

# WINTER HAVEN TRIPLEX

3112 AVENUE V NW  
WINTER HAVEN, FL 33881

David A. Goffe, CCIM

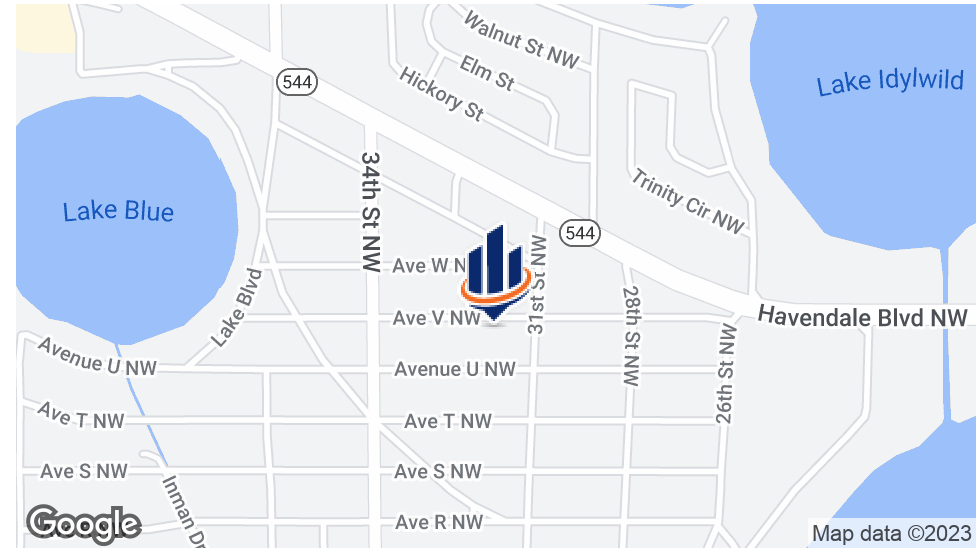
O: 877.518.5263 x416 | C: 863.272.7169

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3112



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$425,000</b>
Building Size:	2,700 SF
Price / SF:	\$157.41
Year Built:	2006
NOI:	\$26,507
APN:	252813342500007980

## PROPERTY OVERVIEW

Well maintained and fully rented triplex with stable tenants and below market rents in NW Winter Haven close to schools and shopping. New roof installed May 15th of 2023. Showing by appointment only, please do not contact tenants.

## PROPERTY HIGHLIGHTS

- Stable Tenants
- Below Market Rent
- New roof
- Well Maintained

# Location Description



## LOCATION DESCRIPTION

This triplex is situated in the Northwest area of Winter Haven, South of Havendale Blvd. Havendale Blvd is a local thoroughfare that connects Auburndale and Winter Haven. Major retailers and restaurants located along Havendale Blvd include Publix, Walmart, Lowes, and McDonalds. In addition, Winter Haven Hospital is only 15 ± minutes east of the property and Legoland Florida Resort is about 25 ± minutes southeast.

US 92, Polk Parkway, and I-4 are also in proximity to the property offering great transportation throughout the area. I-4 is a major highway in Florida that begins in Tampa on the west coast and connects to Daytona Beach on the east coast, I-4 serves as a crucial transportation artery connecting several prominent cities and attractions in the region.

# Rent Roll



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
-	2	1	900 SF	\$850	\$0.94	\$1,400	\$1.56
-	2	1	900 SF	\$950	\$1.06	\$1,400	\$1.56
-	2	1	900 SF	\$1,050	\$1.17	\$1,400	\$1.56
<b>TOTALS</b>			<b>2,700 SF</b>	<b>\$2,850</b>	<b>\$3.17</b>	<b>\$4,200</b>	<b>\$4.68</b>

