

# INVESTMENT OPPORTUNITY

## Bank-Owned Property in Fort Walton Beach, Florida

### SAG HARBOR APARTMENTS

102 Chicago Avenue  
Fort Walton Beach, Florida

#### INVESTMENT SUMMARY

Price	\$479,000
Price/Unit	\$34,214
Year Built	1960/1973
# of Units	14
# of Stories	1
Total SqFt	10,012
Parking Lot	Yes
Avg Unit Size (SqFt)	687
Parcel Number	132S24191002970000
Buildings	5 residential, 1 storage
Construction	Wood/Stucco
Roofing	Pitched Composition Shingle
Windows	Aluminum Single-Paneled

#### UNIT MIX

Unit Type	# of Units
1BD/1BA	4
2BD/1BA	10



#### INVESTMENT HIGHLIGHTS

- ❖ **Unique Opportunity** – The offering provides the opportunity for an investor to purchase a bank-owned asset in one of the fastest growing MSA's in the Southeast
- ❖ **Good Location** – The property is located less than one mile from Florida's Emerald Coast Beaches in Fort Walton Beach
- ❖ **Upside Potential** – The property offers the opportunity for an investor to benefit from repositioning the asset and receiving attractive returns



2 20th Street North, Suite 1700  
Birmingham, Alabama 35203  
p 205.397.2200  
f 205.397.2201  
rockadvisors.com

#### OFFERS

We invite you to learn more about Sag Harbor Apartments by contacting Joseph Holt for additional information or to arrange a site visit.

JOSEPH HOLT  
jholt@rockadvisors.com  
205.397.9736