

OSCO Commercial Real Estate, Inc.

565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964
www.oscocommercial.com

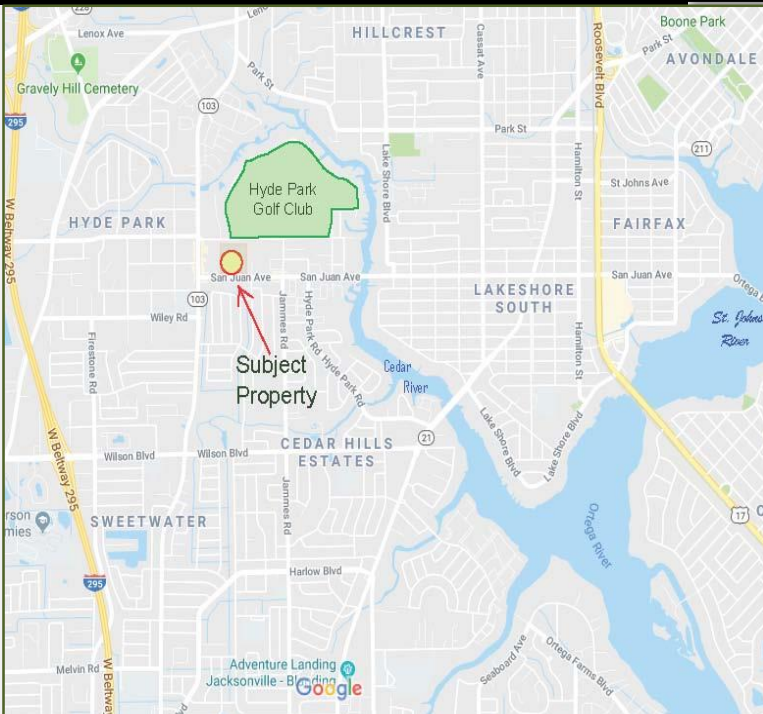
FOR SALE

Admiral Arms Apartments

6595 San Juan Avenue, Jacksonville, Florida 32210

Offering Summary

Price	\$4,995,000
Units	80
Price per Unit	\$62,438
Rentable SF	59,200 SF (Approx.)
Price per SF	\$84.38
Year Built	1974
Stories	2-story Buildings
Lot Size	3.09 +/- Acres
Cap Rate – Pro Forma	7.78%
Zoning	RMD-E (per Property Appraiser records)
Roofs	Flat and Mansard



Features

Established Multifamily Community with rising and proven income performance. Great Cedar River area location accessible to top employment centers including Cecil Commerce, NAS JAX desirable downtown and St. Johns River shopping and entertainment locations.

- Central Westside Location
- Ample off street parking
- Clubhouse
- Onsite management/maintenance
- Close to shopping and restaurants
- Convenient to both Cecil Field Commerce Center and The Jacksonville Naval Air Station.
- Sparkling pool
- Oversized Closets
- Mini blinds
- Majority new roofs
- Laundry Onsite

Sidney O. Jones CCIM
565 Edgewood Avenue S., Suite 2A
Jacksonville, FL 32205

Phone: (904) 993-7964
Email: Sid@oscocommercial.com
Website: www.oscocommercial.com

Although all information furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to assignment, of contract, sale, lease or financing or withdrawal without notice.

OSCO Commercial Real Estate, Inc.

565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964
www.oscocommercial.com

Property Synopsis:

The Subject Property resides in a mature Westside neighborhood with close proximity to navigable waterfront homes and residential neighborhoods, strong church presence (Hibernia Baptist Church) on either side, and close proximity to the Hyde Park Golf Club which makes this CCB constructed, stabilized and below market acquisition an excellent addition to



any portfolio of investments. Recent strong employment additions to Jacksonville, including Amazon Distribution (Westside MSA) & Fulfillment Centers, IKEA and Town Centres.

