

MULTIFAMILY OFFERING FOR SALE

# Single Family Home Investment Portfolio

Single Family Rental Homes and 1 Duplex | Pensacola, FL 32507



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## MULTIFAMILY OFFERING FOR SALE

### Single Family Home Investment Portfolio



**Sale Price: \$970,000**



#### Property Overview

Introducing an exceptional investment opportunity in Pensacola, Florida. This property boasts several single family homes, 1 duplex. At 100% occupancy, it makes an attractive option for both multifamily and single family rental portfolio investors. Don't miss the chance to add this high-performing property to your investment portfolio today!

#### Location Overview

Pensacola, Florida, offers a vibrant mix of coastal living and urban amenities, making it an appealing location for real estate investment. The area boasts beautiful sandy beaches, a rich history and a thriving arts and culture scene. Ideally located, these properties are clustered within a 12-mile radius, making it easy to travel between them. With its diverse attractions and strong sense of community, Pensacola presents an excellent opportunity for rental property investment in a dynamic and attractive market.

#### Offering Summary

Sale Price:	\$970,000
Number of Units	5
Total Square Feet	8592
Price / SF:	\$112.90
Market:	Pensacola
Submarket:	Warrington, Navy Point

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214 Brown Road, Pensacola, FL 32507



Located approximately one mile from NAS Pensacola and within blocks of a public park, boat launch, and walking trails, the property benefits from proximity to major employment, outdoor amenities, and everyday conveniences.

### Property Highlights

- Year Built: 1946
- Square Feet: 1,321
- Acreage: 0.27 acres
- Bedrooms: 4
- Bathrooms: 2
- Sewer: Municipal

### Key Updates

- Roof: 2021
- Electric Upgraded in 2016
- Plumbing: Upgrade in 2022
- HVAC: Installed in 2020
- Tankless hot water, heater and gas central heater

Zoned MDR | Medium-Density Residential

## MULTIFAMILY OFFERING FOR SALE

214 Brown Road, Pensacola, FL 32507



214 1/2 Brown Road  
Apartment A & B Duplex



### Apartment A

- Year built: 1946
- Square Feet: 504
- Bedrooms: 1
- Bathrooms: 1
- Sewer: Municipal

### Key Updates

- Roof: 2022
- Partial Plumbing Upgrade 2014
- Electric water heater and window unit AC

Zoned MDR | Medium-Density Residential

### Apartment B

- Year built: 1946
- Square Feet: 504
- Bedrooms: 1
- Bathrooms: 1
- Sewer: Municipal

### Key Updates

- Roof: 2022
- Partial Plumbing Upgrade 2005
- Electric water heater and window unit AC

Zoned MDR | Medium-Density Residential

## MULTIFAMILY OFFERING FOR SALE

### Single Family Home Investment Portfolio

#### Property Highlights

- Year Built: 1945
- Square Feet: 1,126
- Acreage: 0.17 acres
- Bedrooms: 3
- Bathrooms: 1
- Sewer: Municipal

#### Key Updates

- Roof Resingled: 2021
- Electric Upgraded in 2017
- Plumbing: Upgraded in 2023

Zoned MDR | Medium-Density Residential



#### 105 SE Kalash

Nestled in the quiet Navy Point neighborhood, this property offers excellent rental potential and proximity to local amenities. Located just a mile from NAS Pensacola and within blocks of a park, boat launch, and walking trails, this home provides both convenience and appeal.

