

3 Half Duplexes

COCOA, FL 32926

FOR SALE

\$211,050



PROPERTY FEATURES

- 3 half duplex portfolio
- Acquisition CAP: 8.67%
- All occupied
- Long-term tenants
- Current rents below market
- Close to new Virgin USA train line, I-95, Kennedy Space Center, and the Beaches
- Value-add opportunity



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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

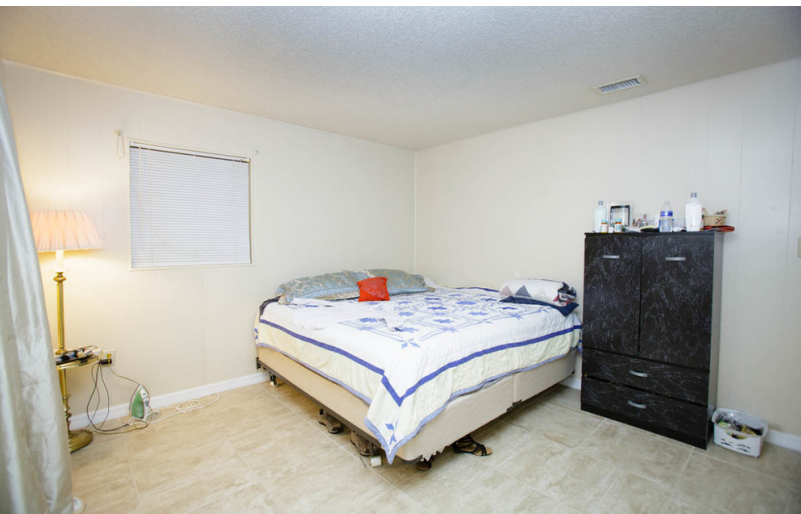
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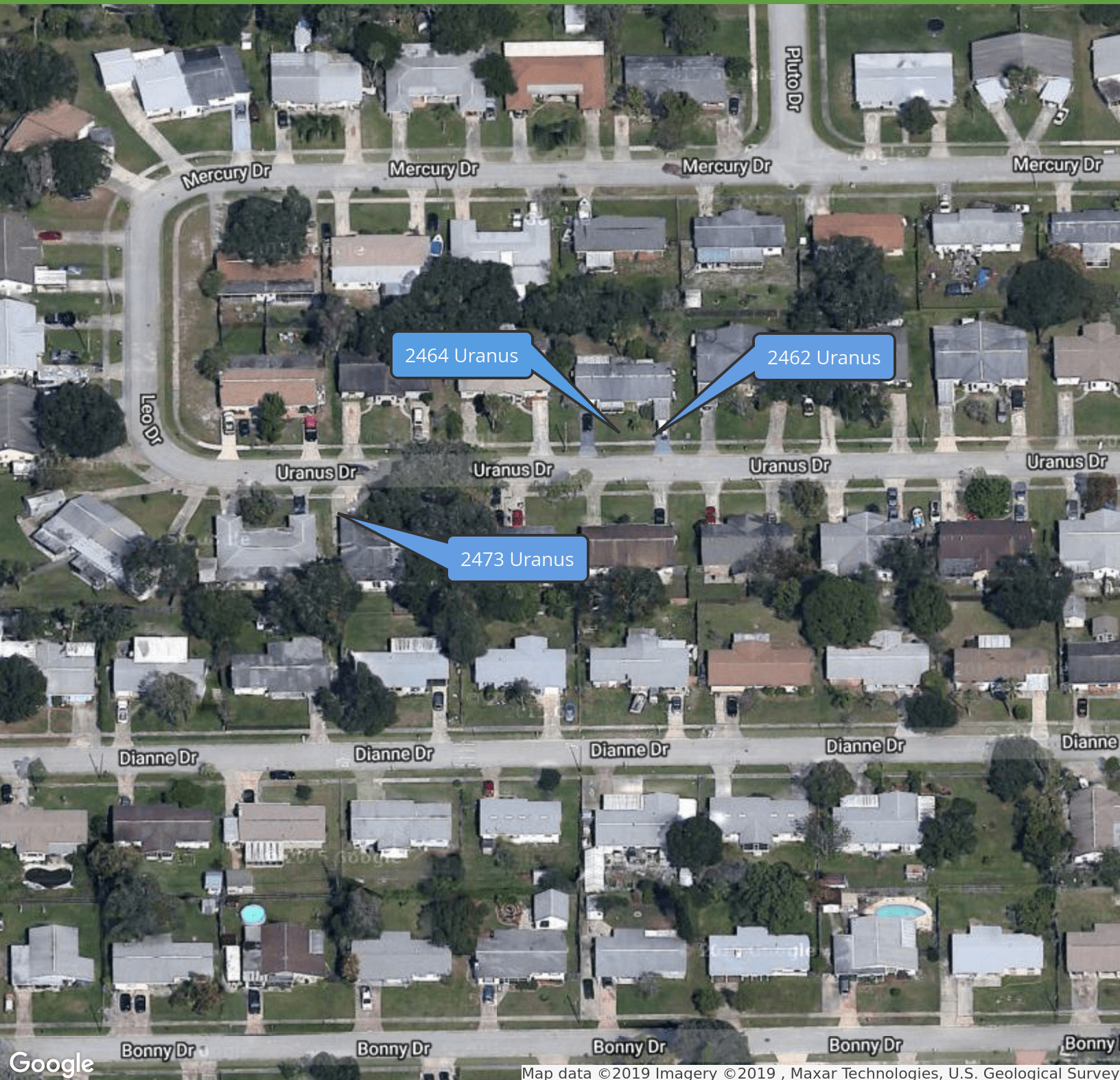
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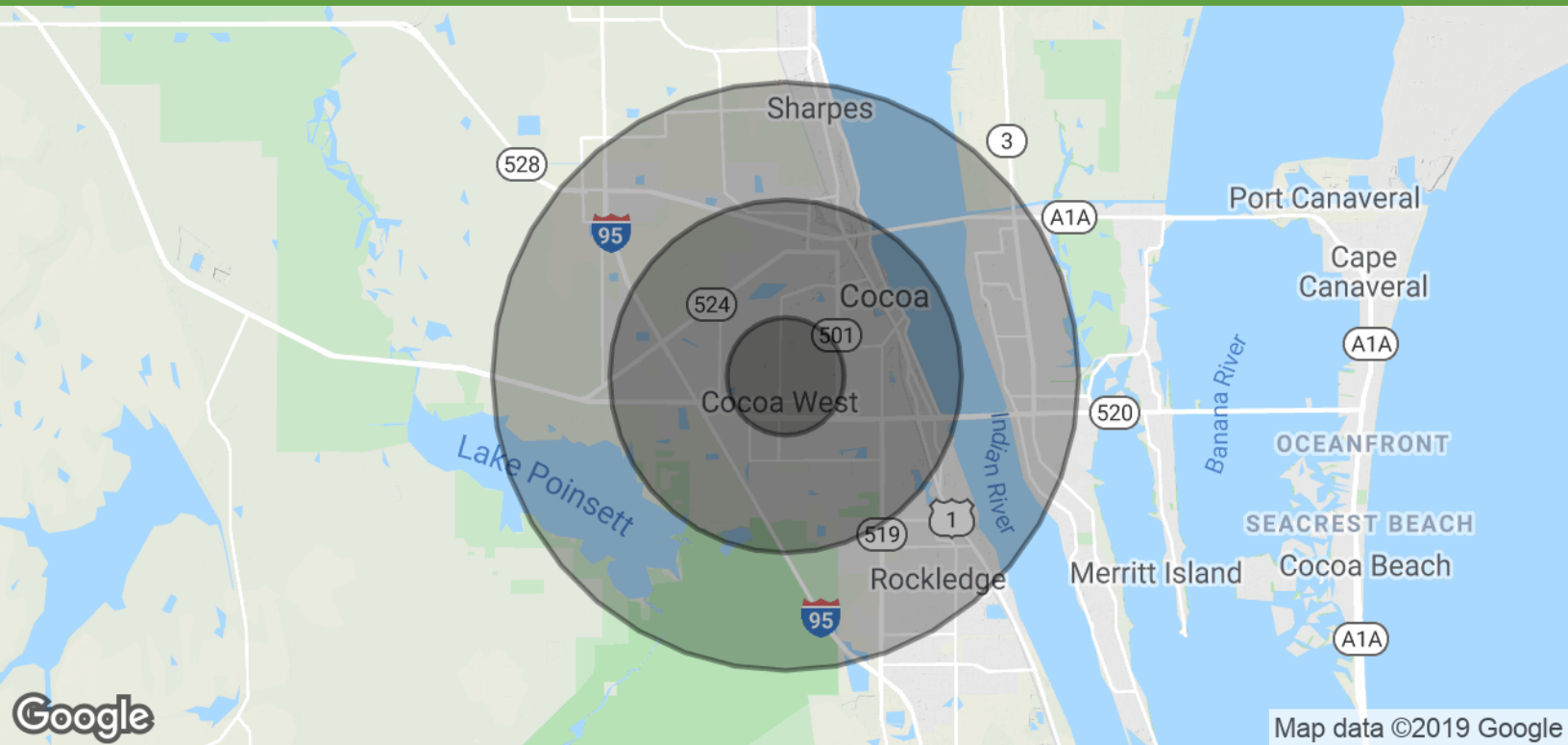
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,592	32,574	71,639
Median age	35.9	38.2	41.3
Median age (Male)	34.9	36.6	39.9
Median age (Female)	38.3	39.7	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,425	13,400	28,797
# of persons per HH	2.5	2.4	2.5
Average HH income	\$42,914	\$45,689	\$57,175
Average house value	\$134,962	\$166,092	\$186,103

** Demographic data derived from 2010 US Census*



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Dallman Portfolio - Duplexes

Address	Plumbing	Property ID	Type	Year Built	Beds/Baths	Sq. Ft.	Acreage	Comments	Annual Rent	Market Rent	Lease Expiration	Asking Price
Ballenger and Dallman LLC												
2464 URANUS DR COCOA FL 32926	city	24-36-30-53-B-15	HALF-DUPLEX	1974	2/1	790	0.09	Central air Needs roof 2 enclosed porches	\$ 10,200.00	\$ 10,800.00	5/5/2020	\$ 76,500.00
2462 URANUS DR COCOA FL 32926	city	24-36-30-53-B-15.01	HALF-DUPLEX	1974	2/1	850	0.09	Needs roof Enclosed porch	\$ 8,400.00	\$ 9,000.00	Monthly	\$ 63,000.00
2473 URANUS DR COCOA FL 32926	city	24-36-30-53-D-11	HALF-DUPLEX	1974	2/1	1362	0.09	Room for extra bath	\$ 9,540.00	\$ 11,400.00	Monthly	\$ 71,550.00

Asking Price	\$ 211,050.00
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