

36th Terrace Palm City, FL

Duplex



Location:

36th Terrace Duplex is located in the heart of Old Palm City, FL. The Duplex is close to parks, boat ramp, Saint Lucie River, beaches, A rated schools, restaurants, shopping, parks, equestrian, I 95, Turnpike and many other recreational facilities. Old Palm City has a low vacancy rate and rents continue to rise due to the lack of inventory. Rental properties usually rent within days provided the condition of the rental. Palm City has an estimated population of 24,000 and the median sales price of a single family home is 285K. The estimated median income is \$67,000 per house hold.



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Property Profile:

- Each unit is a 2/1 with tile and wooden floors
- Newer metal roof
- Newer drain field and septic system
- Each unit has been recently updated
- Each unit has a newer AC system
- Each unit has washer and dryer
- Both units are individually metered with water and electric “tenants pay there own utilities
- Both units have newer water heaters
- 12x12 storage shed
- Both units have long term tenants which are on a month to month lease
- Freshly painted

Income and Expenses:

-Gross income	\$21,300.00
“Unit A \$925.00 per month Unit B \$850.00 per month”	
-Wind, Hazard, liability , flood insurance	\$3,090.00
-Taxes	\$1,395.00
-lawn	\$1,200.00
NNN income	\$15,615.00