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Single Family Home Investment Portfolio

Property Highlights

- Year Built: 1953
- Square Feet: 1,677
- Acreage: 0.19 acres
- Bedrooms: 3
- Bathrooms: 1 1/2
- Sewer: Municipal

Key Updates

- Roof Replaced in 2020
- HVAC: Replaced in 2023
- Heating/Water Heater:  
Electric central heat, electric  
water heater

Zoned R-1A | Residential

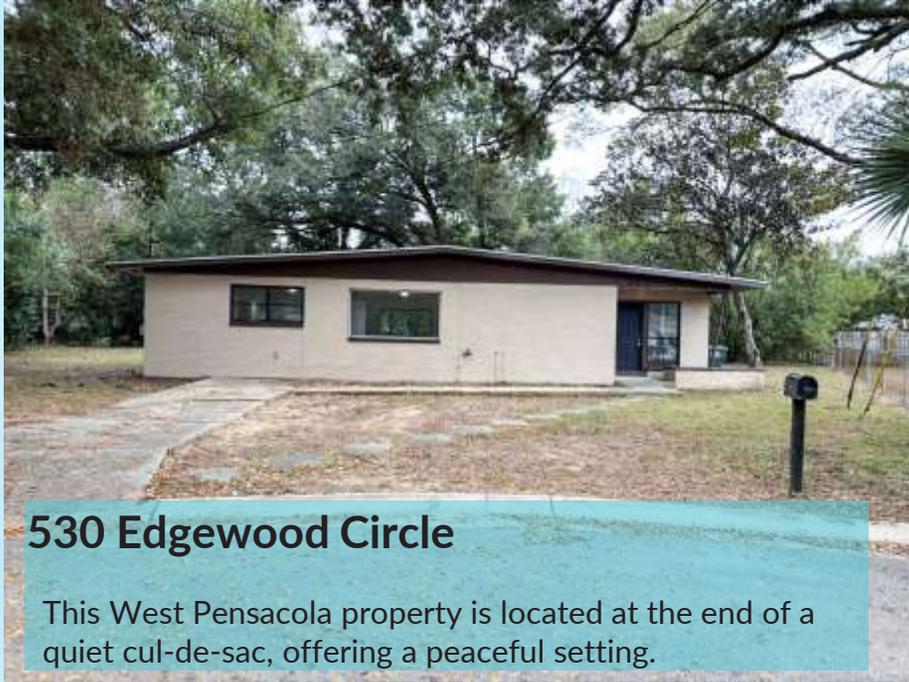


**120 N Stillman Street**

Located in the southwest neighborhood of Bayou Grove in Pensacola, this is a convenient location in a residential setting.

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#### Property Highlights

- Year Built: 1955
- Square Feet: 1,580
- Acreage: 0.28 acres
- Bedrooms: 4
- Bathrooms: 2
- Heating/Water Heater: Electric central heating, electric water heater

#### Key Updates

- Roof: Replaced in 2020
- Septic Drain Field: Replaced in 2021

Zoned MDR | Medium-Density Residential

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### Single Family Home Investment Portfolio



907 N 57<sup>th</sup> Ave & 909 N 57<sup>th</sup> Ave



These two neighboring homes offer a versatile investment opportunity in a convenient location. Both properties provide rental potential and recent updates for added value.

#### 907 N 57<sup>th</sup> Ave

- Square Feet: 1,160
- Bedrooms: 3
- Bathrooms: 2
- Utilities: Gas central heat, gas water heater

#### Key Updates

- Roof: 2019
- Partial 2022
- Septic System: Septic tank and drain field replaced in 2023

Zoned MDR | Medium-Density Residential

#### 909 N 57<sup>th</sup> Ave

- Square Feet: 720
- Bedrooms: 1
- Bathrooms: 1
- Utilities: Electric water heater, window air conditioner
- Septic System: Septic

