

*1462 NE Elizabeth St Jensen Beach, FL 34997*  
*8 Unit, CRA, mixed use property*



Mel Robinson  
Broker/Agent



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**landmark**  
investments  
& real estate



Sewalls Point

Down Town Stuart

St Lucie River

Dock



Hutchinson Island

Indian River

Indian River Dr

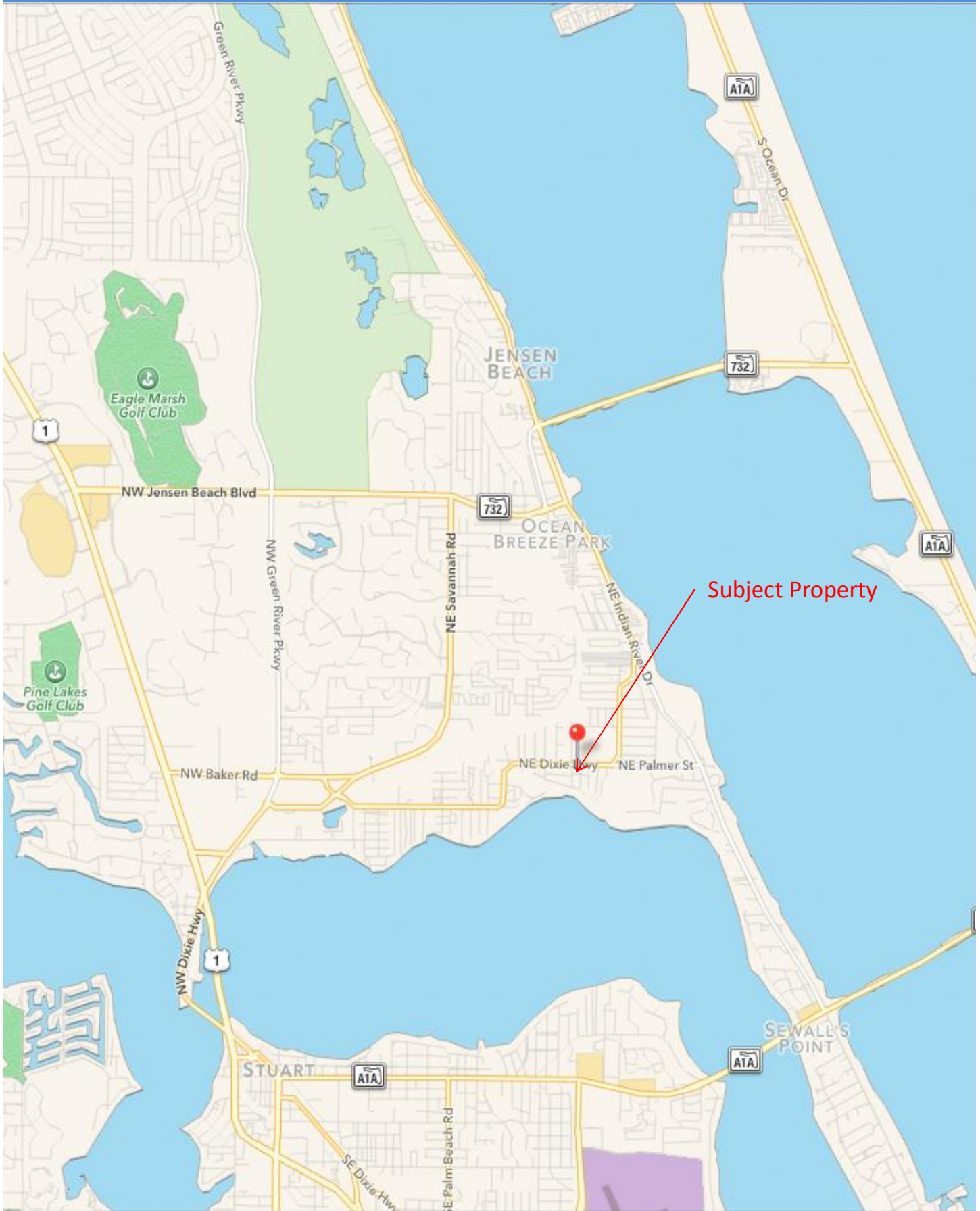


Jensen Beach Causeway

Down Town Jensen

Langford Park

# Elizabeth Street Location



## *Elizabeth Property Profile*



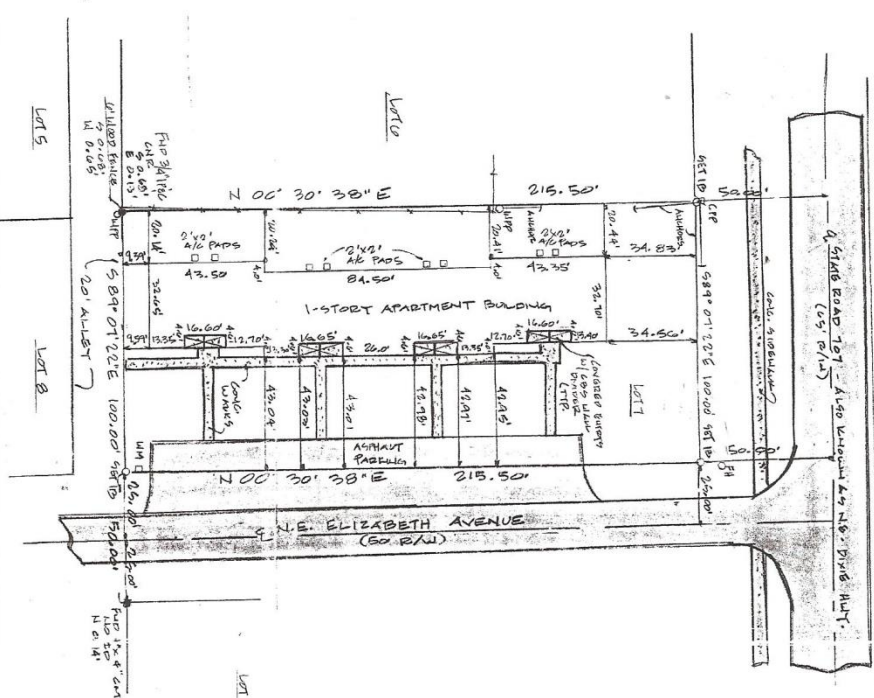
Elizabeth street is a ½ Acre of multi family/commercial property. The building is CBS with a newer roof, windows and all units have been upgraded. The units are oversized 1/1s and rents are below market. Elizabeth has great exposure because the property is a corner lot with frontage on Dixie Hwy. Parks, shopping, Saint Lucie river, bowling, boat dock and many other recreational activities are