

**FOR SALE**

**\$379,000**

**Triplex Apartments**

6881 Church Street, Jupiter FL 33458



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Patrick Cummings | 561-203-3579 | [pcummings@commercialrealestatellc.com](mailto:pcummings@commercialrealestatellc.com)

**Office:** 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# Triplex Apartments

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<b>PRICE</b>	\$379,000
<b>NOI</b>	\$23,952
<b>BUILDING SIZE</b>	3,172 sf
<b>BUILDING TYPE</b>	Multifamily
<b>ACREAGE</b>	0.30 AC
<b>FRONTAGE</b>	+/- 109.80'
<b>TRAFFIC COUNT</b>	3,300 AADT
<b>YEAR BUILT</b>	1985
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	RH - Multifamily (High-Density)
<b>LAND USE</b>	Multifamily > 10 Units
<b>UTILITIES</b>	Undisclosed

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Exceptional investment opportunity!! Well maintained fully leased triplex property in the sought out Jupiter area. All units have tile throughout, a newer roof, and a newer central A/C unit for each one. Each unit measures about 900 sf under air and features outdoor space, ample parking, CBS construction, a room for coin operated washer and dryer, and separate electric meters per unit. Property is in close proximity to I-95 and a short distance away from Indiantown Road which has a wide variety of retailers and National tenants.



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	7,161	1 Mile	\$80,620	1 Mile	37.80
3 Mile	50,113	3 Mile	\$99,313	3 Mile	42.00
5 Mile	95,494	5 Mile	\$108,472	5 Mile	44.90

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	Current		Proforma	
<b>ACQUISITION</b>				
Asking Price	\$379,000		\$379,000	
# Units	3		3	
<b>INCOME</b>				
Average Monthly Rent	\$917		\$1,300	
Gross Income	\$33,000		\$46,800	
Other Income (Laundry)	\$0		\$1,800	
<b>Total Net Income</b>	<b>\$33,000</b>		<b>\$48,600</b>	
<b>EXPENSES</b>				
Real Estate Taxes	\$4,200	12.73%	\$4,200	8.64%
Insurance	\$3,300	10.00%	\$3,300	6.79%
Water and Sewer	\$648	1.96%	\$648	1.33%
Yard	\$900	2.73%	\$900	1.85%
<b>Total Expenses</b>	<b>\$9,048</b>	<b>27.42%</b>	<b>\$9,048</b>	<b>18.62%</b>
<b>Net Operating Income (NOI)</b>				
	<b>\$23,952</b>		<b>\$39,552</b>	
<b>Summary</b>				
Cash flow after debt service	\$23,952		\$39,552	
Cap Rate (NOI/Sales Price)	6.32%		10.44%	
Cash on Cash Return	6.32%		10.44%	
Debt Coverage Ratio	0.00		0.00	

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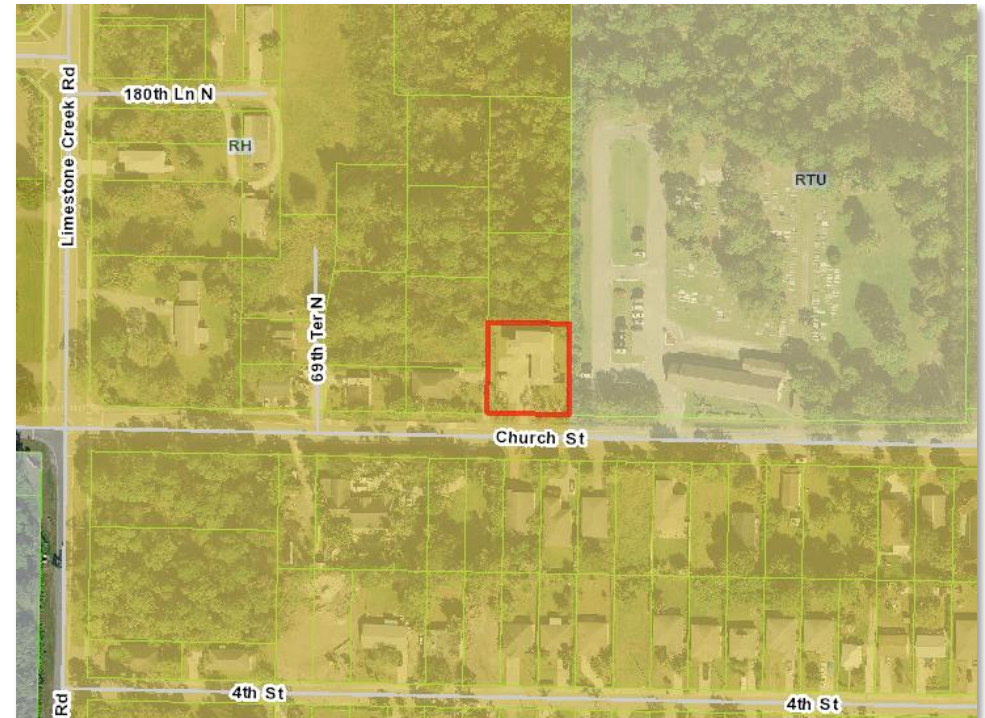
# Zoning Information

