

South Stuart Investment Portfolio

32 units

This investment package consists of 32 residential units. The units are in close proximity to each other; moreover, the land use per property varies in zoning. The package is being sold collectively and separately upon sellers approval of selected units for purchase. This collection has 8 duplexes, 1 quad plex, 1 triplex and 9 single family homes. All units have great rental history given the majority of the tenants are long term. Anchor and Compass properties are in the CRA district in Port Salerno and could possibly be utilized other than the current land use. All properties in this investment collection are centrally located in Martin County with easy access.

Investment Properties Details

SF Under Air	SF Total	Land	Bedrooms	Bathrooms
25,043 SF	27,807 SF	3.8 Acres	62	40

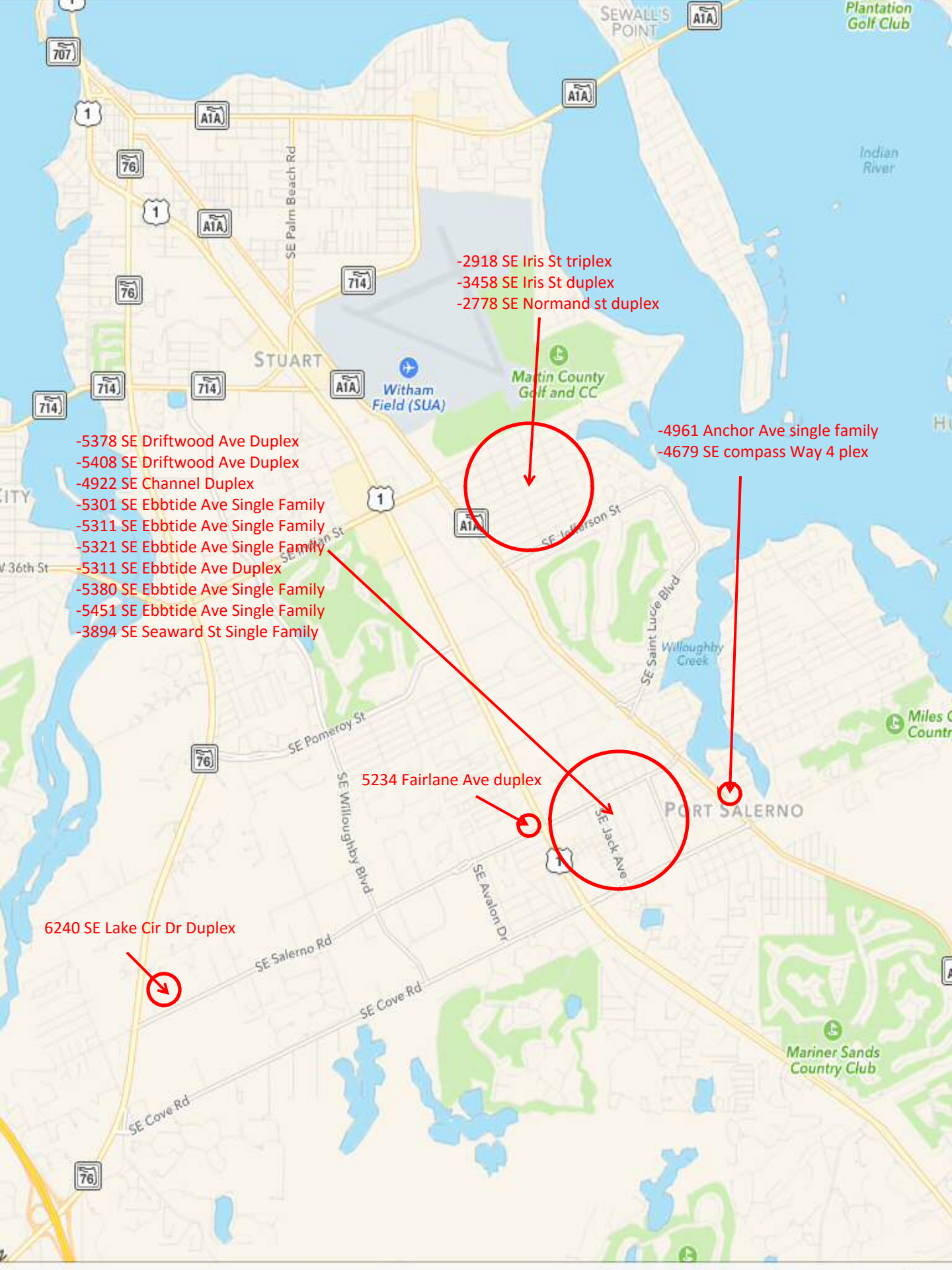


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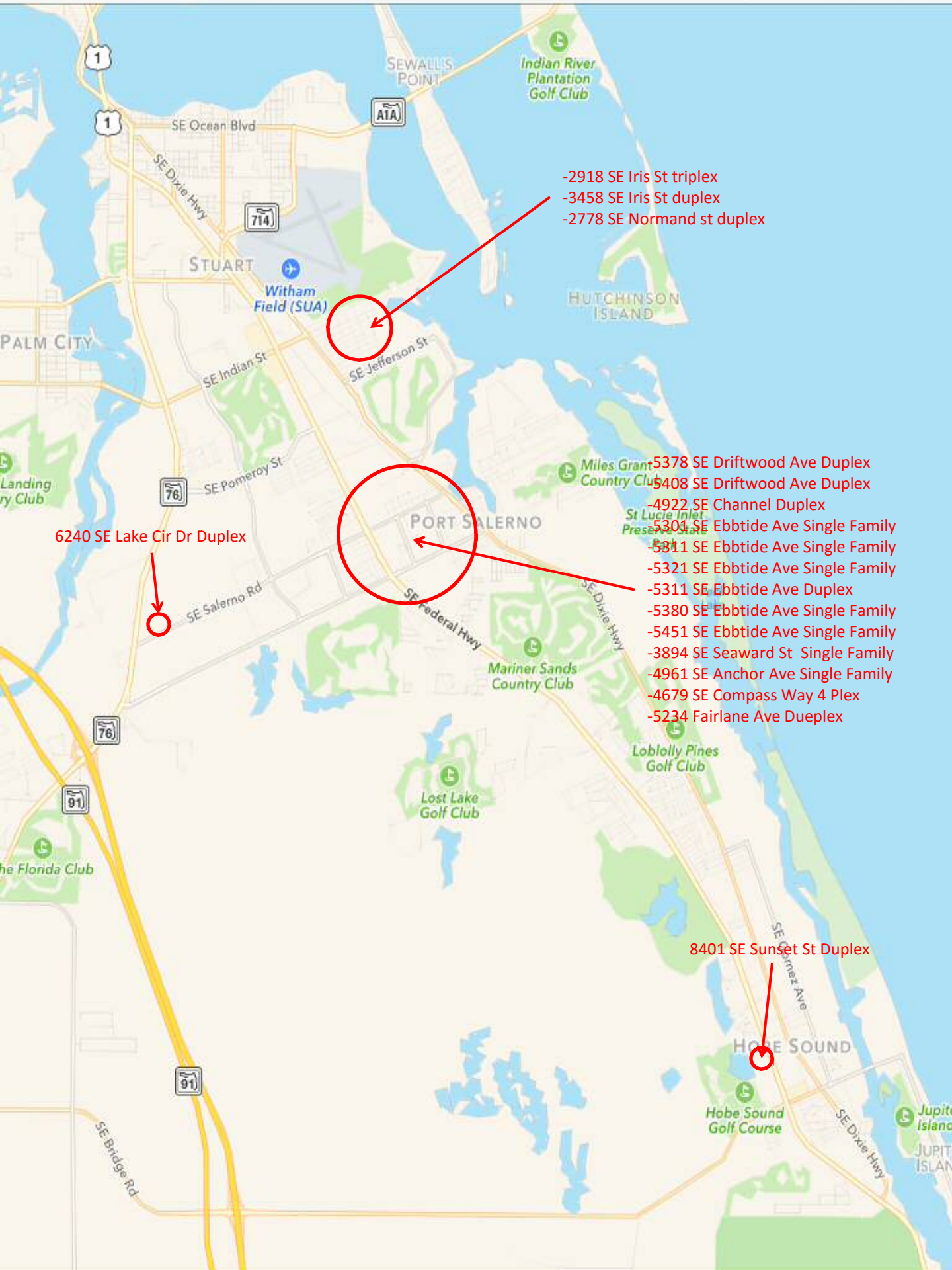
-2918 SE Iris St triplex
-3458 SE Iris St duplex
-2778 SE Normand st duplex