in walking distance. Elizabeth street is in the CRA redevelopment plan; therefore, would be perfect for assisted living, professional office and many other possible uses. The property can be developed up to three stories. The bottom floor can be commercial/office, second floor office, third floor residential. Elizabeth street has the potential of becoming a cash cow!

- 1. PROPERTY ADDRESS: 1462 NE ELIZABETH AVENUE
- 2. CERTIFIED TO: ELIZABETH PLACE APARTMENTS, LLC  
FIRST NATIONAL BANK & TRUST COMPANY  
OF THE TREASURE COAST, ITS SUCCESSORS  
AND/OR ASSIGNS, ATIMA  
DUGHERSON, SUNSHEIM & WOODS, P.A.  
COMMONWEALTH LAND TITLE INSURANCE  
COMPANY  
SUPERIOR TITLE

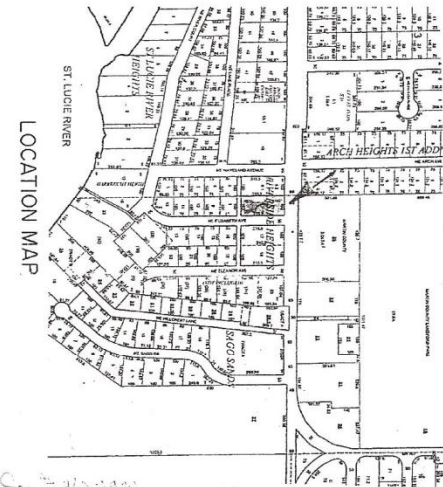
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4049, STATE OF FLORIDA



LEGAL DESCRIPTION  
LOT 7, RIVERSIDE HEIGHTS, AS RECORDED IN  
PLAT BOOK 3, PAGE 20, PUBLIC RECORDS OF  
MARTIN COUNTY, FLORIDA.