# Income & Expenses



## INCOME SUMMARY

## WINTER HAVEN TRIPLEX

NET INCOME

\$34,200

## EXPENSES SUMMARY

## WINTER HAVEN TRIPLEX

Property Taxes

\$3,810

Insurance

\$3,000

Lawn Care

\$796

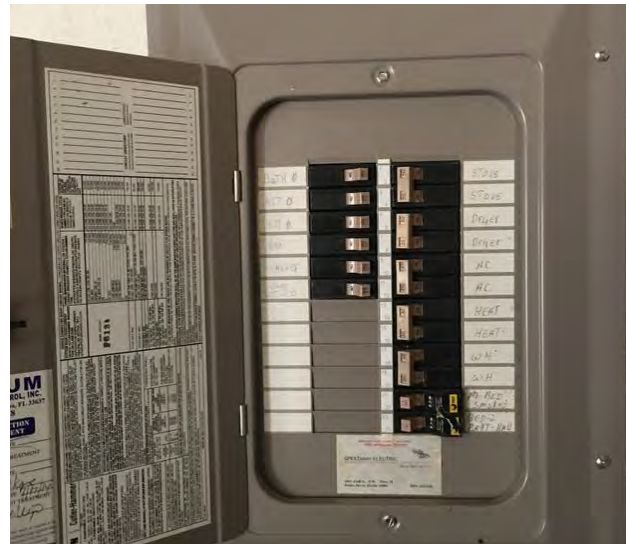
OPERATING EXPENSES

\$7,606

NET OPERATING INCOME

\$26,507

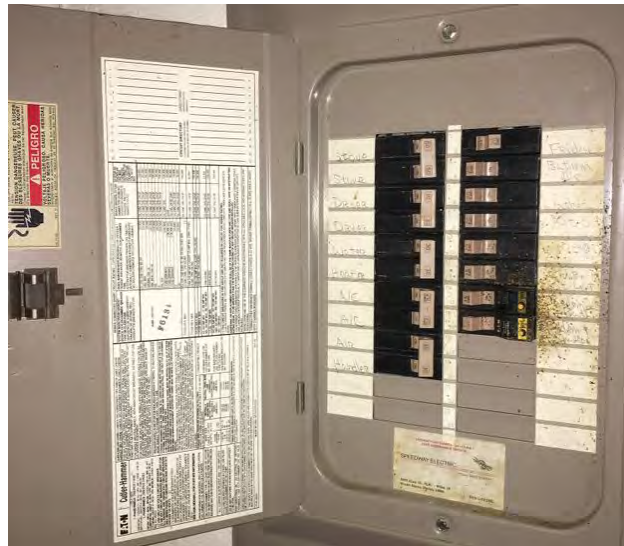
# Unit A Photos



# Unit B Photos



# Unit C Photos



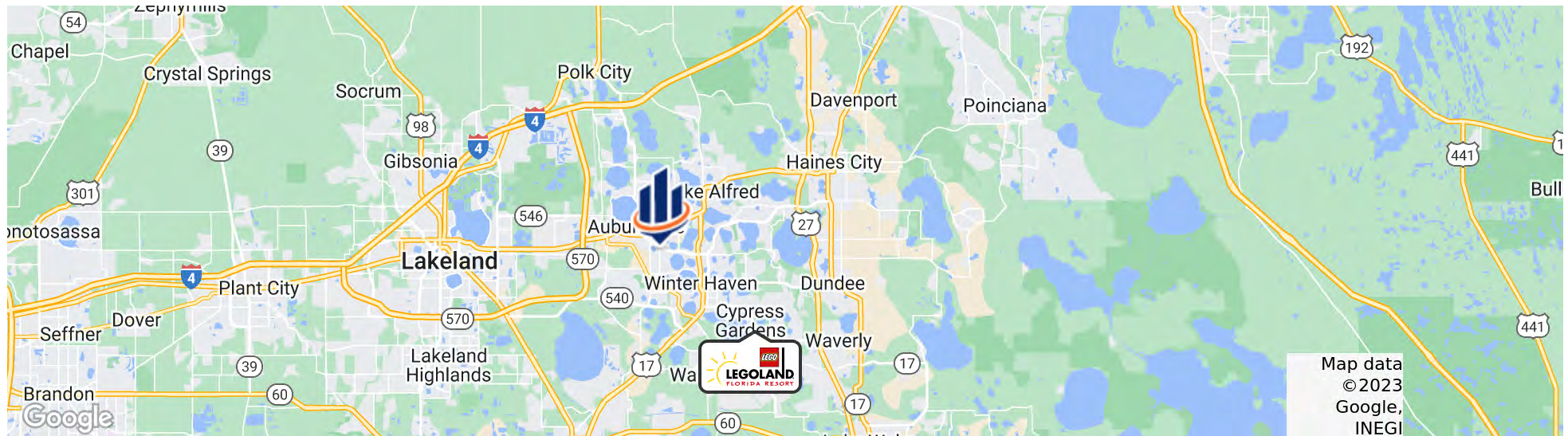


# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 252813342500007980  
GPS: 28.0458991, -81.7653076  
Driving Directions: FL Hwy 544 [Havendale Blvd] to South on 31st Street NW to W on Ave V NW  
Showing Instructions: Contact agent.





