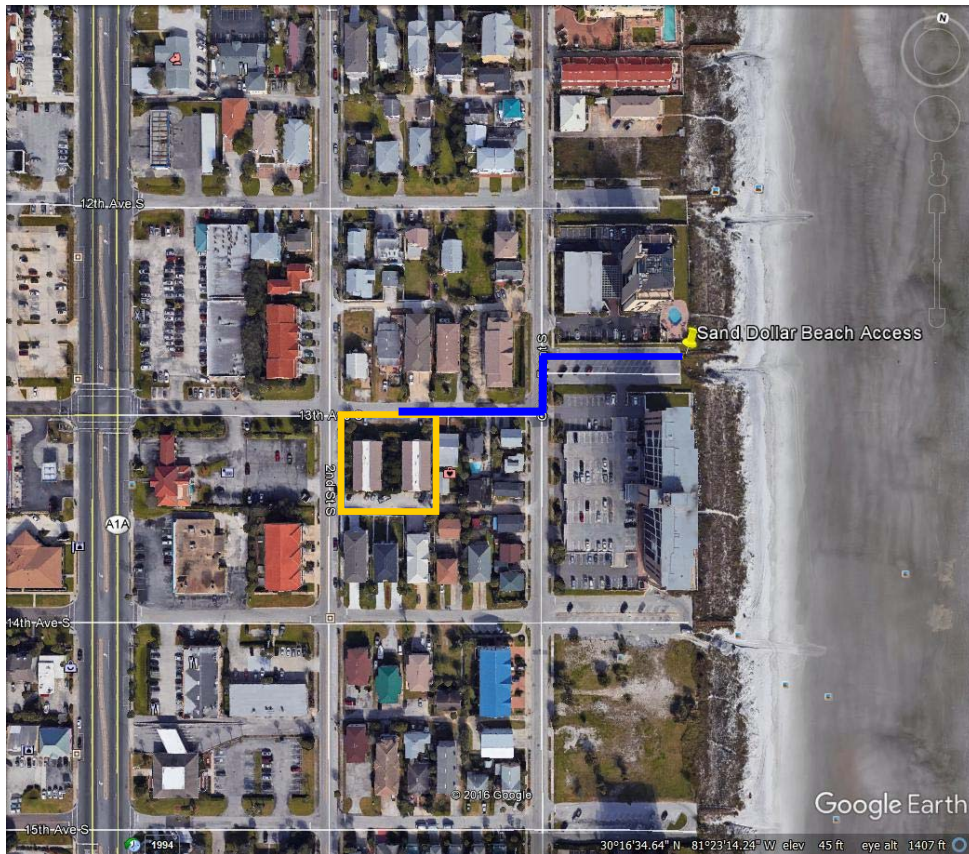


# Sand Dollar Apartments FOR SALE

126-132 13TH AVE S  
Jacksonville Beach, FL 32216



Price: \$3,120,200 (priced at a 5 Cap)

- Fully rented, multi-family property with 10 units across 2 buildings
- Completely Renovated, 2 bedroom 1 and 1/2 bath 1100 sf units
- Conveniently located east of A1A in very popular Jacksonville Beach with ease of access for commuters to downtown Jacksonville



**The Kern Company**, a licensed Real Estate Broker

**James W. Kern**  
Owner/Broker

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**Renovations & Upgrades**

- New interior and exterior windows and doors, trim and casings
- New blinds
- New tile, carpet, and vinyl plank flooring throughout
- New stainless steel appliances
- New granite kitchen counters
- New kitchen cabinets
- Scraped and re-textured all ceilings and walls
- New bathroom vanities
- New toilets
- New sinks
- New tubs
- Replaced all damaged wood discovered in wet bath areas with cement board
- Repainted all walls, ceilings, and trim
- Recovered exterior sheathing with Hardie Board lap siding
- Pressure washed/Painted exterior
- Replaced wood decking with composite decking
- Replaced Handrails on decks with new reinforced vinyl handrail system
- Pressure washed sidewalks
- Updated landscaping
- Cleaned all AC units/serviced units in need of parts, coolant, and replaced 3 units
- Jet Cleaned all main plumbing drain lines
- Repaved parking area



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