

Port St Lucie, FL 5 Unit Complex



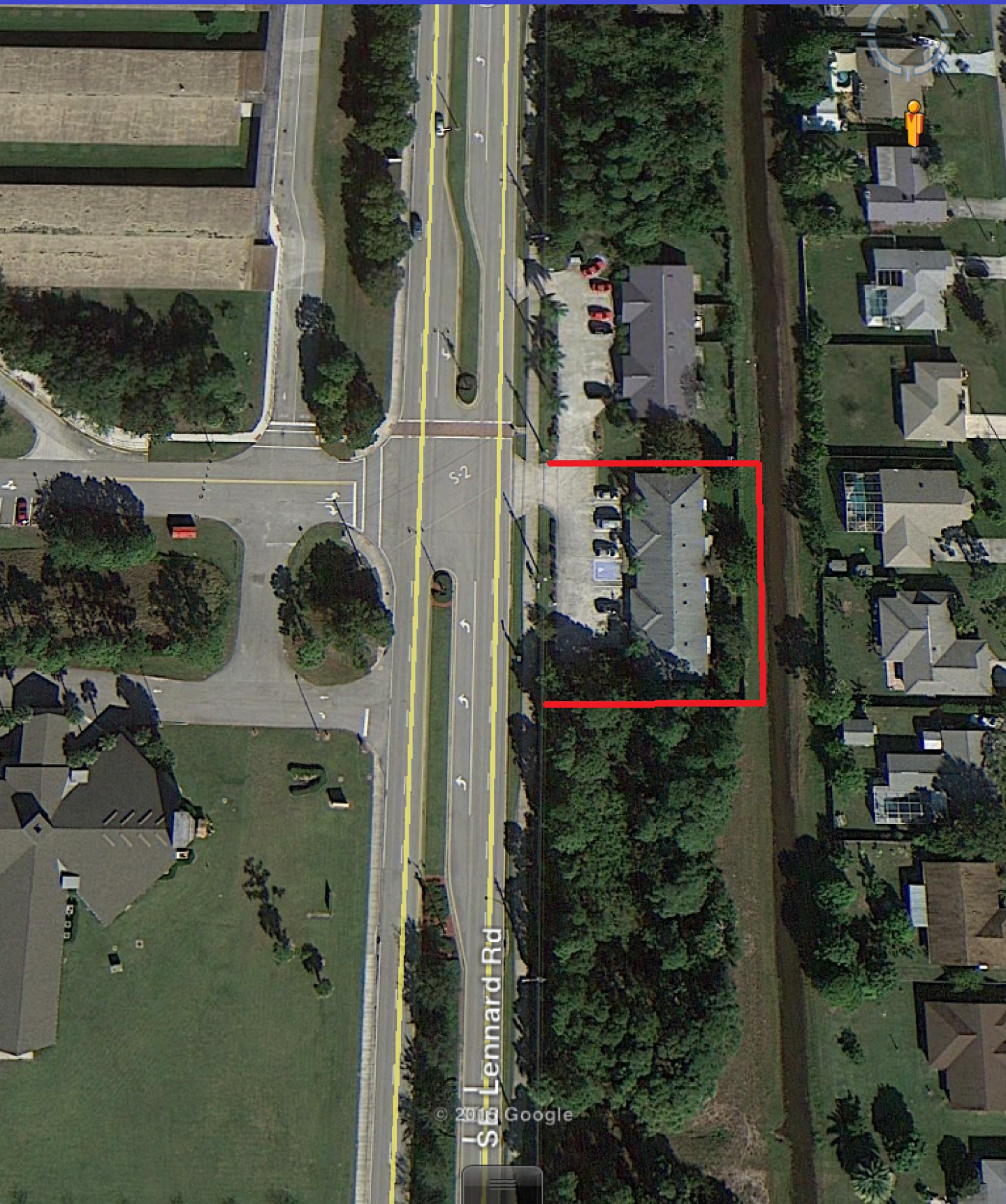
5 unit complex located in the heart of Port St Lucie. Property is close to shopping, parks, schools, Saint Lucie Medical, Restaurants and many other recreational facilities. Property has great visibility due to the location on Lennard Rd. Property has a good rental history with long term tenants.




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5 unit R11 Multi Family Building



5 Plex Property Details



Lennard Rd has a total of 5 units and the construction is CBS. Each unit is a 2 bed 2 bath and approximately 1000 SQ FT per door. Each unit has tile in the kitchen and bathrooms. The living rooms and bedrooms have carpet. All units have central Ac, city water, city sewer; moreover, water/ sewer are individually metered so tenants pay there own utilities. Lennard Rd 5 plex is on ½ acre and there is handicap parking along with ramps. Each unit has one bathroom with a walk in shower and has a stack washer and dryer. The property is zoned R11 so the property can be converted to an assisted living facility. The closest assisted living facility is more than a ¼ mile away so the non complete clause would not be in effect.






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Income & expense report

Unit #	Rent Amount	Deposit	Term of Lease
1723	\$700.00	\$700.00	Month to Month
1725	\$700.00	\$500.00	Month to Month
1727	\$745.00	\$1,000.00	9/30/2016
1729	Vacant Market \$830.00		
1731	\$725.00	\$725.00	Month to Month
monthley net income	\$2,870.00	\$2,925.00	
annual gross income	\$34,440.00		
potential gross income	\$44,400.00		
Expenses			
Property taxes	\$3,112.00		
Insurance	\$4,658.00		
Trash	\$892.00		
Lawn	\$1,500.00		
Total Expenses	\$10,162.00		
Net income	\$24,278.00		
portential net income	\$34,238.00		