

*860 NW River Shores Blvd
Stuart, FL 34994 "7 Units"*




landmark
investments
& real estate

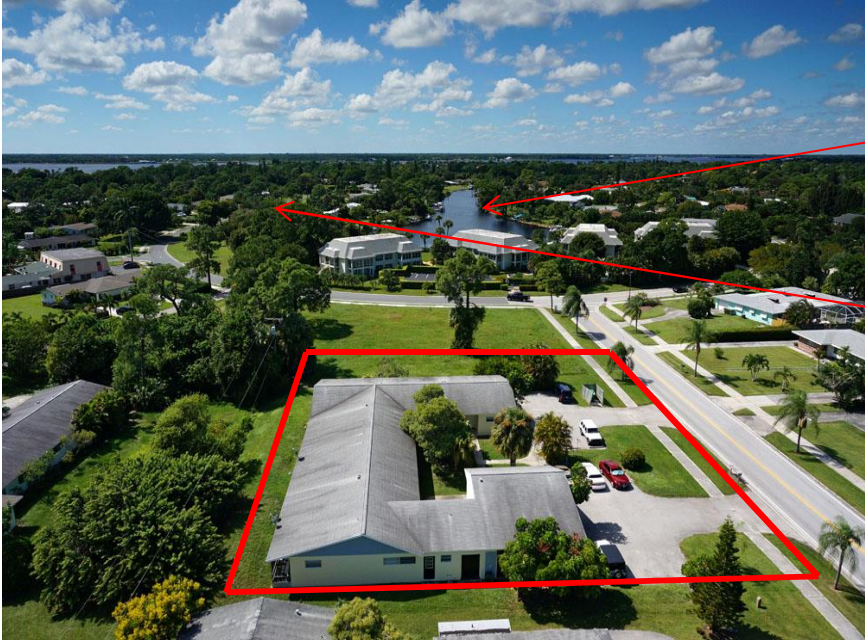
Mel Robinson
Broker/Agent
Melvrobinson@comcast.net
772-708-1518



Downtown Stuart

St Lucie River

Roosevelt Bridge



Canal to river

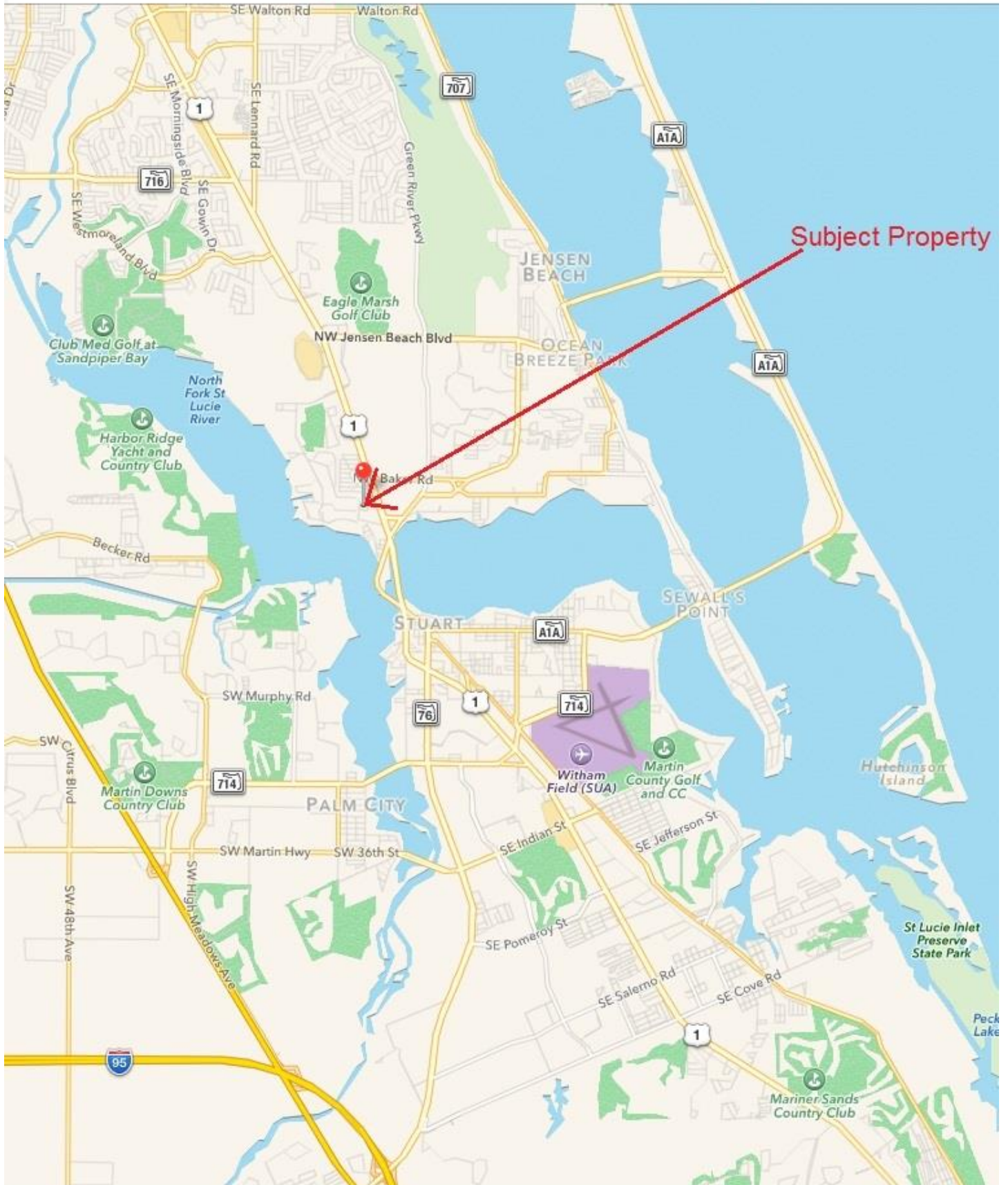
North River Shores



Us 1

Jensen Beach Mall

860 NW River Shores Blvd 7 Units



7 units in North River Shores



The 7 unit building is centrally located in the heart of Stuart. The building is within minutes to shopping, Parks, St Lucie, River, Down Town Stuart and many other recreational facilities. The property runs at a full capacity due to the visibility, condition, and location. The property is concrete block and is on city water and septic. The owner currently pays the sewer assessment in the tax bill so the new owner can tie into city sewer. The roof was installed 2000ish. There are 4 2 bed 1 bath units and 3 1 bed 1 bath units. The majority of the units are tile. The owner will hold privet financing with a sizable down payment and must meet the sellers qualifications.

860 NW River shores Blvd
7 Units

UNIT	BED/BATH	RENT AMOUNT	DEPOSIT	EXP LEASE
860	2/1	\$750	\$700	11/2015
864	2/1	\$750	\$750	12/2014
868	1/1	\$725	\$700	6/2015
872	1/1	\$750	\$750	10/2015
876	1/1	\$700	\$0.0	10/2014
880	2/1	\$750	\$0.0	10/2015
884	2/1	\$750	\$700	7/2015
Total Rent		\$5,175.00	\$3,600.00	
Gross annual rent			\$62,100.00	
Laundry			\$4,800.00	
Total Annual Income			\$66,900.00	
Taxes			\$8,205.00	
Insurance			\$5,000.00	
FPL			\$720.00	
Lawn			\$960.00	
Trash			\$1,092.00	
Water			\$1,320.00	
Net income			\$49,603.00	