

INVESTMENT

UF Apartment Investment Opportunity

Just 4 blocks north of Campus, Arbor Lofts offers students 44 total units. With a landscaped courtyard and modern decor, Arbor Lofts are the closest loft apartments to campus.



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Address: 1824 NW 3rd Place, Gainesville, FL 32603

Building Area: 23,658 SF

Number of Units: 44

- 42 1 bedroom/1 bathroom lofts
- One 1 bedroom/1 bathroom w/den
- 1 Studio

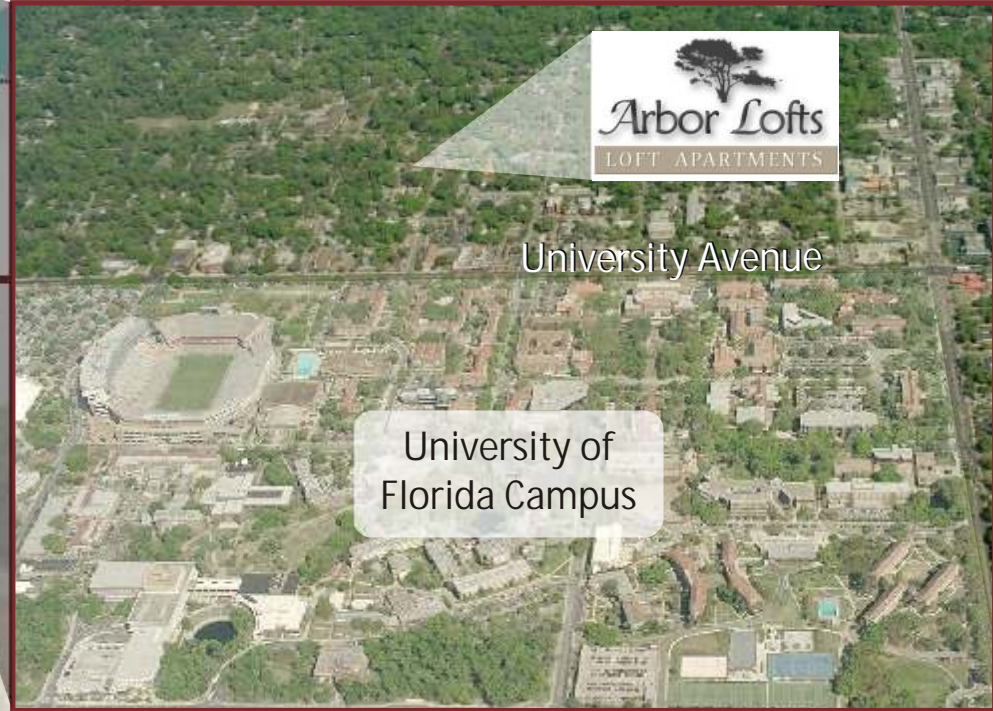
Gross Income: \$414,817

Expenses: \$145,386

N.O.I.: \$269,428

Price: \$3,500,000

Above information based on 2009 Pro Formas
Complete financials available upon request



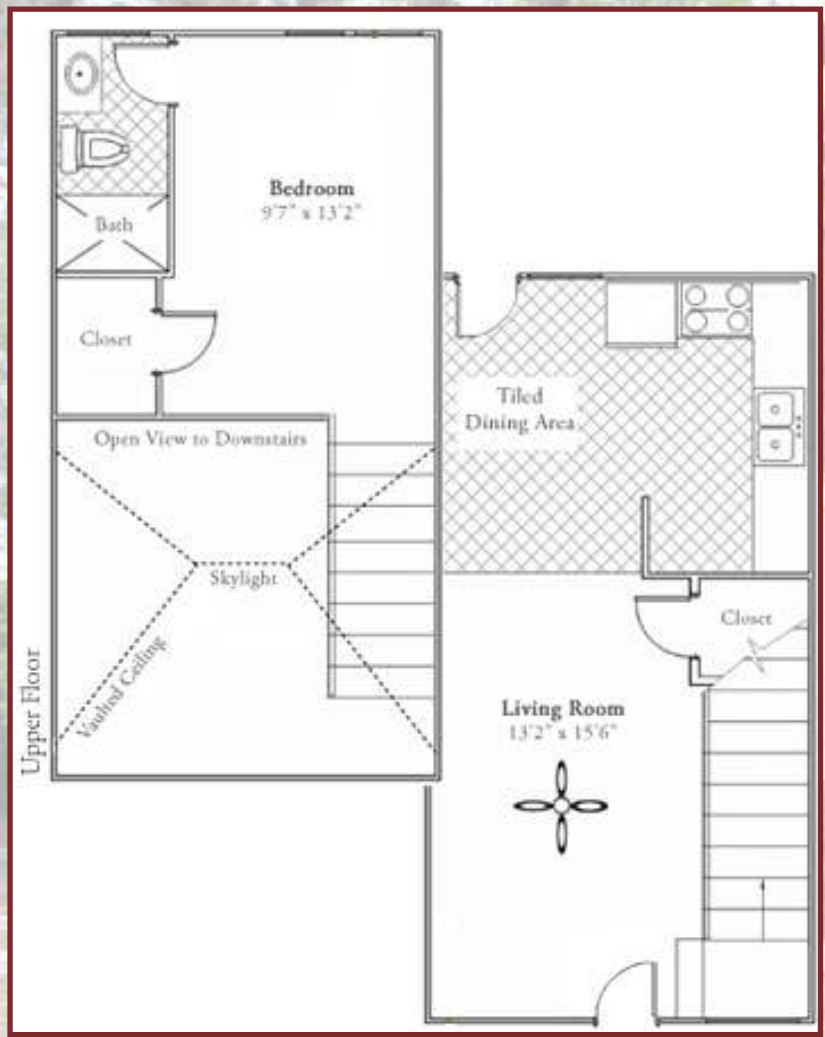
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(42) 1 Bedroom/1 Bathroom Lofts

Arbor Lofts offers students the opportunity to live in a quiet neighborhood, just north of University Avenue in a huge loft apartment. Located within walking distance to class is a huge benefit to all that call Arbor Lofts home. The loft units feature cathedral ceilings, skylights, exposed wood beams, tiled breakfast nook & more. The lofted bedroom overlooks the spacious living room.

In addition to the 42 loft apartments, the complex also offers one studio apartment and one 1 bedroom/1 bathroom loft with a den. All units include on site parking and laundry facilities.

It is easy to see why Arbor Lofts are the most popular loft apartments in Gainesville, and fully leased thru fall 2010.

For more information, please visit www.TrimarkProperties.com

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