

INVESTMENT

UF Apartment Investment Opportunity

Just steps from UF's main campus, Sorority Row, Norman Hall, the English Language Institute, and less than 1 mile to Shands and VA Hospitals. These (40) 1 and 2 bedroom apartments are 100% leased thru 2010



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Address: 1100 SW 8th Avenue, Gainesville, FL, 32601

Building Area: 24,240 SF (5 floors)

Number of Units: 40
(20 1 bedroom/1 bathroom + 20 2 bedroom/1 bathroom)

Misc: Ownership also includes Cingular Wireless Lease
(equipment on the roof)

Gross Income: \$415,444

Expenses: \$127,638

N.O.I.: \$287,806

Price: \$3,700,000

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



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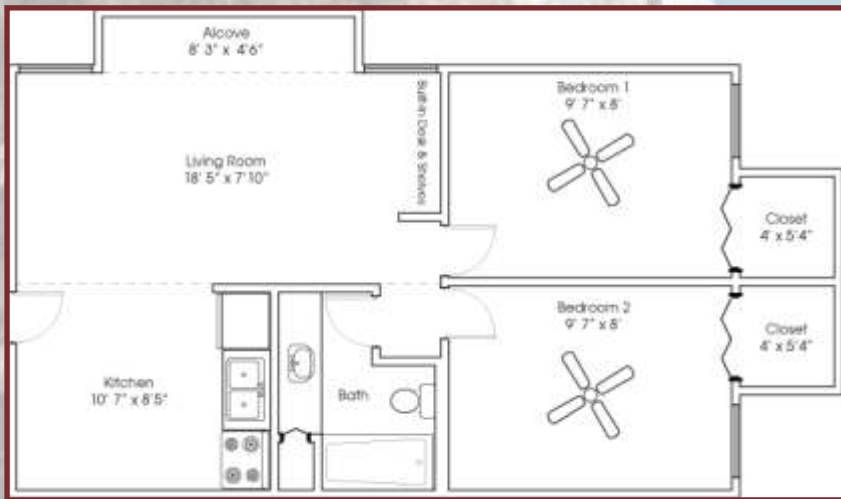
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(20) 2 Bedroom/1 Bathroom Units

The 2 Bedroom floorplan features a tiled breakfast nook, a backlit alcove in the living room, and pre-installed ceiling fans. Each bedroom has its own walk-in closet! Small, cozy apartment. A great deal for the location. Convenience elevator and laundry rooms on-site.

These units also include a walk-in closet in both bedrooms and central heat/air. Monthly rent includes water, sewer and garbage cost and 24-hour maintenance service. All units also include on-site parking and laundry facilities.

All (20) 2 bedroom/1 bathroom units are leased until fall 2010

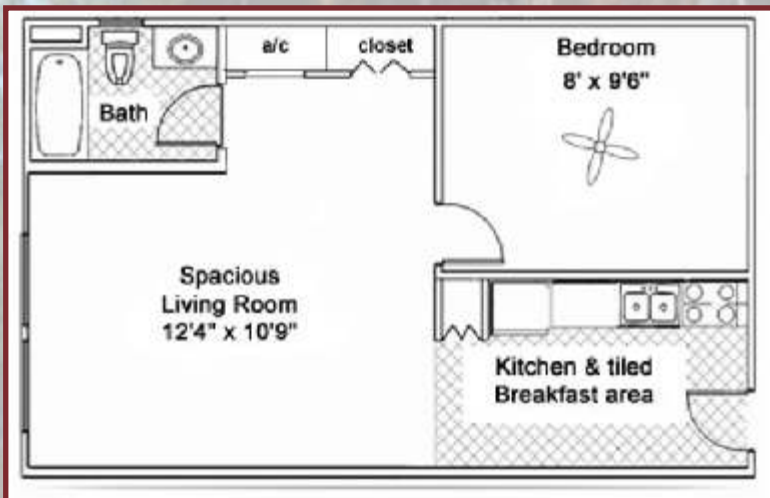


(20) 1 Bedroom/1 Bathroom Units

The 1BR / 1BA apartments feature pass through kitchens with a pantry and large windows. Lots of free parking (with an option to upgrade and purchase an assigned parking spot). Convenience elevator and Laundry room on-site.

Pool access is available (4 blocks). Monthly rent includes water, sewer and garbage costs and 24-hour maintenance service. All units also include on-site parking and laundry facilities.

All (20) 1 bedroom/1 bathroom units are leased until fall 2010



For more information, please visit www.TrimarkProperties.com

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