

2222 Dixie Hwy Jensen Beach 8 Plex



Property profile:

This multi family investment opportunity consist of two concrete buildings with approximately 5100 SF. The land is .834 acres in the Jensen Beach RIO community redevelopment district. The property could be improved as a mixed use property with limited commercial and residential units. This investment portfolio is a block away from Langford Landing Community and blocks away from the upcoming RIO Town Center and Marina. There are 8 units and each unit has 2 parking spaces. The majority of the tenants are long term with good payment history. The property is on city water and sewer. All impact fees have been paid in full.



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Jensen Beach Causeway



Pat Mark Rio Jensen Park

Saint Lucie River

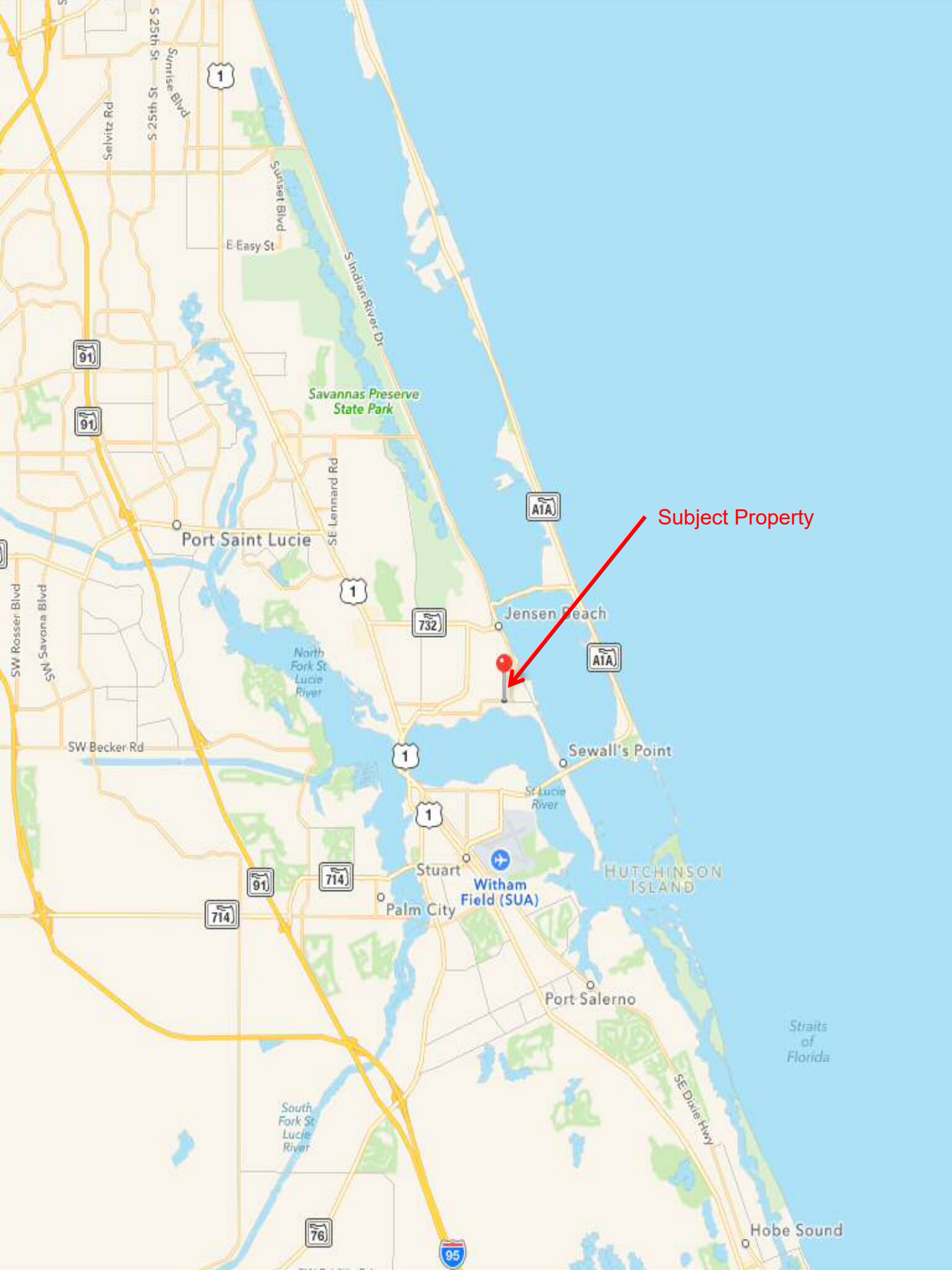
Town Center Rio

Down Town Stuart



Sewall's Point

Langford Landing



Subject Property

Port Saint Lucie

Jensen Beach

Sewall's Point

Stuart
Witham Field (SUA)