## POLK COUNTY FLORIDA

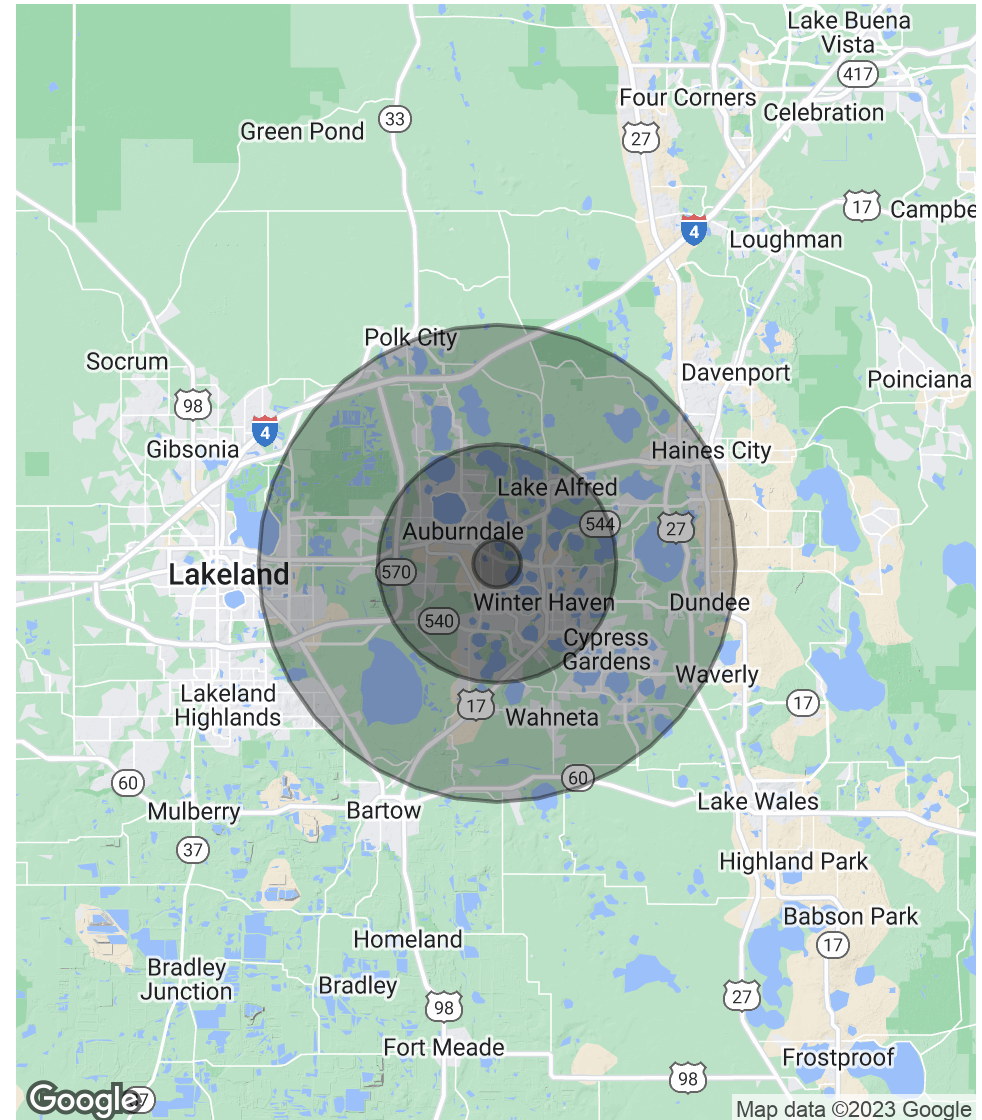
FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