#### Key Updates

- Roof: Replaced in 2016
- Plumbing Upgrade: Partial in 2018

Zoned MDR | Medium-Density Residential

Single Family Home Investment Portfolio

Property Details

Property	Listing Price	BR / BA	Square Footage	Central Heat	Range	Water Heater	Sewer or Septic	Roof Replace	Last Electrical Upgrade	Full or Partial	Last Plumbing Upgrade	Full or Partial	Water Heater Replace	Last HVAC Upgrade	Full or Partial	Septic Tank Replace	Septic Drainfield Replace	Owner Paid Utilities for Rental
105 SE Kalash	\$166,000	3 / 1	1,126	gas	electric	electric	sewer	2021 (shingles) & 2018 (low-slope)	2017	partial	2023	partial	2023	2001	full	n/a	n/a	none
120 N Stillman	\$172,000	3 / 1.5	1,677	electric	electric	electric	sewer	2020	unknown	unknown	unknown	unknown	unknown	2023	full	n/a	n/a	n/a
530 Edgewood	\$163,000	4 / 2	1,580	electric	electric	electric	septic	2020	unknown	unknown	2025	partial	2025	old central HVAC	unknown	unknown	2021	n/a
214 & 214-1/2 Brown	\$247,000																	
214 Brown (house)		4 / 2	1,321	gas	gas	gas (tankless)	sewer	2018 (front half), 2021 (back half)	2016	partial	2022	full	2023	2020	full	n/a	n/a	none
214-1/2 Brown Apt A		1 / 1	504	n/a	electric	electric	sewer	2022	unknown	unknown	2014	partial	unknown (shared water heater)	window ACs	n/a	n/a	n/a	water, trash, sewer
214-1/2 Brown Apt B		1 / 1	504	n/a	electric	electric	sewer	2022	2023	partial	2005	partial		window ACs	n/a	n/a	n/a	water, trash, sewer
907 & 909 N 57th	\$222,000																	
907 N 57th		3 / 2	1,160	gas	electric	gas	septic	2019	2010	partial	2022	partial	2022	2011	partial	2023	2023	water, trash
909 N 57th		1 / 1	720	n/a	electric	electric	septic	2016	2010	partial	2018	partial	unknown	window ACs	n/a	unknown (tank certified)	unknown	water, trash
	<b>\$970,000</b>	<b>20/10.5</b>	<b>8,592</b>															



Single Family Home Investment Portfolio

Property Information and Expenses

#	Property	Rent	Annual Rent	Tax	Insurance	Utilities	Annual Expenses	Lease Expiration	Move-In Date	Parcel ID	Zoning
1	105 SE Kalash Rd	\$ 1,375.00	\$ 16,500.00	\$ 1,438.13	\$ 2,841.00		\$ 4,279.13	5/31/2026	4/9/2021	502S306090535025	MDR
2	120 N Stillman St	\$ -	\$ -	\$ 1,959.71	\$ 2,086.00		\$ 4,045.71	Vacant	Vacant	000S009092031002	R-1A
3	530 S Edgewood Cir	\$ -	\$ -	\$ 1,652.37	\$ 2,341.00		\$ 3,993.37	Vacant	Vacant	362S301000000016	MDR
4	214 & 214-1/2 Brown Rd		\$ -	\$ 2,616.89	\$ 7,113.00	\$ 4,447.00	\$ 14,176.89			502S306090099006	MDR
	214 Brown (house)	\$ 1,415.00	\$ 16,980.00				\$ -	2/28/2027	3/13/2024		
	214-1/2 Brown Apt A	\$ 725.00	\$ 8,700.00				\$ -	3/31/2026	1/15/2026		
	214-1/2 Brown Apt B	\$ 725.00	\$ 8,700.00				\$ -	10/31/2026	11/18/2025		
5	907 & 909 N 57th		\$ -	\$ 1,984.49	\$ 10,120.00	\$ 1,449.00	\$ 13,553.49			352S302500150012	MDR
	907 N 57th	\$ 1,195.00	\$ 14,340.00				\$ -	11/30/2026	12/12/2024		
	909 N 57th	\$ 895.00	\$ 10,740.00				\$ -	2/28/2027	3/9/2023		
	<b>Totals</b>		<b>\$ 75,960.00</b>	<b>\$ 9,651.59</b>	<b>\$ 24,501.00</b>	<b>\$ 5,896.00</b>	<b>\$ 40,048.59</b>				



# Meet the Team



MEHDI MOEINI  
CCIM, CPM, MiCP  
Broker | Managing Partner  
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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS  
Realtor | Partner  
(850) 712-7567  
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.