## Triplex Apartments 6881 Church Street, Jupiter FL 33458

### Sec. 78-139. - RH—Residential high density district.

(a) Composition and intent. The RH residential high density district is composed mainly of areas of high density and mid-rise buildings primarily for multifamily uses located in close proximity to major commercial, service and/or employment centers consistent with the comprehensive plan. These districts may also contain public or semipublic uses to support high density residential development. (b) Permitted uses. Permitted uses are described in the chart in Table 21. (c) Property development regulations. Property development regulations, including building site area and width, lot coverage, required setbacks, height limits, etc., are provided in Table 10.

(Ord. No. 17-2000, § 73, 7-20-00)



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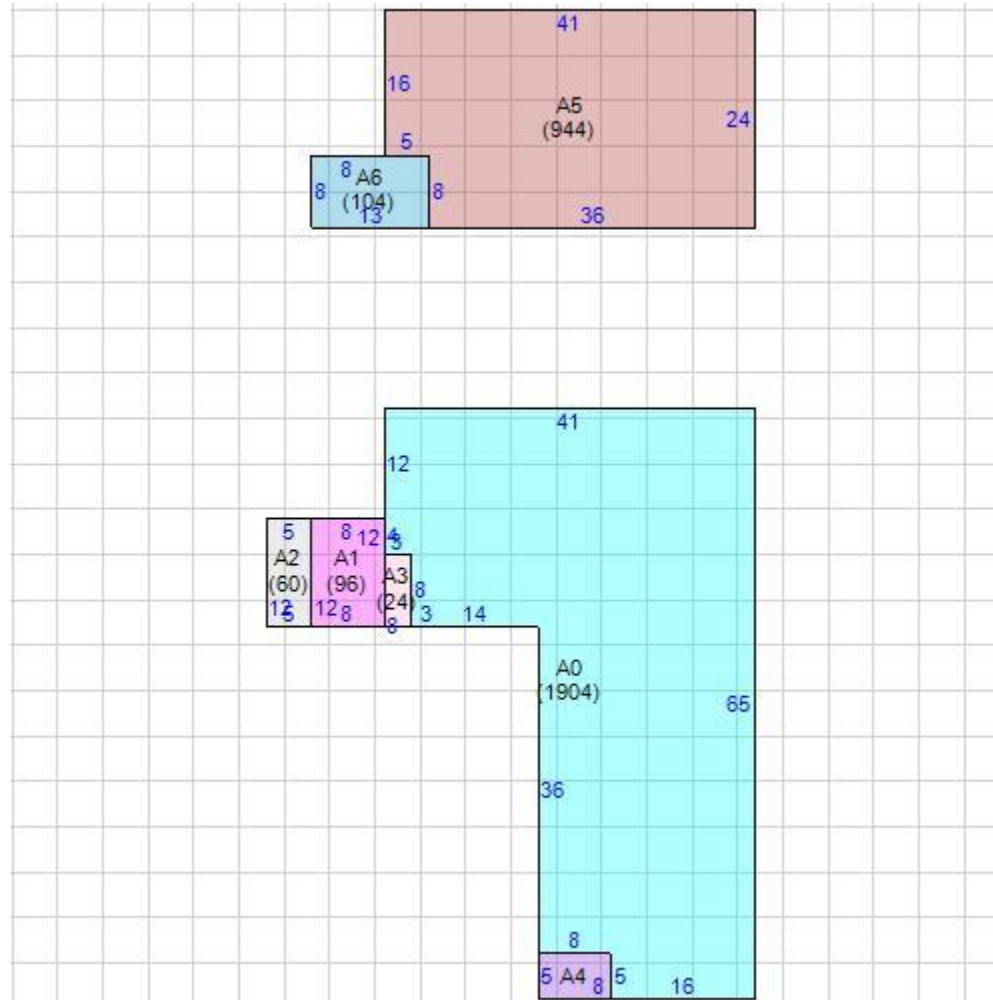
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# Floor Plan