Gross Rent Potential	\$597,720
Other Income	<u>51,000</u>
	648,720
Vacancy 5%	<u>29,886</u>
Collected Income	<u>618,834</u>

<u>Expense</u>		<u>Per Unit</u>
Administrative	2,000	\$ 25
Marketing	2,000	25
Repairs and Maintenance	30,000	375
Services	25,300	316
Utilites	50,740	634
Payroll	61,315	767
Tax and Insurance	58,138	727
Management Fees (See Payroll)	0.00	0.00

Operating Expenses = 229,493 \$2,869

Net Operating Income (NOI) = \$389,341

Capitalization Rate = 7.78%

Although all information furnished regarding for sale, rental or financing if from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to assignment, of contract, sale, lease or financing or withdrawal without notice.

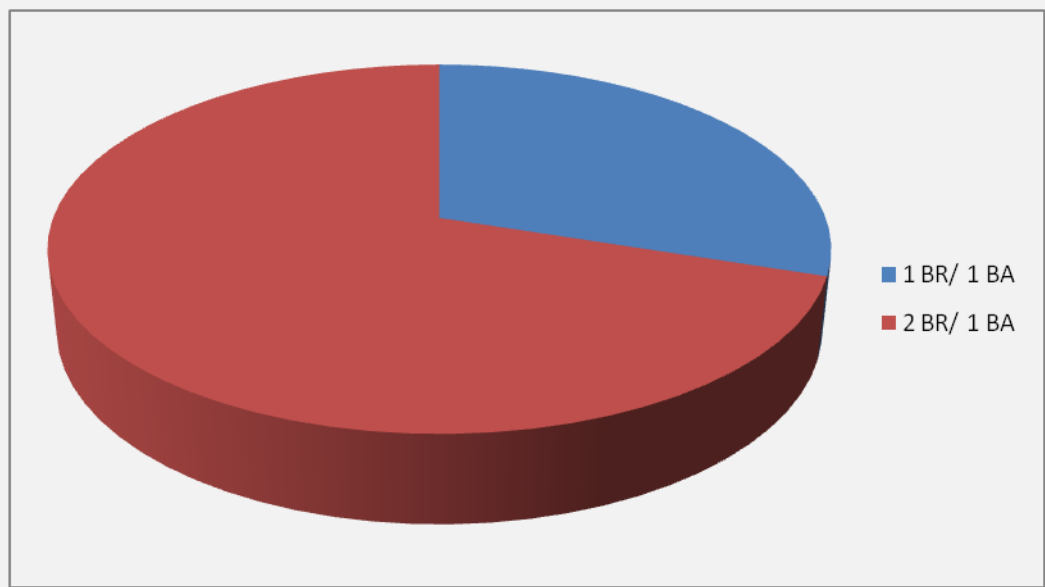
OSCO Commercial Real Estate, Inc.

565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964
www.oscocommercial.com

- 80 units
- 1 BR/1 BA and 2BR/1 BA Units
- Spacious Kitchens
- Modern Appliances
- Central Heat & Air
- Oversized Closets
- Mini Blinds
- Large Sparkling Pool
- Private Clubhouse
- Onsite Management
- Onsite Maintenance
- Outside Laundry
- Concrete Block Construction