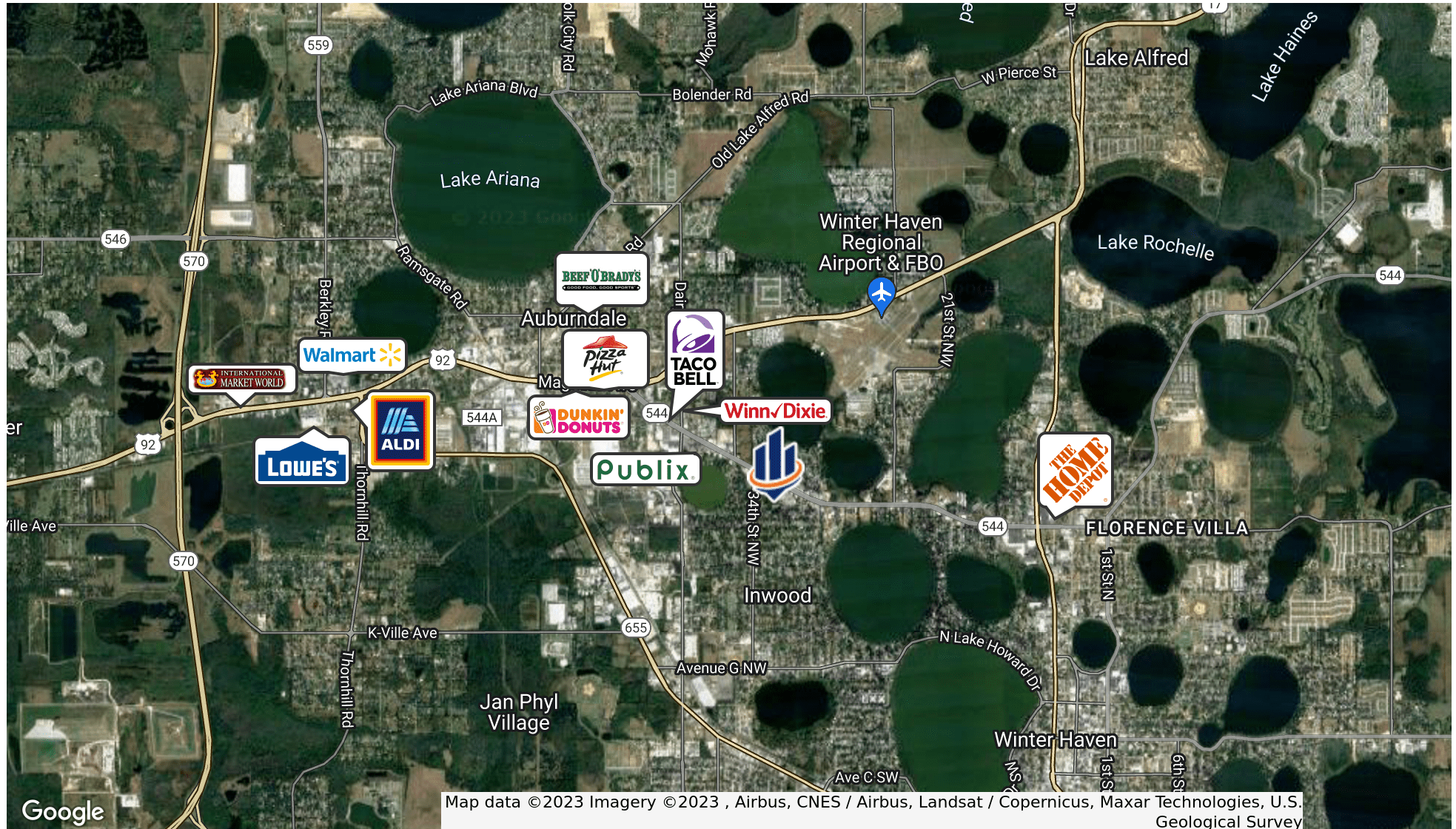
# Demographics Map & Report

	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	6,388	95,892	231,681
Average Age	40.5	41.2	41.9
Average Age (Male)	39.6	39.4	40.5
Average Age (Female)	41.4	42.6	43.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	2,691	39,066	98,733
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$42,631	\$53,652	\$53,295
Average House Value	\$106,100	\$134,149	\$145,206