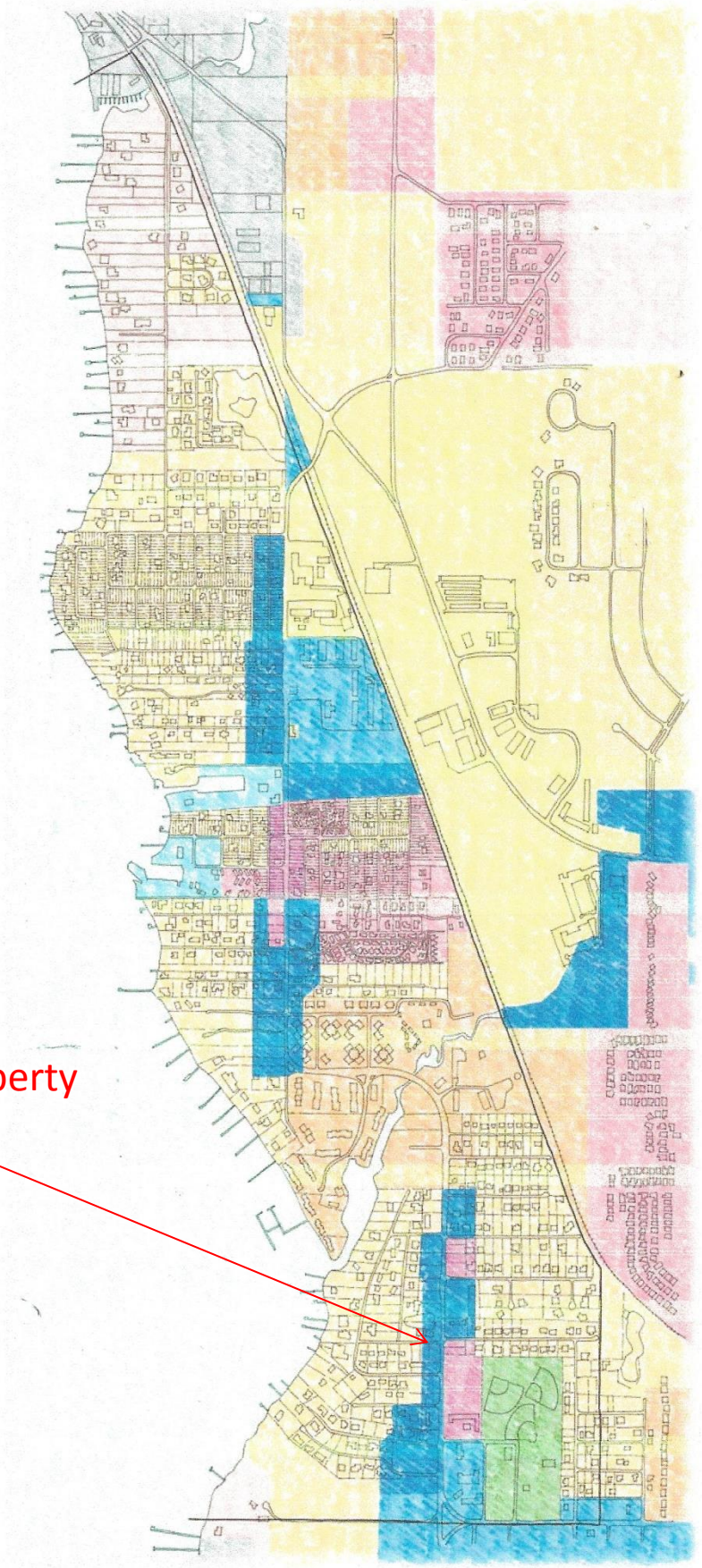
- NOTES:
1. Survey of description as furnished by Client.
  2. Limits shown hereon were not abstracted for easements and/or rights.
  3. All bearings are referred to the north line of the subject property platted as S 89° 07' 22" E and all other bearings are relative thereto.
  4. Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929, and are based on bench mark.
  5. There are no above ground encroachments, unless otherwise shown.
  6. The National Flood Insurance Program designation as indicated on the attached Flood Insurance Rate Map (FIRM) is shown for information.
  7. Underground foundations & utilities not located unless shown.
- Date of field survey: 12/27/04