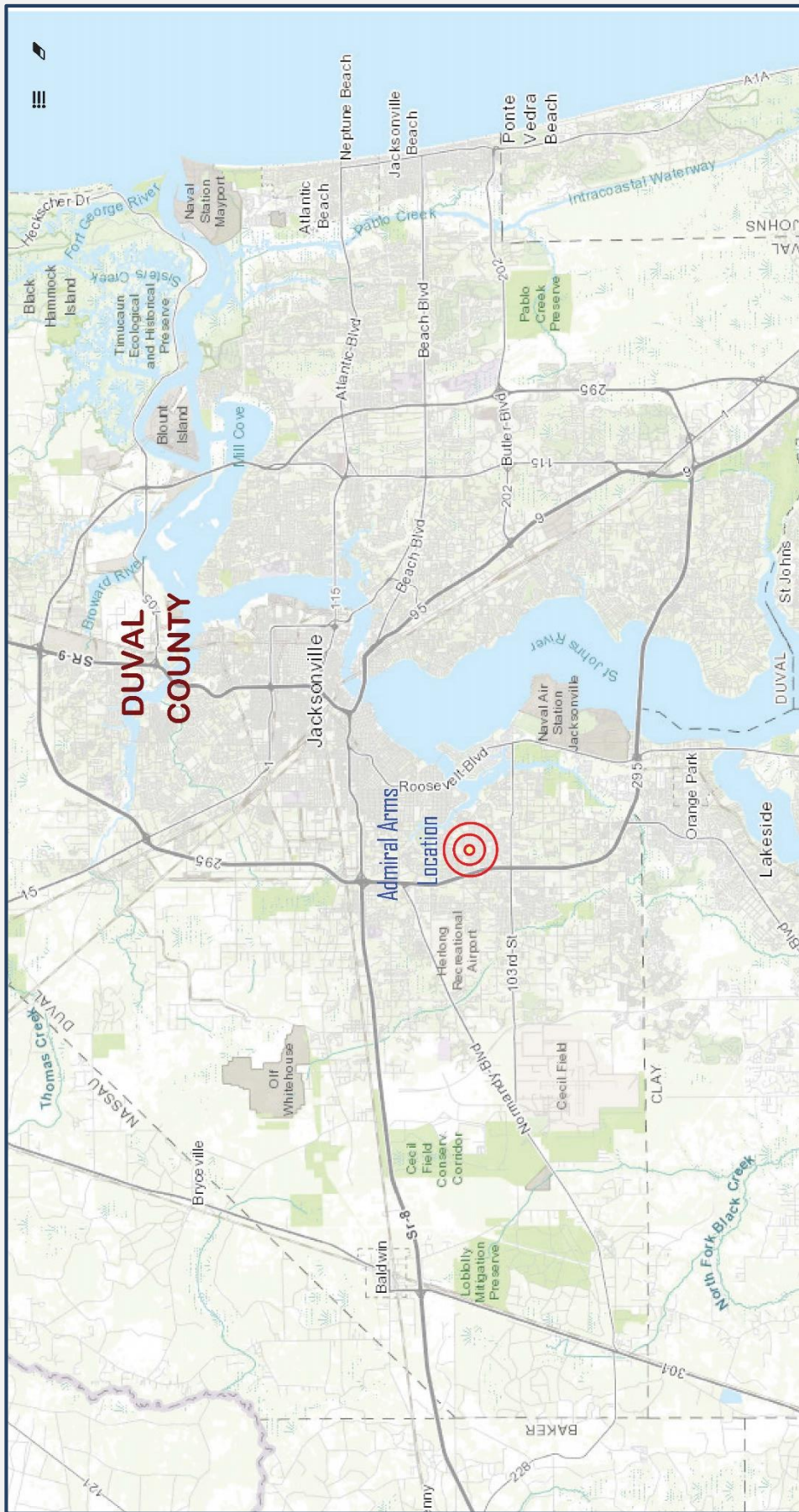
Unit Mix	Unit Number	Unit Ratio
1 BR/ 1 BA	24	30%
2 BR/ 1 BA	56	70%
Total	80	100%



OSCO Commercial Real Estate, Inc.
565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964