-5378 SE Driftwood Ave Duplex
-5408 SE Driftwood Ave Duplex
-4922 SE Channel Duplex
-5301 SE Ebbtide Ave Single Family
-5311 SE Ebbtide Ave Single Family
-5321 SE Ebbtide Ave Single Family
-5311 SE Ebbtide Ave Duplex
-5380 SE Ebbtide Ave Single Family
-5451 SE Ebbtide Ave Single Family
-3894 SE Seaward St Single Family

-4961 Anchor Ave single family
-4679 SE compass Way 4 plex

5234 Fairlane Ave duplex

6240 SE Lake Cir Dr Duplex



- 2918 SE Iris St triplex
- 3458 SE Iris St duplex
- 2778 SE Normand st duplex

6240 SE Lake Cir Dr Duplex

PORT SALERNO

- 5378 SE Driftwood Ave Duplex
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- 4922 SE Channel Duplex
- 5301 SE Ebbtide Ave Single Family
- 5311 SE Ebbtide Ave Single Family
- 5321 SE Ebbtide Ave Single Family
- 5311 SE Ebbtide Ave Duplex
- 5380 SE Ebbtide Ave Single Family
- 5451 SE Ebbtide Ave Single Family
- 3894 SE Seaward St Single Family
- 4961 SE Anchor Ave Single Family
- 4679 SE Compass Way 4 Plex
- 5234 Fairlane Ave Dueplex

8401 SE Sunset St Duplex

HOBESOUND



Property Address:
5380 SE EBBTIDE AVE
STUART, FL 34997-3166

Use Code: 01 / SINGLE FAMILY
Total Land Area:
 0.327 acres / 14,244 sf
Land Areas:
 1. SINGLE FAMILY (0100)
Waterfront: No
Subdivision: PORT SALERNO
Heated Area:805 sf
Year Built:1959
Beds: 3**Baths:** 1 full
Structural: WOOD FRAME
Roof Type:GABLE-HIP/ New Metal
Total Area:805 sf



Property Address:
2778 SE NORMAND ST
STUART, FL 34997-5176

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS
Total Land Area:
 0.215 acres / 9,365 sf
Land Areas:
 1. DUPLEX (0800)
Frontage: 75 ft **Depth:** 75 ft
Waterfront: No
Subdivision: GOLDEN GATE PARK
Heated Area:1,566 sf
Year Built:1971
Structural:CONCRETE BLOCK
Roof Type:GABLE-HIP/ Shingle
Beds: 4**Baths:** 2 full, 0 half
Total Area:1,806 sf



Property Address:
2918 SE IRIS ST
STUART, FL 34997-5233

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS
Total Land Area:
 0.273 acres / 11,891 sf
Land Areas:
 1. TRIPLX INCOME PRODUCING (0803)
Waterfront: No
Subdivision: GOLDEN GATE
Heated Area:3,240 sf
Year Built:1980
Structural:CONCRETE BLOCK
Roof Type:GABLE-HIP/ New Metal
Beds: 6**Baths:** 3 full, 3 half
Total Area:3,288 sf



Property Address:
3458 SE IRIS ST
STUART, FL 34997-5342

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS

Total Land Area:

