

UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO



FOR SALE

FOR MORE INFORMATION:



Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO

OPPORTUNITY SUMMARY

UF Multifamily / Student-Living Portfolio | Gainesville, FL



OFFERING MEMORANDUM

Asking Price:	\$1,950,000.00
Price/Bed	\$102,631.58
Price/SF	\$238.80
Combined SF:	8,166 SF
Combined Lot Sizes:	0.6 Acres
Number of Beds:	19
Renovated:	2024-2025
Zoning:	U4 & U6 (See Pg. 6)

PROPERTY OVERVIEW

An outstanding investment opportunity within walking distance to both Publix and the University of Florida. This portfolio features three well-maintained multifamily buildings comprising 19 bedrooms, 13 full baths, and 2 half baths, designed to capture strong rental demand in one of Gainesville's most sought-after locations. In addition to the existing income-producing units, the offering includes a buildable ± 0.12 -acre lot, providing the potential for future development and additional rental revenue. With its prime location less than three minutes from campus, stable income stream, and opportunity for expansion, this portfolio is perfectly positioned for both immediate returns and long-term growth.

PROPERTY HIGHLIGHTS

- Lot to Build Additional Units
- Walking Distance to University of Florida & Publix Supermarket
- 15 On-site Parking Spots. Parking currently is uncharged (VALUE ADD)

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AREA MAP

UF Multifamily / Student-Living Portfolio | Gainesville, FL



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LOCATION MAP

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AERIAL MAP

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PROPERTY ZONING MAP

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PORTFOLIO PHOTOS

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UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO

1022 NW 3RD AVE

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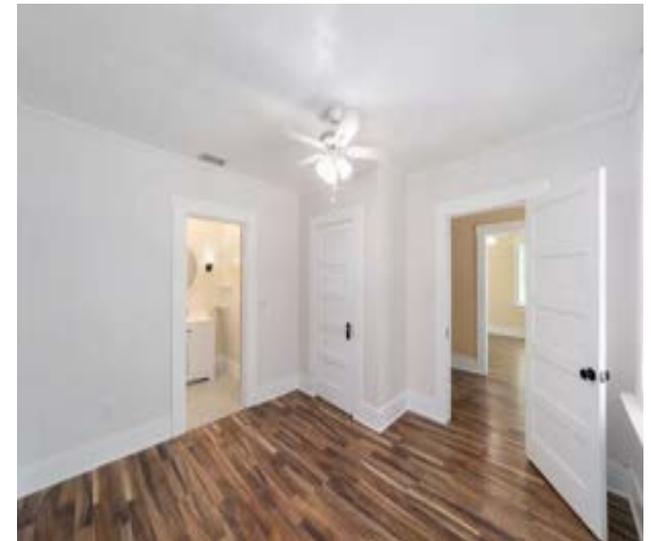


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UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO

1022 NW 3RD AVE

Parking & Buildable Lot



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UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO

1005 NW 3RD AVE

UF Multifamily / Student-Living Portfolio | Gainesville, FL



FOR MORE INFORMATION:



Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



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Director
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ericligman@bosshardtrealty.com



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UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO

1005 NW 3RD AVE & 210 NW 10TH ST

UF Multifamily / Student-Living Portfolio | Gainesville, FL



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1005 NW 3RD AVE & 210 NW 10TH ST

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UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO

PARKING BETWEEN BUILDINGS B & C



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UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO

1013 NW 3RD AVE

UF Multifamily / Student-Living Portfolio | Gainesville, FL



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1013 NW 3RD AVE

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UF MULTIFAMILY / STUDENT-LIVING PORTFOLIO

PORTFOLIO DETAILS

UF Multifamily / Student-Living Portfolio | Gainesville, FL

ASKING PRICE

1,950,000.00

1013 NW 3RD AVE

(BUILDING B)

Property Type	Triplex
APN #	13972-000-000
Effective Year Built	1995
Building Size	1,656 SF
Zoning	U-6
Unit Mix	4 bed / 3 bath
Gross Income	\$42,600/yr.
Avg. Rent	\$887.50/bed \$2.14/SF
Notes	Roof updated 2017
Add'l Notes	Shared Lot w/ Bldg. C