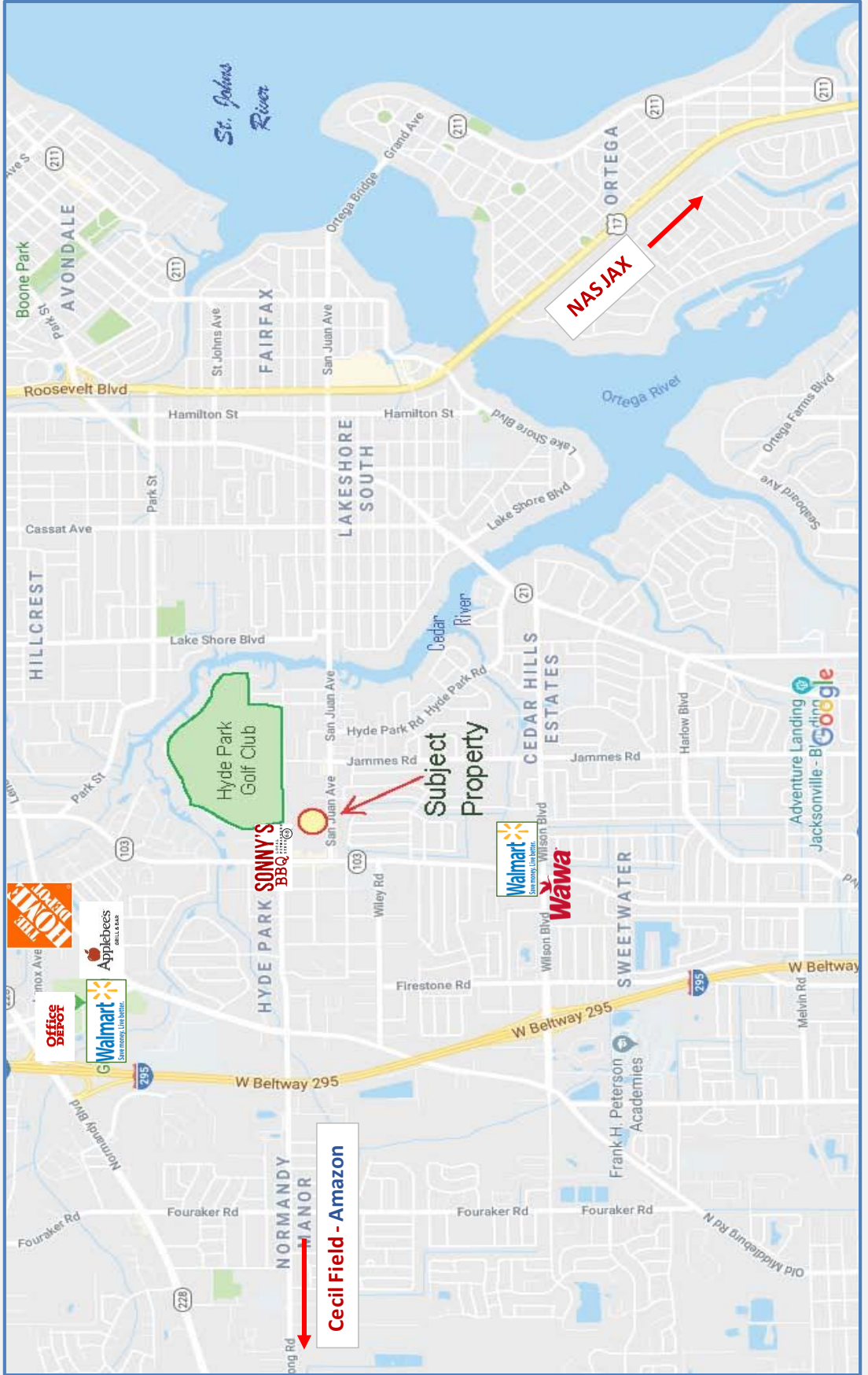
www.oscocommercial.com



OSCO Commercial Real Estate, Inc.
565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964