HUTCHINSON ISLAND

Port Salerno

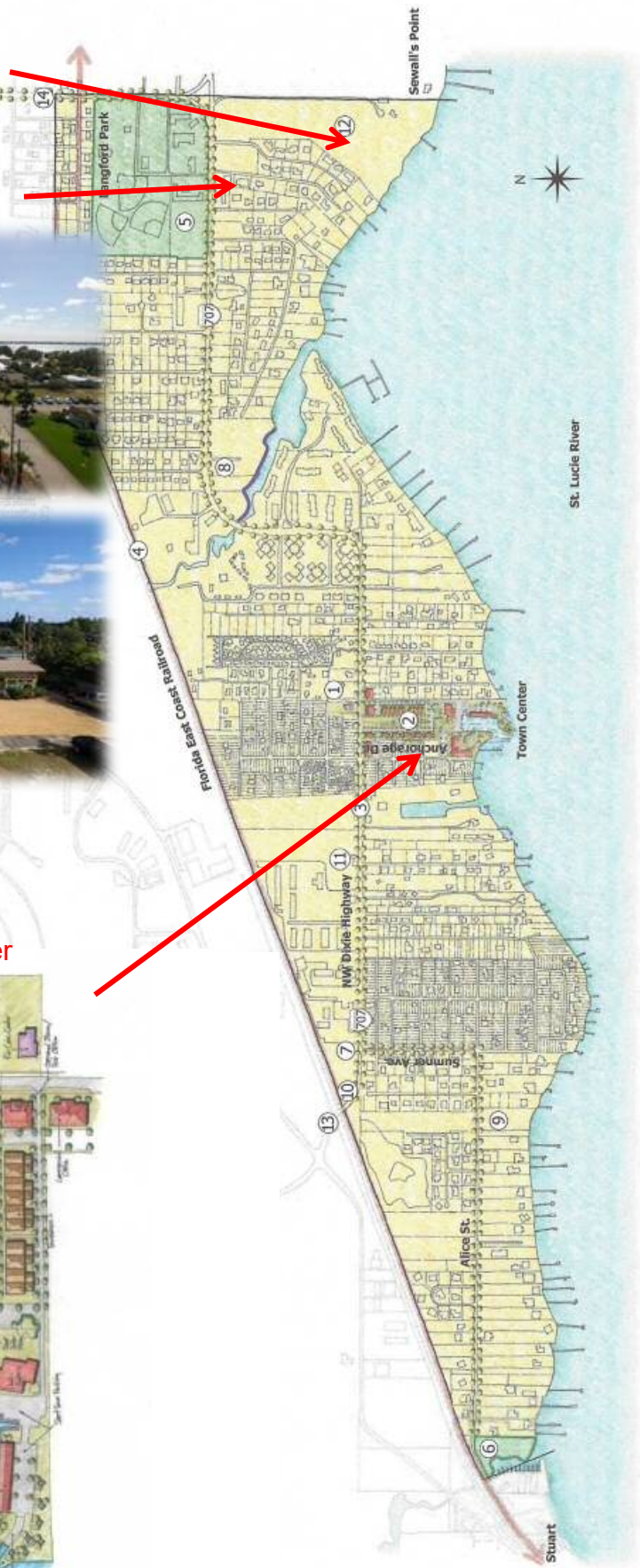
Straits of Florida

Hobe Sound

Langford Landing

Subject Property

Rio Town Center



- 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. SPS 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



Rio CRA Illustrative Plan

Income and expense

Unit #	Bed/ Bath	Monthly Rent
Unit 1	2/1	\$1,075.00
Unit 2	1/1	\$875.00
Unit 3	1/1	\$835.00
Unit 4	1/1	\$880.00
Unit 5	Efficiency	\$755.00
Unit 6	Efficiency	\$755.00
Unit 7	Efficiency	\$775.00
Unit 8	1/1	\$875.00

Gross monthly income	\$6,825.00
Laundry	\$1,638.00
Gross annual income	\$83,538.00

Expenses:

Insurance	\$3,700.00
Taxes	\$7,446.00
Trash removal	\$1,755.35
License fee	\$263.75
Other repairs	\$2,000.00
Lawn	\$1,200.00

Total Expenses \$16,365.10

NNN Income \$67,173.00