0.215 acres / 9,365 sf

Land Areas:

1. DUPLEX (0800)

Frontage: 75 ft **Depth:** 75 ft

Waterfront: No

Subdivision: GOLDEN GATE

Heated Area: 1,792 sf

Year Built: 1982

Structural: WOOD FRAME

Roof Type: GABLE-HIP/ Shingle

Beds: 4 **Baths:** 2 full, 2 half

Total Area: 1,792 sf



Property Address:
3894 SE SEAWARD ST
STUART, FL 34997-8828

Use Code: 01 / SINGLE FAMILY

Total Land Area:

0.328 acres / 14,287 sf

Land Areas:

1. SINGLE FAMILY (0100)

Waterfront: No

Subdivision: PORT SALERNO

Heated Area: 864 sf

Year Built: 1959

Beds: 2 **Baths:** 1 full, 0 half

Structural: WOOD FRAME

Roof Type: GABLE-HIP/ New Metal

Total Area: 864 sf



Property Address:
4679 SE COMPASS WAY
STUART, FL 34997-1990

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS

Total Land Area:

0.3558 acres / 15,498 sf

Land Areas:

1. QUADRIplex INCOME PROD (0804)

Waterfront: No

Subdivision: SALERNO SHORES

Heated Area: 1,280 sf

Year Built: 1952

Beds: 4 **Baths:** 4 full, 0 half

Structural: CONCRETE BLOCK

Roof Type: FLAT OR SHED

Total Area: 1,640 sf



Property Address:
4961 SE ANCHOR AVE
STUART, FL 34997-1907

Use Code: 01 / SINGLE FAMILY

Total Land Area:

0.169 acres / 7,361 sf

Land Areas:

1. SINGLE FAMILY (0100)

Waterfront: No

Subdivision: SALERNO SHORES

Heated Area:1,252 sf

Year Built:1956

Beds: 4**Baths:** 2 full, 0 half

Structural:CONCRETE BLOCK

Roof Type:FLAT OR SHED/ New Roof

Total Area:1,252 sf



Property Address:
4922 SE CHANNEL DR
STUART, FL 34997-3319

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS

Total Land Area:

0.164 acres / 7,143 sf

Land Areas:

1. DUPLEX (0800)

Waterfront: No

Subdivision: PORT SALERNO

Heated Area:1,288 sf

Year Built:1958

Beds: 3**Baths:** 2 full, 0 half

Structural:CONCRETE BLOCK

Roof Type:GABLE-HIP/ New Metal

Total Area:1,400 sf



Property Address:
5234 SE FAIRLANE AVE
STUART, FL 34997-6640

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS

Total Land Area:

0.207 acres / 9,016 sf

Land Areas:

1. DUPLEX (0800)

Waterfront: No

Subdivision: Lester

Heated Area:840 sf

Year Built:1982

Beds: 4**Baths:** 2 full, 0 half

Structural:CONCRETE BLOCK

Roof Type:GABLE-HIP/ New Metal

Total Area:2,112 sf



Property Address:
5301 SE EBBTIDE AVE
STUART, FL 34997-3168
Use Code: 01 / SINGLE FAMILY
Total Land Area:
 0.164 acres / 7,143 sf
Land Areas:
 1. SINGLE FAMILY (0100)
Waterfront: No
Subdivision: PORT SALERNO
Heated Area:1,264 sf
Year Built:1957
Beds: 4**Baths:** 1 full, 1 half
Structural:WOOD FRAME
Roof Type:GABLE-HIP/ New Metal
Total Area:1,404 sf



Property Address:
5311 SE EBBTIDE AVE
STUART, FL 34997-3168
Use Code: 01 / SINGLE FAMILY
Total Land Area:
 0.164 acres / 7,143 sf
Land Areas:
 1. SINGLE FAMILY (0100)
Waterfront: No
Subdivision: PORT SALERNO
Heated Area:1,004 sf
Year Built:1956
Beds: 2**Baths:** 1 full, 0 half
Structural:WOOD FRAME
Roof Type:GABLE-HIP/ New Metal
Total Area:1,040 sf