www.oscocommercial.com

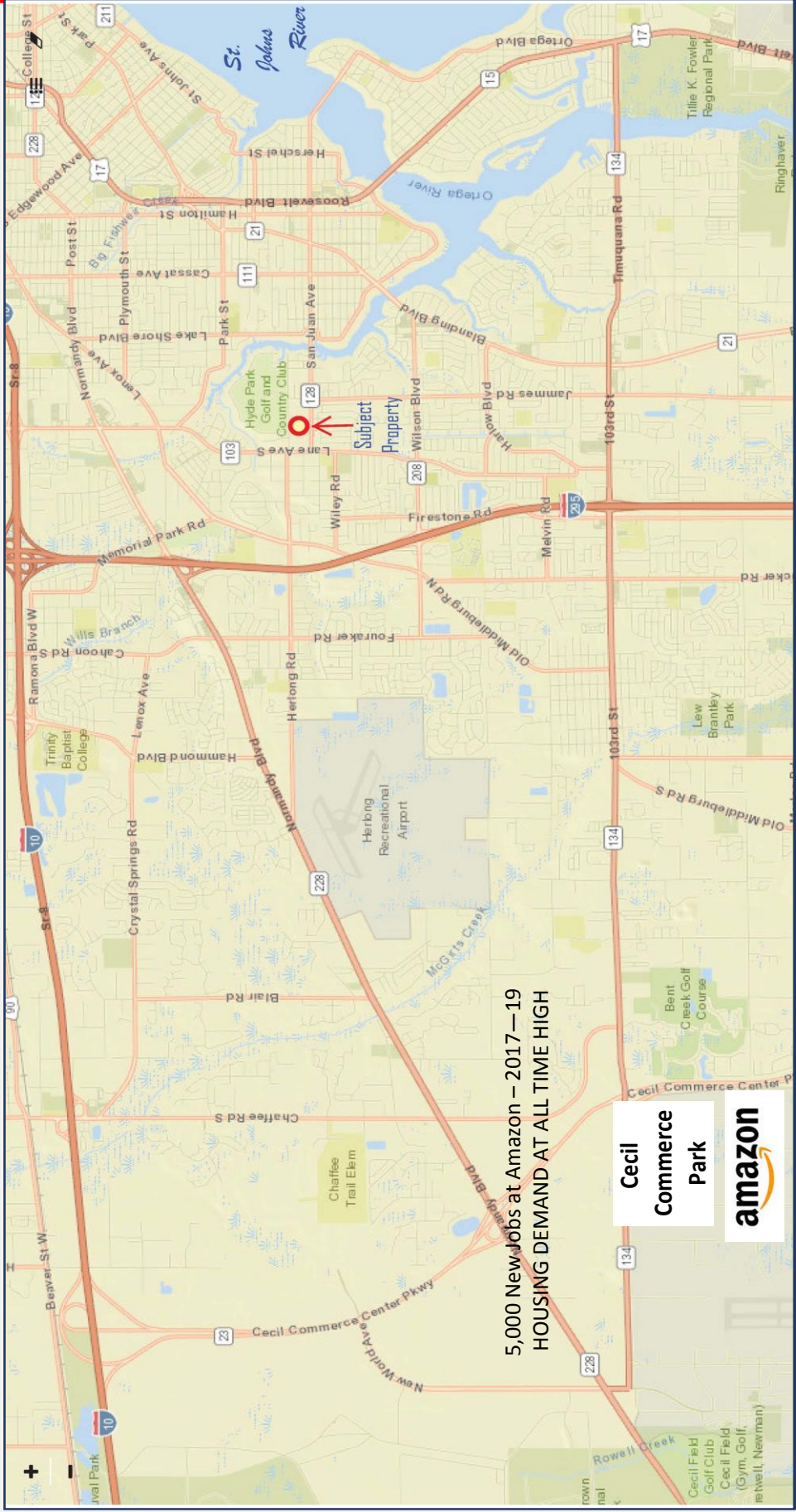


OSCO Commercial Real Estate, Inc.
565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964

www.oscocommercial.com

OSCO COMMERCIAL REAL ESTATE, INC.



OSCO Commercial Real Estate, Inc.
565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964
www.oscocommercial.com



OSCO Commercial Real Estate, Inc.
565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964
www.oscocommercial.com



OSCO Commercial Real Estate, Inc.
565 Edgewood Avenue South, Suite 2A
Jacksonville, FL 32205

904-993-7964
www.oscocommercial.com

