

Cabana Villas Apartments

545737 US Highway 1 · Callahan, FL 32011 · Nassau County

CAP RATE

8.0%

PROPERTY VALUE (8% CAP RATE)

\$801,962

Improved apartment property

ADDITIONAL ACREAGE

\$125,000

Adjacent vacant land, sold separately

Investment Highlights

- ♦ **Turnkey & self-managing** — a stabilized asset that runs itself.
- ♦ **100% occupied** with an active waiting list — zero lease-up risk.
- ♦ **Central HVAC just installed** across the property, a major recent capital upgrade.
- ♦ **7 units remaining to renovate** — a clear, in-progress roadmap to push rents to market.
- ♦ **Rents currently below market**, meaning upside is already built in, not speculative.
- ♦ **Direct frontage on US Highway 1** with a dedicated, gated site entrance.
- ♦ **Additional adjacent acreage available** — room to build, expand, or improve.

A stabilized, income-producing property with its next steps already underway. Complete the remaining unit renovations, capture the rent upside, and use the extra acreage to add value or density — the business plan is already in motion.

Property Details

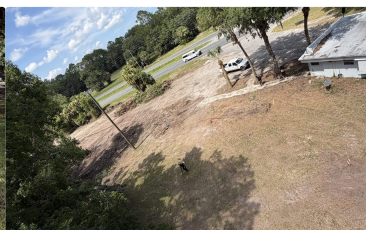
Situs Address	545737 US Highway 1, Callahan, FL
County	Nassau County, FL
Parcel ID	37-3N-24-0000-0009-0000
Property Use	Multi-Family (Use Code 0800)
Building Type	One-story concrete block & frame
Year Built	1957
Total Building Area	5,451 SF
Heated Area	4,403 SF
Total Site Area	3.396± acres (147,947± SF)
Legal Parcels	3 parcels per ALTA/NSPS survey
Flood Zone	Zone X — no special flood hazard
Access	Direct, gated access from US Hwy 1
Parking	On-site paved parking



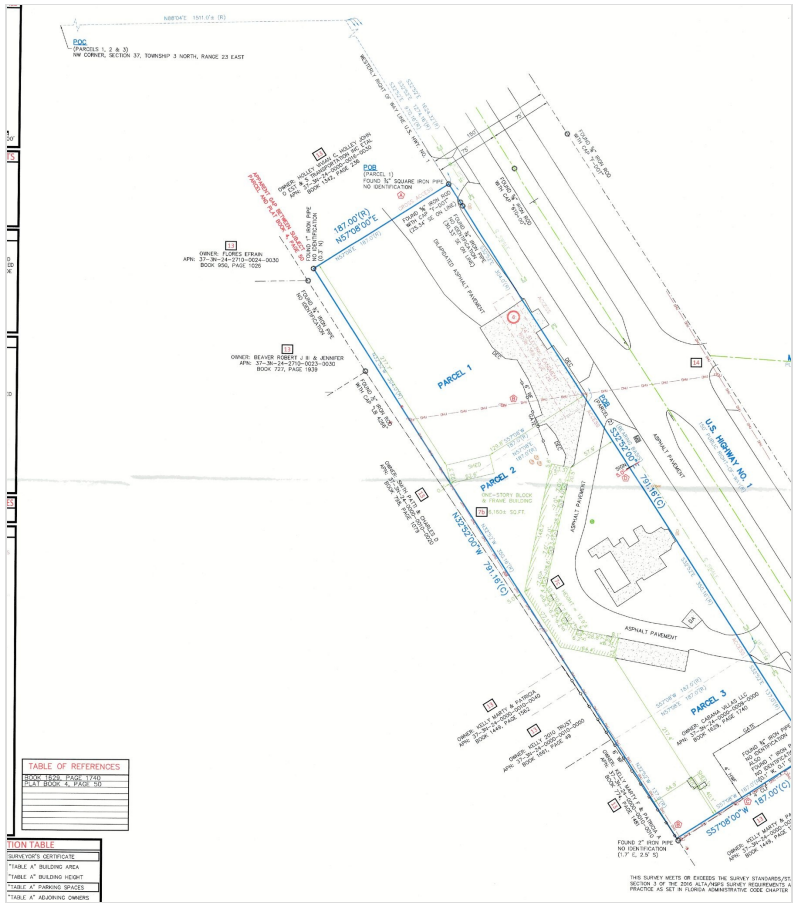
Aerial view of building & grounds



Property entrance & signage



Additional adjacent acreage



ALTA/NSPS Land Title Survey — Cabana Villas Apartments, 545737 US Highway 1, Callahan, Nassau County, FL. Prepared by American Surveying & Mapping, Inc. Total land area 3.396± acres (147,947± SF) across three legal parcels, with direct frontage and access along US Highway 1.



On-site office/clubhouse and adjoining vacant acreage available for future development

Chris Walker
Ancient City Capital

cwalker@ancientcitycapital.com

This offering summary has been prepared for informational purposes only from sources believed to be reliable, including public records and the ALTA/NSPS land title survey referenced above, and is not a substitute for independent due diligence. Building area, acreage, occupancy, rent, and valuation figures are provided by the owner/seller and have not been independently verified; buyer is responsible for verifying all information, including but not limited to survey, title, zoning, condition of improvements, income and expenses, and unit mix, prior to any purchase decision. This is not an offer to sell securities or real property in any jurisdiction where prohibited. Ancient City Capital and the preparer make no warranty, express or implied, as to the accuracy of the information contained herein.