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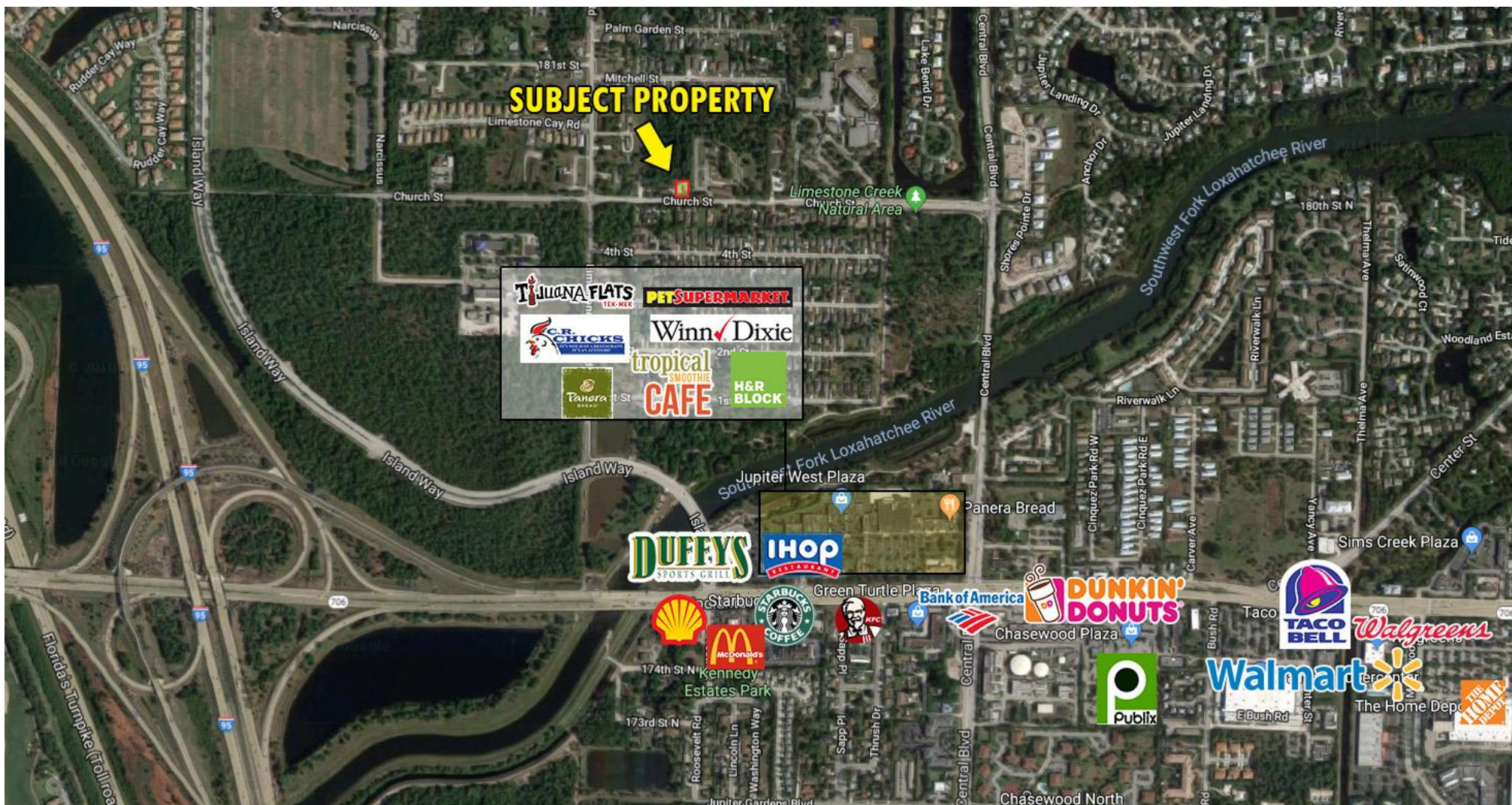
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# Property Aerial

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