BOUNDARY SURVEY  
PREPARED FOR: ELIZABETH PLACE APARTMENTS

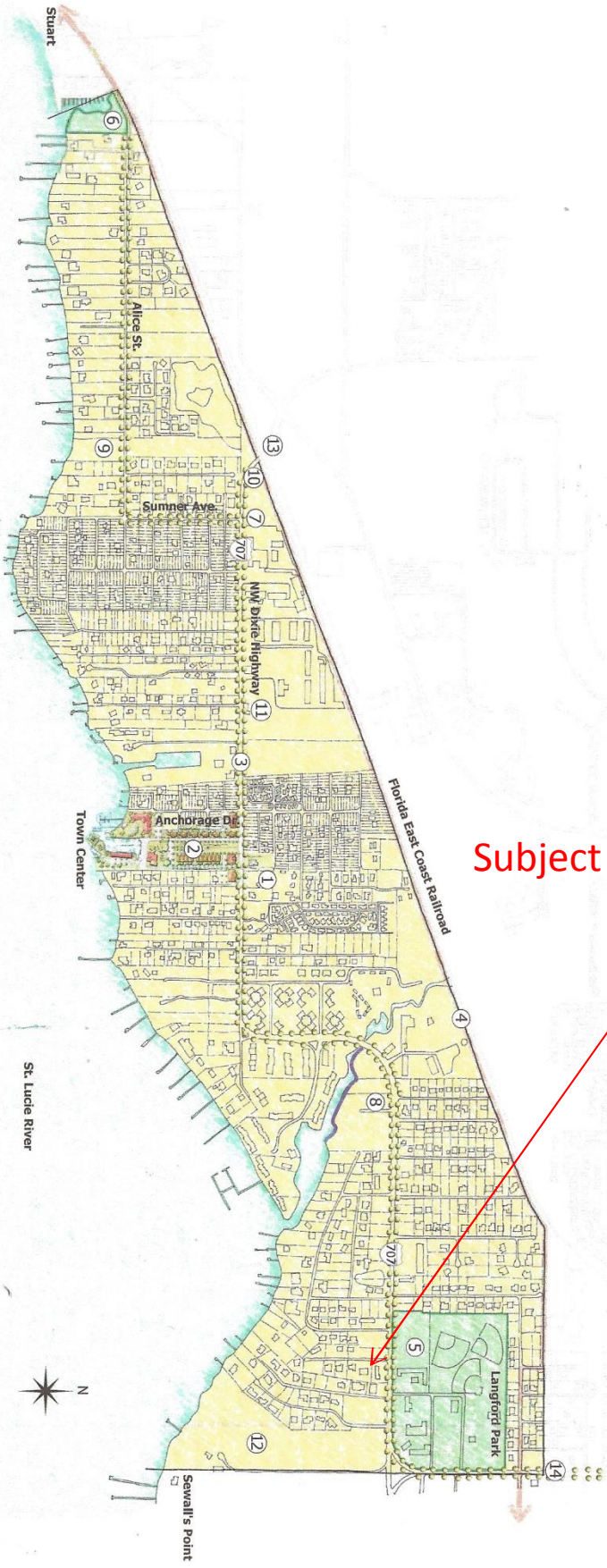
STEPHEN J. BROWN, INC. LICENSED BUSINESS NUMBER: 6484  
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS  
619 EAST 5TH STREET, STUART, FLORIDA 34994 (772) 288-7176

REVISIONS	BY

DRAWN	S. J. B.
CHECKED	S. J. B.
DATE	12/29/04
SCALE	1" = 30'
SHEET NO.	1400 566-01
SHEET	ONE
SHEETS	OF ONE



Subject Property



Subject Property

- Study Area
- Santa Lucia Trail
- Parks
- Riverside Trail
- Street Trees

1. Rio Civic Center
2. Town Center
3. S.R. 707 Pedestrian/Bikeway
4. Santa Lucia Trail (FEC R-O-W)
5. Langford Park
6. Rio Nature Park
7. SP5 Parcel (Potential Park Site)
8. Beacon 21 Site (Potential Park Site)
9. Alice St. Traffic Calming/Bikeway
10. S.R. 707/Railroad Drainage Improvements
11. Parcels East of Fire Station (Potential Park Site)
12. Sago Drive Site (Potential Park Site)
13. Western Gateway
14. Rio Arch