PORTFOLIO INFORMATION

Portfolio	UF Multifamily / Student-Living
Property Types	Quadraplex (1) Triplex (1) Duplex (1)
Combined Building Size	8,166 SF
Occupancy %	100%
Tenancy	Multiple
Year Last Renovated	2024-2025
Free Standing	Yes
Number of Floors	2 - 3
Overall Unit Mix	19 Beds / 13 Baths / 2 half baths
Laundry	On-Site

1022 NW 3RD AVE

(BUILDING A)

Effective Year Built	1995
Building Size	2,500 SF
Zoning	U-4
Unit Mix	7 bed / 6 Bath
Gross Income	\$64,800/yr.
Avg. Rent	\$771.42/bed \$2.16/SF
Notes	Roof replaced 2024
Add'l Notes	Adjacent Lot +/- 0.12 Acres

1005 NW 3RD AVE | 210 NW 10TH ST

(BUILDING C)

Parking Type	4,010 SF (2,005 SF each)
Property Type	Duplex
APN #	13972-000-000
Effective Year Built	2008
Zoning	U-6
Unit Mix	8 bed / 4 full bh / 2 half bh
Gross Income	\$72,000/yr.
Avg. Rent	\$750/bed \$1.50/SF
Notes	Roof Replaced 2024
Add'l Notes	Rent is under market +/- \$1,200

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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE START	LEASE END
1022 A	2	1	\$1,400	\$1,600	07/01/25	06/30/26
1022 B	1	1	\$1,100	\$1,200	04/22/25	04/30/26
1022 C	3	3	\$2,100	\$2,250	06/03/2025	07/31/2026
1022 D	1	1	\$800	\$1,000	04/21/25	07/31/26
1013-101	1	1	\$1,000	\$1,200	12/26/2025	07/31/2026
1013-102	1	1	\$1,100	\$1,200	06/26/2025	07/31/2026
1013-201	2	1	\$1,450	\$1,600	06/06/2025	07/31/2026
1005	4	4.5	\$3,000	\$3,700	08/01/25	07/31/2026
210	4	4.5	\$3,000	\$3,700	08/01/25	07/31/2026
Parking	-	-	-	\$2,250	01/01/25	12/31/2026
Utilities (1022 Only)	-	-	\$575	\$700	01/01/25	12/31/2026
TOTALS			\$15,525	\$20,400		
AVERAGES			\$1,553	\$1,855		

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UNIT MIX SUMMARY

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UNIT TYPE	BEDS	BATHS	SIZE SF	RENT	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
Duplex (1005/210)	8	9	4,010 SF	\$6,000	\$6,000	\$7,400	\$7,400	\$1.85
Triplex (1013)	4	3	1,656 SF	\$3,550	\$3,550	\$4,000	\$4,000	\$2.42
Quadraplex (1022)	7	6	2,500 SF	\$5,400	\$5,400	\$6,050	\$6,050	\$2.42
Parking	-	-	15 SF	-	\$1,500	\$2,250	\$2,250	\$150.00

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OPERATING SUMMARY

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Annual Income

Item	SY 2025-26	SY 2026-27	SY 26-27 w/ Parking
Rental Income	\$179,400	\$192,420	\$192,420
Parking Income	\$(0.00)	\$(0.00)	\$27,000
Utilities Fee (1022 Only)	\$6,300	\$6,300	\$7,800
NOI	\$114,210	\$122,491	\$150,991

Annual Expenses

Item	SY 2025-26	SY 2026-27	SY 26-27 w/ Parking
Vacancy Loss	\$8,970	\$9,621	\$9,621
Property Taxes (2025)	\$25,384	\$28,430	\$28,430
Property Insurance	\$9,284	\$9,284	\$9,284
Property Management (8%)	\$14,352	\$15,394	\$15,394
Repair/Maintenance	\$4,500	\$4,500	\$4,500
Lawn Care	\$1,200	\$1,200	\$1,200
Utilities (1022 Only)	\$7,800	\$7,800	\$7,800
TOTAL	\$(71,490)	\$(76,229)	\$(76,229)

