

781 Gardens Blvd Palm City

10 Units FOR SALE

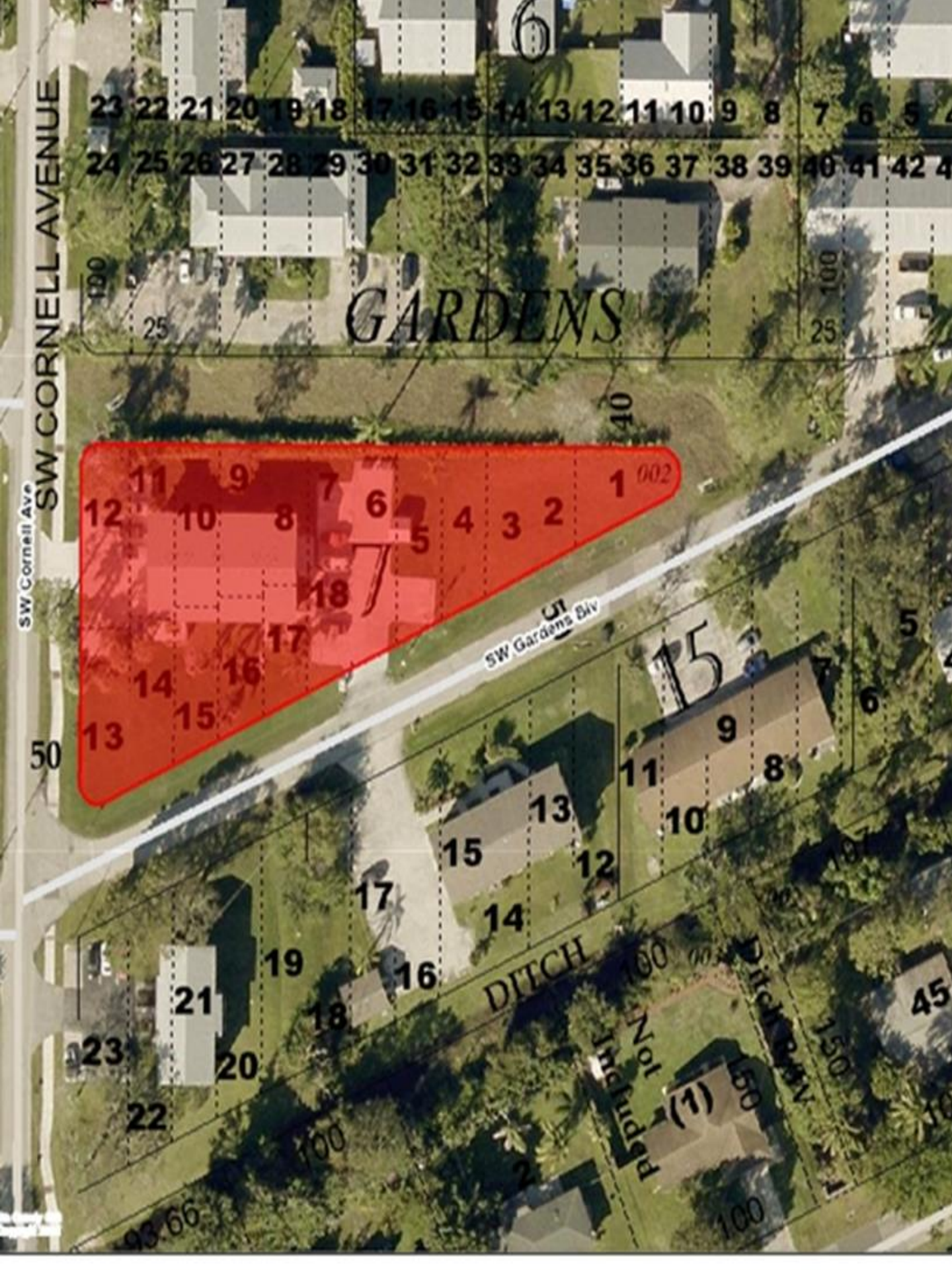


This concrete block 10 unit building is located in the heart of Old Palm City. Property has city water and is on septic with an elevated drain field. The eastern portion of the property could possible be developed for extra storage, and or, could creating additional income. All tenants are current with rent and property is 100% occupied. Rents are below market. Market rent is \$895.00 per month plus. Majority of the tenants are on a month to month leases; thus, immediate increase in rents is possible. All units are large 1 bed and 1 bath. Each unit is 650 SF. Majority of the units have been renovated with newer water heaters, tile floors, etc. The metal roof was installed in November of 2017 and the windows have hurricane shutters.



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771-708-1518



GARDENS

SW CORNELL AVENUE

SW Cornell Ave

SW Gardens Blvd

DITCH

Not Included (1)

Ditch Rd





781 Gardens Blvd Palm City, FL 34990

Expenses

Real Estate Tax	\$ 7,781
Trash	1,164
Water	1,367
Insurance	3,053
FPL	579
Lawn Spraying	870
Pest Control	<u>783</u>
Total Expenses Year	\$15,597

Rent Income

Apt #1	\$ 720
Apt #2	800
Apt #3	800
Apt #4	620
Apt # 5	670
Apt #6	825
Apt #7	690
Apt #8	675
Apt #9	750
Apt #10	<u>770</u>
Total month	\$ 7,320
Total Year	\$87, 840
Laundry Income	<u>\$ 1,400</u>
 Total Income Year	 \$89,240