- Extend/Create New Sidewalk
- Existing Sidewalk
- Existing Bikelane

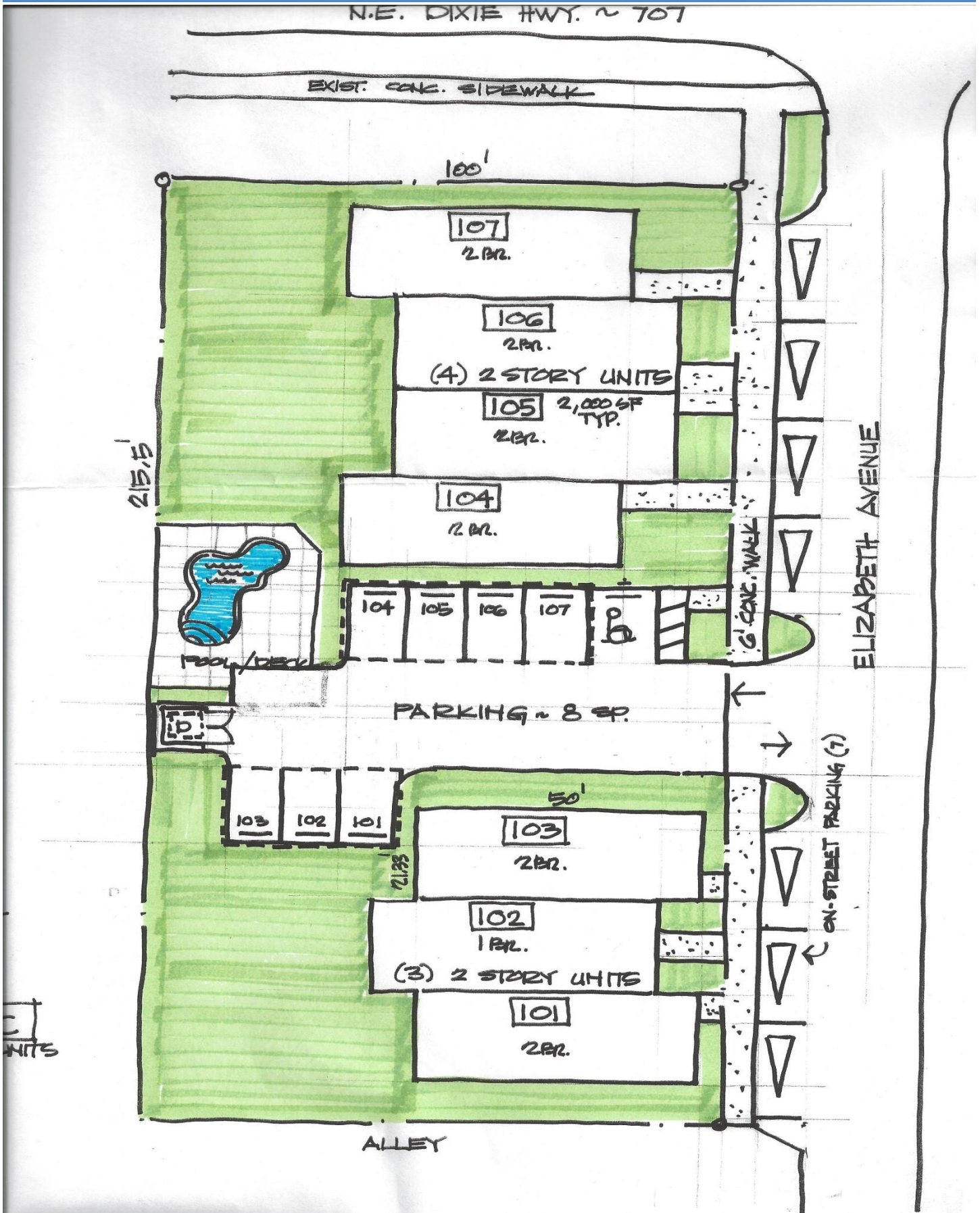
- Create New Crosswalks
- Connection to New Bike/Hike Trail
- Waterside Path

- Caution Light
- - - Santa Lucia Trail





# Proposed building Idea



## *Rent Roll and Profit Loss*

<b>Unit #</b>	<b>Tenant Name</b>	<b>Rent</b>	<b>Security Deposit</b>
1	M W	\$650.00	\$650.00
2	J V	\$650.00	\$650.00
3	P P	\$650.00	\$650.00
4	C M	\$650.00	\$650.00
5	R P	\$650.00	\$650.00
6	K M	\$650.00	\$650.00
7	S L	\$650.00	\$650.00
8	H W	\$650.00	\$650.00
	<b>Total monthly</b>	<b>\$5,200.00</b>	<b>\$5,200.00</b>
	<b>Yearly Gross</b>	<b>\$62,400.00</b>	
	<b>Yearly Expenses</b>		
	Taxes	\$4,200.00	
	Insurance	\$2,500.00	
	Trash	\$1,680.00	
	Lawn	\$1,800.00	
	Reserves	\$3,000.00	
	Utilities	\$900.00	
	FPI	\$300.00	
	<b>Total Expenses</b>	<b>\$14,380.00</b>	
	<b>Net Income</b>	<b>\$48,020.00</b>	