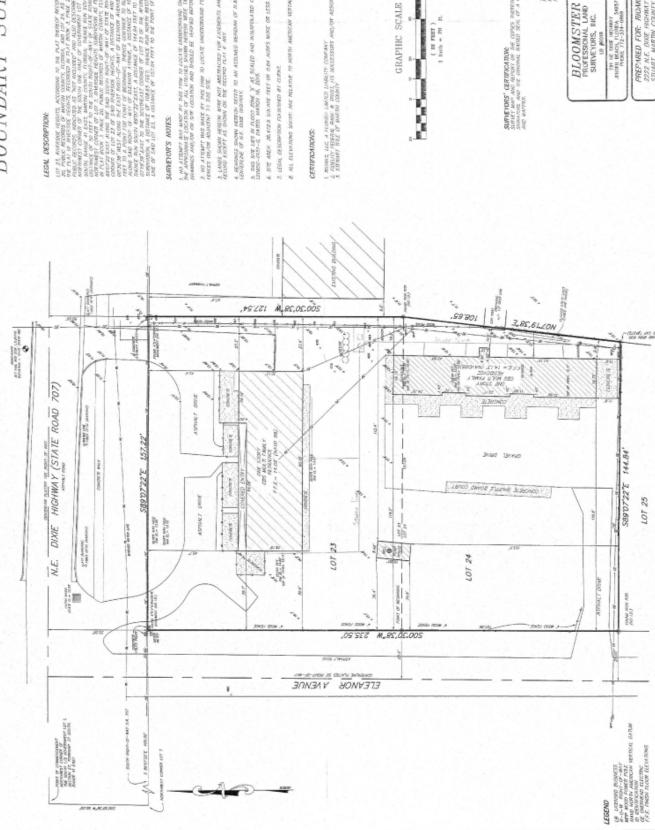


Property profile:

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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investments
k real estate
www.landmarkinvestmentsflorida.com

Mel Robinson 772–708–1518 Melvrobinson@comcast.net



BOUNDARY SURVEY

LEGAL DESCRIPTIONS

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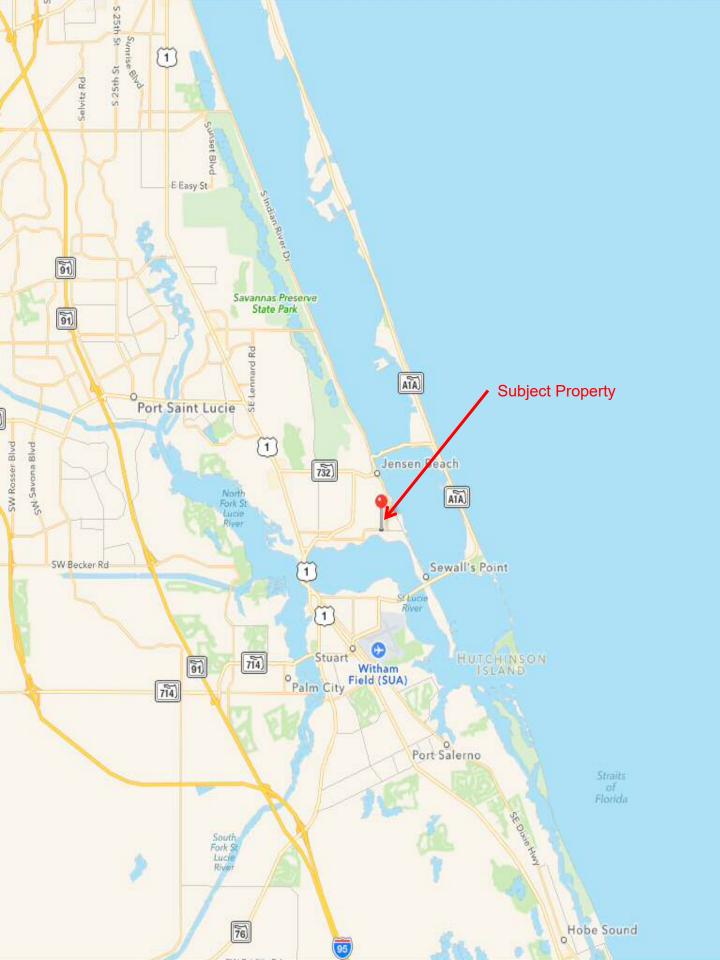


794 NE BOSE HIGHRAY JEHSTH BEACH, FLOREA 54957 PRINE 772-334-0869

CANA SERVICE STATES

PREPARED FOR RICAKS, LLC 2222 N.E. DIXE HIGHMY STUART, MARTIN COUNTY, FLORIDA









Income and expense

Unit #	Bed/ Bath	Monthly Rent
Unit 1 Unit 2 Unit 3 Unit 4 Unit 5 Unit 6 Unit 7 Unit 8	2/1 1/1 1/1 1/1 Efficiency Efficiency Efficiency 1/1	\$1,075.00 \$875.00 \$835.00 \$880.00 \$755.00 \$755.00 \$775.00 \$875.00
	Gross monthly income Laundry Gross annual income Expenses:	\$6,825.00 \$1,638.00 \$83,538.00
	Insurance Taxes Trash removal License fee Other repairs Lawn Total Expenses	\$3,700.00 \$7,446.00 \$1,755.35 \$263.75 \$2,000.00 \$1,200.00
	NNN Income	\$67,173.00