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DEMOGRAPHICS

UF Multifamily / Student-Living Portfolio | Gainesville, FL

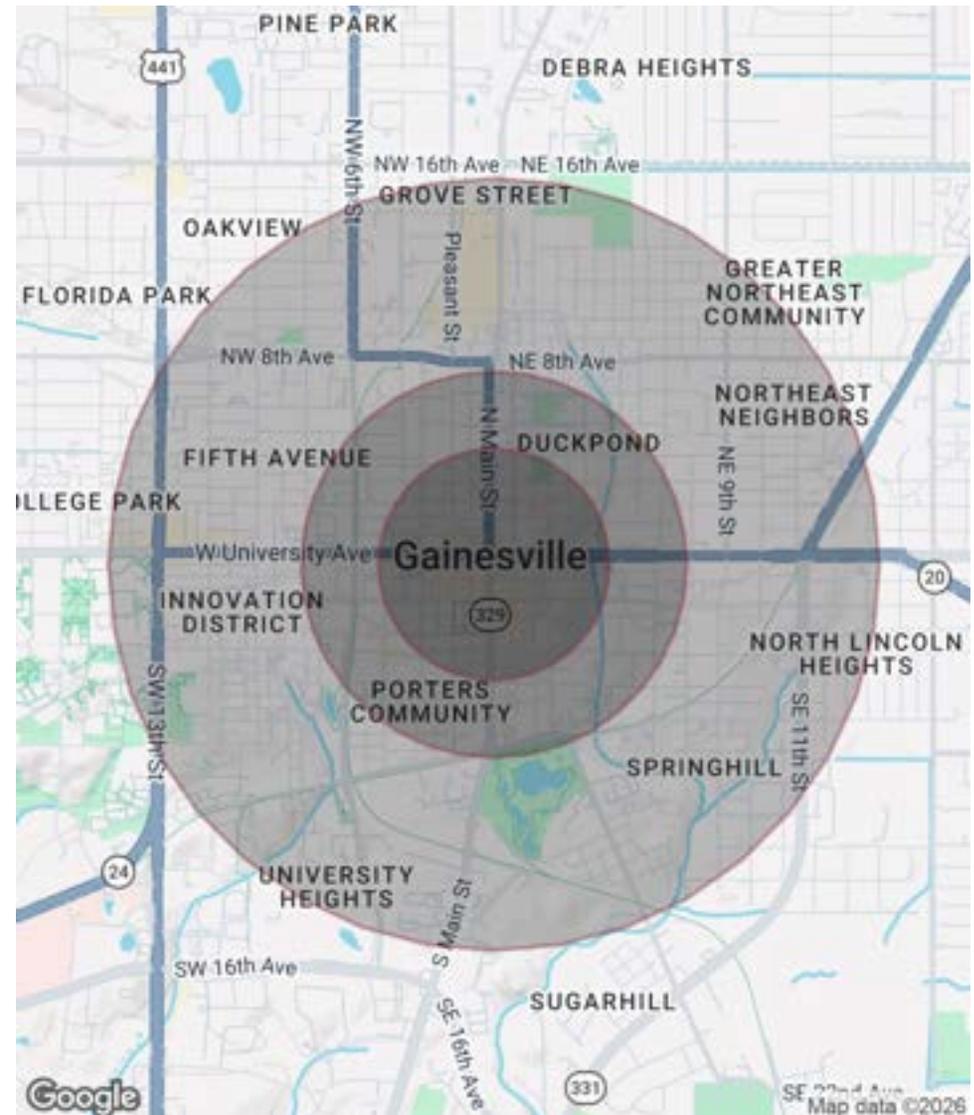
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,827	9,107	25,462
Average Age	26	27	27
Average Age (Male)	26	28	28
Average Age (Female)	25	26	27

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,505	3,891	9,141
# of Persons per HH	2.5	2.3	2.8
Average HH Income	\$39,975	\$42,126	\$42,841
Average House Value	\$299,457	\$299,839	\$285,991

Demographics data derived from AlphaMap



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Commercial Advisor | Realtor®
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Director
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ericligman@bosshardtrealty.com



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MARLON BRUCE, ADVISOR

UF Multifamily / Student-Living Portfolio | Gainesville, FL



MARLON BRUCE

Commercial Advisor | Realtor®

marlon@bosshardtrealty.com

Direct: 352.502.5407

FL #SL3625253

PROFESSIONAL BACKGROUND

Marlon Bruce - Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Marlon Bruce

Commercial Advisor | Realtor®

352.502.5407

marlon@bosshardtrealty.com



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



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ERIC LIGMAN, DIRECTOR

UF Multifamily / Student-Living Portfolio | Gainesville, FL



ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

- ICSC
- LoopNet
- CoStar
- Gainesville Chamber Commerce
- GACAR- Gainesville Alachua County Association of Realtors
- National Association of Realtors (NAR)

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