Property Address:
5321 SE EBBTIDE AVE
STUART, FL 34997-3168
Use Code: 01 / SINGLE FAMILY
Total Land Area:
 0.164 acres / 7,143 sf
Land Areas:
 1. SINGLE FAMILY (0100)
Waterfront: No
Subdivision: PORT SALERNO
Heated Area:720 sf
Year Built:1955
Beds: 2**Baths:** 1 full, 0 half
Structural:WOOD FRAME
Roof Type:GABLE-HIP/ New Metal
Total Area:960 sf



Property Address:
5331 SE EBBTIDE AVE
STUART, FL 34997-3168

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS

Total Land Area:
 0.164 acres / 7,143 sf

Land Areas:
 1. DUPLEX (0800)

Waterfront: No

Subdivision: PORT SALERNO

Heated Area:688 sf

Year Built:1957

Beds: 2Baths: 2 full, 0 half

Structural:WOOD FRAME

Roof Type:GABLE-HIP/ New Metal

Total Area:720 sf



Property Address:
5378 SE DRIFTWOOD AVE
STUART, FL 34997-3318

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS

Total Land Area:
 0.217 acres / 9,452 sf

Land Areas:
 1. DUPLEX (0800)

Waterfront: No

Subdivision: PORT SALERNO

Heated Area:1,674 SF

Year Built:1974

Beds: 4Baths: 2 full, 2 half

Structural:CONCRETE BLOCK

Roof Type:GABLE-HIP/ New Metal

Total Area:2,058 sf



Property Address:
5398 SE DRIFTWOOD AVE
STUART, FL 34997-3341

Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS

Total Land Area:
 0.217 acres / 9,452 sf

Land Areas:
 1. DUPLEX (0800)

Waterfront: No

Subdivision: PORT SALERNO

Heated Area:2,098 SF

Year Built:1974

Beds: 6Baths: 2 full, 2 half

Structural:CONCRETE BLOCK

Roof Type:GABLE-HIP/ New Metal

Total Area:2,098 sf



Property Address:
5451 SE EBBTIDE AVE
STUART, FL 34997-3170
Use Code: 01 / SINGLE FAMILY
Total Land Area:
 0.164 acres / 7,143 sf
Land Areas:
 1. SINGLE FAMILY (0100)
Waterfront: No
Subdivision: PORT SALERNO
Heated Area:576 sf
Year Built:1956
Beds: 2**Baths:** 1 full, 0 half
Structural:CONCRETE BLOCK
Roof Type:GABLE-HIP/ Shingle
Total Area:576 sf



Property Address:
6250 SE LAKE CIRCLE DR
STUART, FL 34997-6302
Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS
Total Land Area:
 0.295 acres / 12,850 sf
Land Areas:
 1. DUPLEX (0800)
Waterfront: No
Subdivision: LAKE HAVEN
Heated Area:1,686 sf
Year Built:1973
Beds: 4**Baths:** 2 full, 0 half
Structural:CONCRETE BLOCK
Roof Type:GABLE-HIP/ New Metal
Total Area:2,146 sf



Property Address:
8401 SE SUNSET ST
HOBE SOUND, FL 33455-6512
Use Code: 08 / MULTI-FAMILY - LESS THAN 10 UNITS
Total Land Area:
 0.172 acres / 7,492 sf
Land Areas:
 1. DUPLEX (0800)
Frontage: 75 ft **Depth:** 75 ft
Waterfront: No
Subdivision: GOLD COAST MANOR
Heated Area:1,566 sf
Year Built:1973
Beds: 4**Baths:** 2 full, 2 half
Structural:CONCRETE BLOCK
Roof Type:GABLE-HIP/ New Metal
Total Area:1,846 sf

Unit 2	Unit 3	Unit 4	Water Elect
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