

FOR SALE

DOWNTOWN OKEECHOBEE • MATCHED-PAIR PORTFOLIO

Okeechobee Multifamily Portfolio

OKEECHOBEE, FL 34974 • 6 UNITS • 2 PROPERTIES



EXECUTIVE SUMMARY

A Rare Matched-Pair Multifamily Opportunity in Downtown Okeechobee

A rare downtown Okeechobee opportunity: two corner-lot masonry triplexes at the same intersection just south of the Park Street corridor, the city's downtown spine. Six matched 2BD/2BA units across 5,760 SF on 0.70 acres total, featuring one floor plan, one rent comp, and one operational playbook. Walkable to Flagler Park, Okeechobee Main Street, and local restaurants.

Both buildings are turnkey today: roofs and HVAC systems were replaced within the past 24-36 months. In-place rents sit ~12% below market, providing an executable path to \$70,022 stabilized NOI through routine lease turnover. Combined with \$193,333/door pricing, a discount to recent Okeechobee triplex comps, this portfolio delivers durable cash flow today and a defined yield growth story tomorrow.



UNITS
6



TOTAL 2 LOTS
0.70 AC



BUILDING SF
5,760 SF



YEAR BUILT
2002-04

OFFERING PRICE

\$1,160,000



INVESTMENT HIGHLIGHTS

- ➔ TWO PRIME CORNER LOTS: 0.70 AC Total in Downtown Okeechobee
- ➔ 12% RENT UPSIDE: \$1,320 In-Place to \$1,500 Market = +\$13K / yr
- ➔ NEWER MASONRY CONSTRUCTION: Built 2002 & 2004, CBS Block Throughout
- ➔ RECENT CAPEX RESOLVED: New Roofs + HVAC Within 24-36 Months
- ➔ TURNKEY MATCHED PAIR: Six 2BD/2BA Units, Single Floor Plan
- ➔ DISCOUNT TO COMPS: \$193,333/Door vs. Recent Trades at \$217K-\$233K

PROPERTY SNAPSHOT

810 SW 2nd Street • Okeechobee, FL 34974

BUILDING SIZE	2,880 SF
LOT SIZE	17,380 SF (0.40 Acres)
YEAR BUILT	2004
UNIT MIX	(3) 2BR / 2BA
CURRENT GROSS	~\$47,520 / yr
STABILIZED GROSS	~\$54,000 / yr (at \$1,500/unit)
PRICE / DOOR	~\$193,333

DAY-ONE RENT UPSIDE

Current \$1,320 -> Market \$1,500/unit • ~12% Below Market • +\$2,160/yr to this property



FRONT ELEVATION • COVERED ENTRIES • SURFACE PARKING

ROOF	Standing-Seam Metal — Replaced 24–36 mo.
HVAC	Central A/C — Replaced 24–36 mo.
CONSTRUCTION	Masonry / CBS

PRIME DOWNTOWN LOCATION

Walkable to Park Street corridor & Flagler Park • Minutes to US-441 & SR-70 • Steady working-tenant demand

PROPERTY SNAPSHOT

110 SW 9th Avenue • Okeechobee, FL 34974

BUILDING SIZE	2,880 SF
LOT SIZE	12,981 SF (0.30 Acres)
YEAR BUILT	2002
UNIT MIX	(3) 2BR / 2BA
CURRENT GROSS	~\$47,520 / yr
STABILIZED GROSS	~\$54,000 / yr (at \$1,500/unit)
PRICE / DOOR	~\$193,333

DAY-ONE RENT UPSIDE

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EXTERIOR PHOTOS



AERIAL PHOTOS



AERIAL LOCATION VIEW



UNIT MIX & FINANCIAL OVERVIEW

UNIT MIX & RENT ROLL

PROPERTY	UNIT	CURRENT	STABILIZED
810 SW 2nd Street	3 × 2BD/2BA	\$3,960 / mo	\$4,500 / mo
110 SW 9th Avenue	3 × 2BD/2BA	\$3,960 / mo	\$4,500 / mo
PORTFOLIO TOTAL	6 Units	\$7,920 / mo	\$9,000 / mo

RENT UPSIDE Current \$1,320 → Market \$1,500 per unit = **+\$12,960 / yr**



MATCHED PAIR-TURNKEY & WELL-MAINTAINED
New standing-seam metal roofs & central HVAC within 24-36 months. Masonry CBS construction across all six units.

PROPERTY FEATURES

- Both roofs replaced ~24-36 months ago
- All HVAC systems replaced ~24-36 months ago
- Masonry / CBS construction throughout
- Standing-seam metal roofs
- All 2BD / 2BA — single floor plan
- Tenants pay unit-level utilities

OPERATING SUMMARY - CURRENT vs STABILIZED

	CURRENT		STABILIZED
Gross Income	\$95,040	Gross Income	\$108,000
Op. Expenses	(\$34,109)	Op. Expenses	(\$34,738)
NOI	\$58,080	NOI	\$70,022

NOI GROWTH AT STABILIZATION: +\$11,942 / yr (+20.6%)

OFFERING PRICE

\$1,160,000

~\$193,333 / DOOR • ~\$201 / SF • DISCOUNT TO RECENT OKEECHOBEE COMPS

LOCATION & CONNECTIVITY



MAJOR ROADWAYS

SR 70	Primary east-west arterial through Okeechobee; connects to Fort Pierce & I-95 to the east
US 441/98	North-south corridor (Parrott Ave); main retail & services spine of Okeechobee
SR 710	57-mile direct link southeast to West Palm Beach & Palm Beach County
US 27	North-south route connecting to Lake Placid, Sebring & central Florida

REGIONAL DESTINATIONS

LAKE OKEECHOBEE	Direct access via Taylor Creek – 730 sq mi, Florida’s largest freshwater lake
FORT PIERCE	~60 miles east via SR 70 – Atlantic coast & I-95
WEST PALM BEACH	~60 miles southeast via SR 710 – Palm Beach International Airport

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