\* Demographic data derived from 2020 ACS - US Census



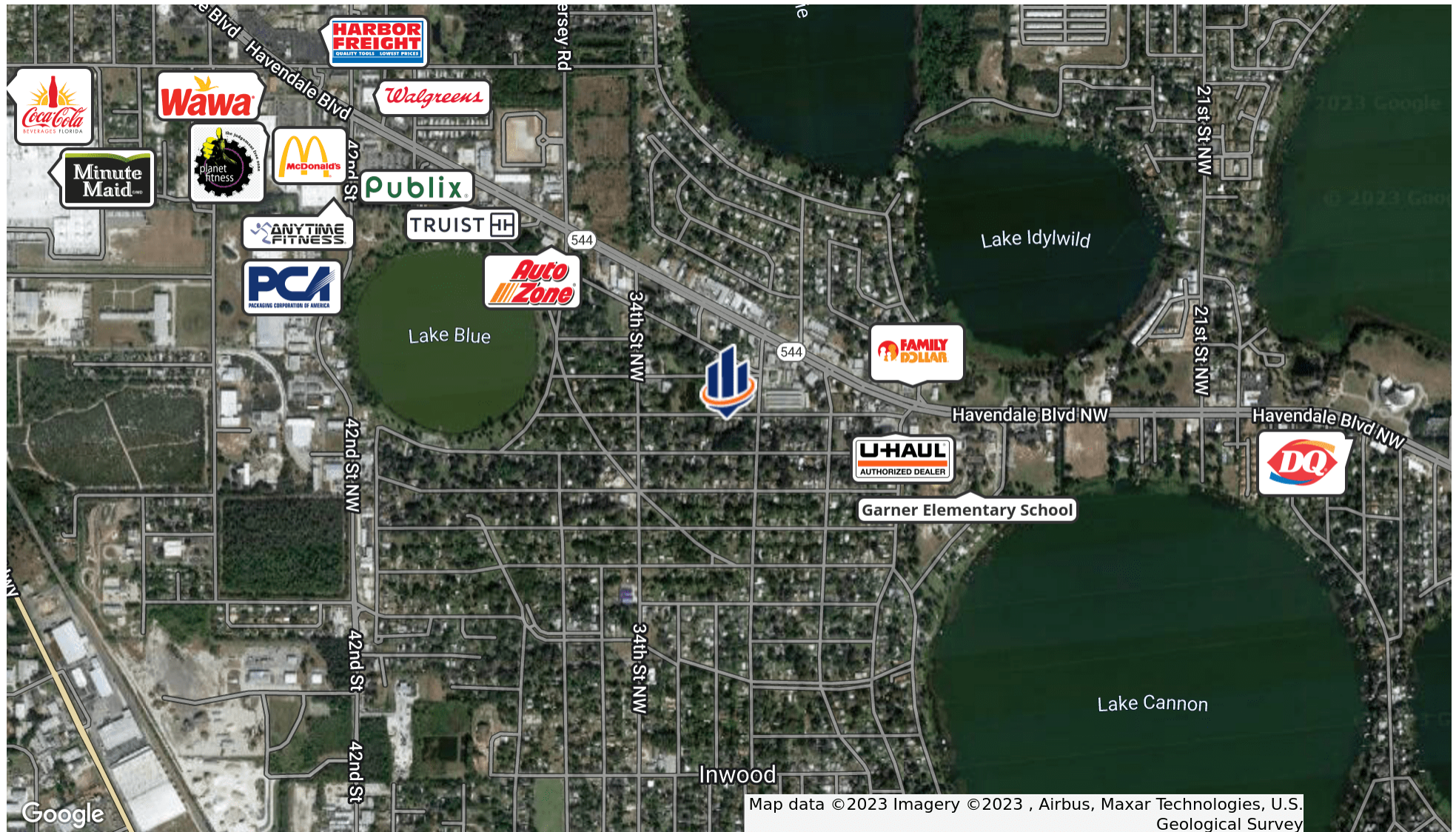
# Market Area Map



Google

Map data ©2023 Imagery ©2023 , Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

# Neighborhood Area Map





**DAVID A. GOFFE, CCIM**

Advisor

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## PROFESSIONAL BACKGROUND

David A. Goffe, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee [CCIM]. He also holds the Short Sale Resource certification [SFR] and the Certified Distressed Property Expert [CDPE] professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in "user seeking site" [site selection] as well as "site seeking use" [lease marketing for property owners/landlords] transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection

## MEMBERSHIPS

- Central Florida Commercial Association of Realtors® [CFCAR]
- Florida Realtors®
- National Association of Realtors® [NAR]
- International Council of Shopping Centers [ICSC]
- CCIM Institute.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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352.364.0070

**GEORGIA**

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