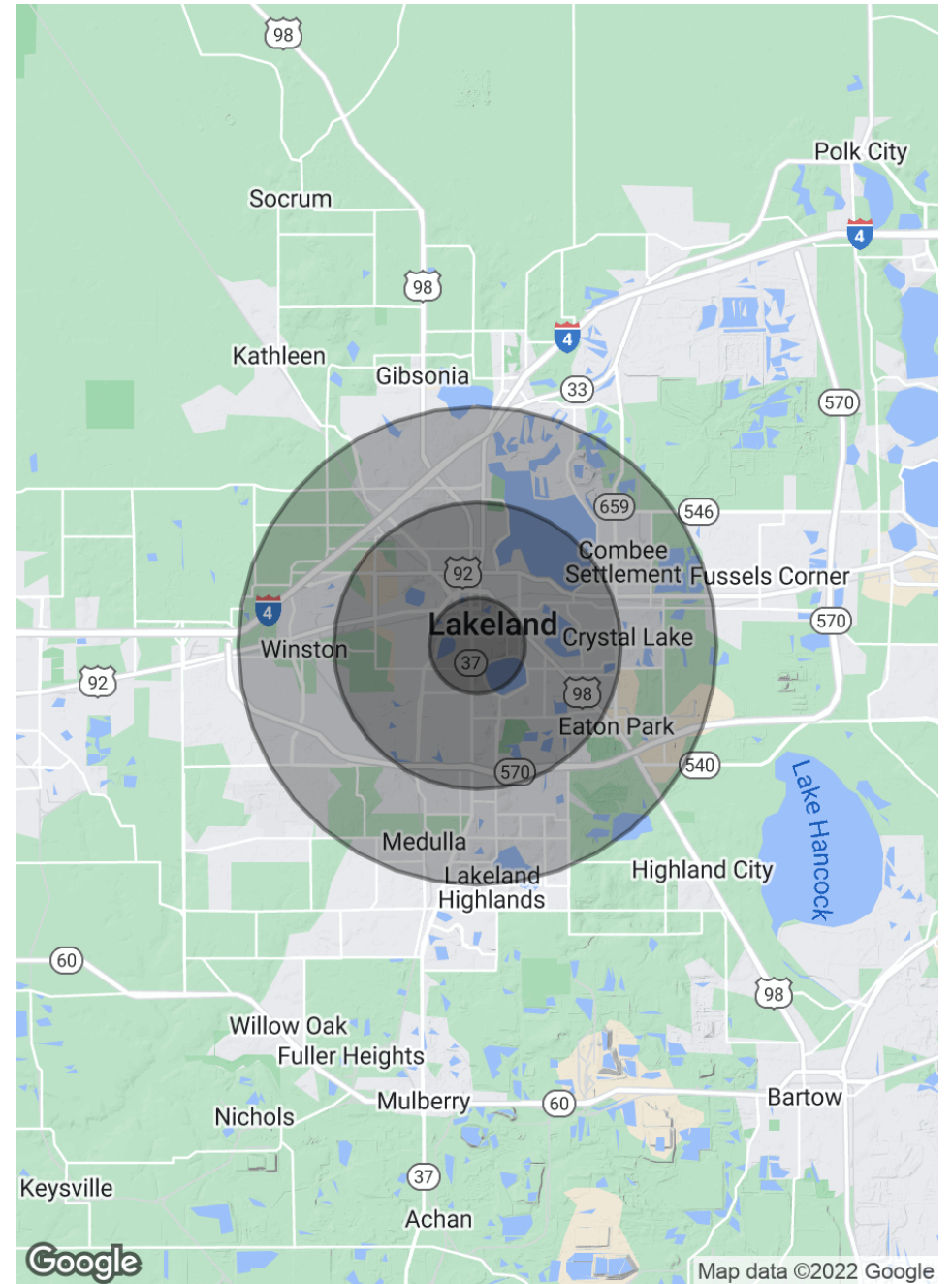
POPULATION

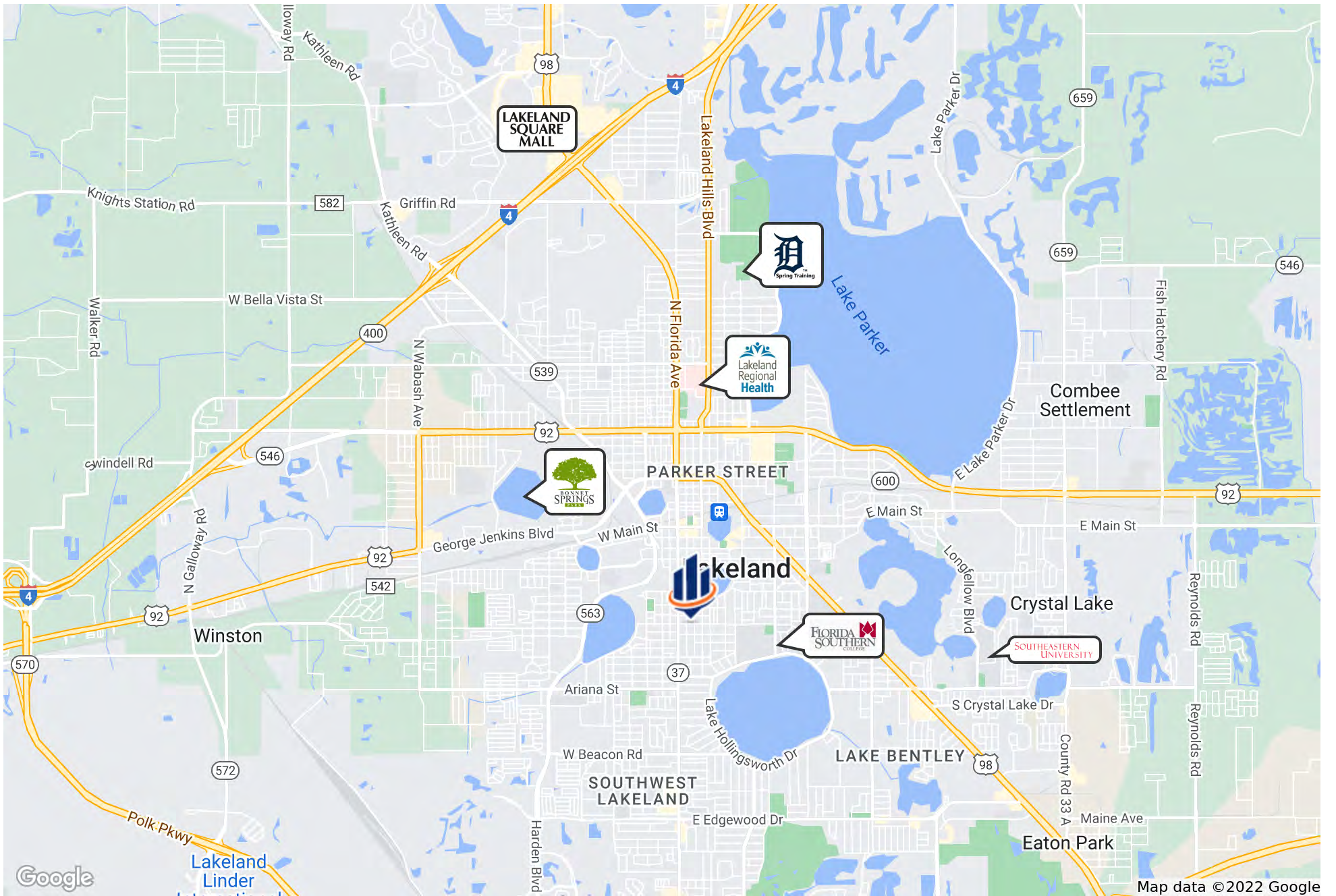
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,289	70,279	136,219
AVERAGE AGE	35.6	37.6	38.4
AVERAGE AGE (MALE)	34.5	35.3	36.2
AVERAGE AGE (FEMALE)	35.8	38.9	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,950	28,486	53,606
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$48,225	\$53,396	\$57,020
AVERAGE HOUSE VALUE	\$201,185	\$167,295	\$181,573

* Demographic data derived from 2020 ACS - US Census







Map data ©2022 Imagery ©2022, Maxar Technologies, U.S. Geological Survey



Google

Map data ©2022 Imagery ©2022, Maxar Technologies, U.S. Geological Survey

RANKINGS



#1 TOP CITIES TO BUY A HOME

[Businessinsider.com](https://www.businessinsider.com)



BEST PLACE TO START A BUSINESS

[Thelakelander.com](https://www.thelakelander.com)



#80 IN BEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



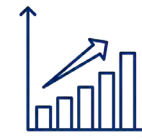
#7 BEST PLACE TO MOVE IN THE US

[Usnews.com](https://www.usnews.com)



#14 IN SAFEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



#5 IN FASTEST-GROWING PLACES IN THE U.S.

[Usnews.com](https://www.usnews.com)

ABOUT LAKELAND

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

SECTION 3

FINANCIAL
ANALYSIS



INVESTMENT OVERVIEW

PRICE	\$550,000
NUMBER OF UNITS	4
PRICE PER UNIT	\$137,500
GRM	12,92
CAP RATE	5.84%

OPERATING DATA

ANNUAL GROSS RENT	42,540
TOTAL REVENUE	42,540
ACTUAL TAXES	[1,819]
ACTUAL INSURANCE	[3,260]
ACTUAL MAINTENANCE	[3,129]
ACTUAL UTILITIES	[1,500]
ACTUAL LAWN CARE	[720]
ACTUAL TOTAL EXPENSES	[10,428]
ACTUAL NOI	32,112

SECTION 4

ADVISOR BIOS





TYLER DAVIS, CPA

Asset Manager/ Advisor

tyler.davis@svn.com

Direct: 863.648.1528 | Cell: 205.441.8538

FL #SL3444746

PROFESSIONAL BACKGROUND

Tyler Davis is the CFO at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private insurance companies in the country. Tyler worked on several mergers and acquisitions while at PwC.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. In college, Tyler was a member of Beta Gamma Sigma, Beta Alpha Psi, and Pi Kappa Phi Fraternity. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC. Tyler joined SVN Saunders Ralston Dantzler in May of 2019 where he assists with internal financial accounting issues, brokerage, and asset management. Tyler is a licensed Florida Real Estate agent, a member of The Lakeland Rotary Club, and a member of the American Institute of Certified Public Accountants.

EDUCATION

Samford University, Bachelor's in Accounting, 2013, summa cum laude

The University of Alabama, Master's in Taxation, 2014, Graduate Council Fellowship

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



DAVID HUNGERFORD, CCIM

Senior Advisor

david.hungerford@svn.com

Direct: 863.272.7156 | **Cell:** 863.660.3138

PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, is a senior advisor with SVN Saunders Ralston Dantzler Real Estate, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm’s Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David recently graduated with his Masters in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the board for the CCIM Florida West Coast District.

Disciplines

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528
www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2021 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

