

# LAKELAND & BARTOW, FL SINGLE FAMILY HOME PORTFOLIO

LAKELAND, FLORIDA

---

**Danielle Brown**  
Associate Advisor  
C: 863.670.7842  
danielle.brown@svn.com

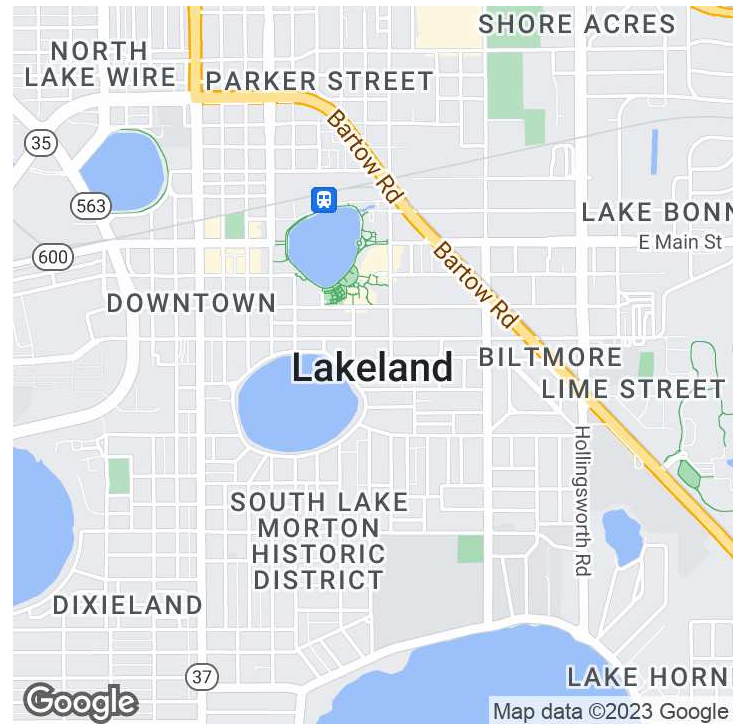
**Craig Morby**  
Senior Advisor  
C: 863.581.0059  
craig.morby@svn.com

**Eric Ammon, CCIM**  
Senior Advisor  
C: 863.602.1001  
eric.ammon@svn.com





# Property Summary



## OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| Sale Price:    | <b>\$1,680,320</b>       |
| Building Size: | 12,453 SF + 1 Vacant Lot |
| Cap Rate:      | 5.17%                    |
| NOI:           | \$87,251                 |
| Zoning:        | Residential              |

## PROPERTY OVERVIEW

Excellent turnkey opportunity to assume an 10 property single family portfolio, which includes a vacant lot with immense upside. The majority of the properties are located closely together in the midtown area of Lakeland, with two others in Bartow. There is also one vacant lot in the mix. All homes are 100% occupied.

Most leases are month to month with 30 day outs.

The vast majority of rents are currently underperforming. Proforma market estimates illustrate a potential \$4,500+ upside per month. All numbers are available within this marketing package. Current total monthly rents are \$11,500. Proforma rents are projected to be at or near \$16,000.

Property tax, insurance, lawn maintenance and repairs and maintenance are the main expenses for each property. [Brokers are still attempting to ascertain exact figures. As such, some numbers may change]

Please exercise discretion when passing by the homes, and please do not interact with the tenants.



## PROPERTY HIGHLIGHTS

- Lakeland, FL residential home portfolio for sale.
- Featuring 9 Homes & 1 Vacant Lot. 8 properties in Lakeland, 2 in Bartow.
- Current monthly rent revenue \$11,500
- Proforma rates demonstrates a \$4,500 upside/increase in monthly revenue if rents brought up to market.
- Main expenses include property taxes, insurance, repairs and maintenance and lawn care.
- Additional photos of the properties available upon request. Listing brokers suggest a drive by of the homes.
- \*\* All expenses, except for property taxes (which are accurate), are estimates based on provided numbers.
- \*\* Walk throughs and inspections to be conducted during the due diligence period, once under agreed upon LOI or contract and proof of funds are obtained.

# Rent Roll



| SUITE                   | BEDROOMS | BATHROOMS | SIZE SF          | RENT            | RENT / SF     | MARKET RENT     | MARKET RENT / SF | COMMENTS                |
|-------------------------|----------|-----------|------------------|-----------------|---------------|-----------------|------------------|-------------------------|
| 425 Bella Vista         | 3        | 2         | 1,125 SF         | \$950           | \$0.84        | \$1,600         | \$1.42           | 23-28-01-018300-000050  |
| 1427 Powhatan           | 3        | 2         | 1,344 SF         | \$650           | \$0.48        | \$1,500         | \$1.12           | 23-28-11-032000-001103  |
| 305 W 2nd St.           | 3        | 2         | 1,142 SF         | \$1,000         | \$0.88        | \$1,600         | \$1.40           | 23-28-12-048500--013041 |
| 1730 N Webster          | 3        | 1         | 917 SF           | \$950           | \$1.04        | \$1,400         | \$1.53           | 23-28-12-037600-001060  |
| 517 W Peachtree         | 8        | 4         | 2,688 SF         | \$3,500         | \$1.30        | \$3,500         | \$1.30           | 23-28-13-067500-007080  |
| 1804 W Greenwood        | 3        | 1         | 1,128 SF         | \$900           | \$0.80        | \$1,500         | \$1.33           | 23-28-23-099500-011120  |
| 427 W Myrtle            | 4        | 2         | 1,275 SF         | \$1,100         | \$0.86        | \$1,700         | \$1.33           | 23-28-13-062500-005031  |
| 2881 91 Mine Rd         | 3        | 1         | 1,450 SF         | \$750           | \$0.52        | \$1,500         | \$1.03           | 25-29-27-362500-000190  |
| 2869 Kayworth           | 3        | 2         | 1,384 SF         | \$1,700         | \$1.23        | \$1,700         | \$1.23           | 25-29-27-362260-001400  |
| 713 New York VACANT LOT | -        | -         | -                | -               | -             | -               | -                | 23-28-13-061500-007050  |
| <b>TOTALS</b>           |          |           | <b>12,453 SF</b> | <b>\$11,500</b> | <b>\$7.95</b> | <b>\$16,000</b> | <b>\$11.69</b>   |                         |
| <b>AVERAGES</b>         |          |           | <b>1,384 SF</b>  | <b>\$1,278</b>  | <b>\$0.88</b> | <b>\$1,778</b>  | <b>\$1.30</b>    |                         |

# Income & Expenses



## INCOME SUMMARY

## LAKELAND & BARTOW, FL - SINGLE FAMILY HOME PORTFOLIO

**NET INCOME**

**\$138,000**

## EXPENSES SUMMARY

## LAKELAND & BARTOW, FL - SINGLE FAMILY HOME PORTFOLIO

Property Taxes

\$12,149

Lawn Maintenance

\$9,600

Repairs & Maintenance

\$19,000

Insurance

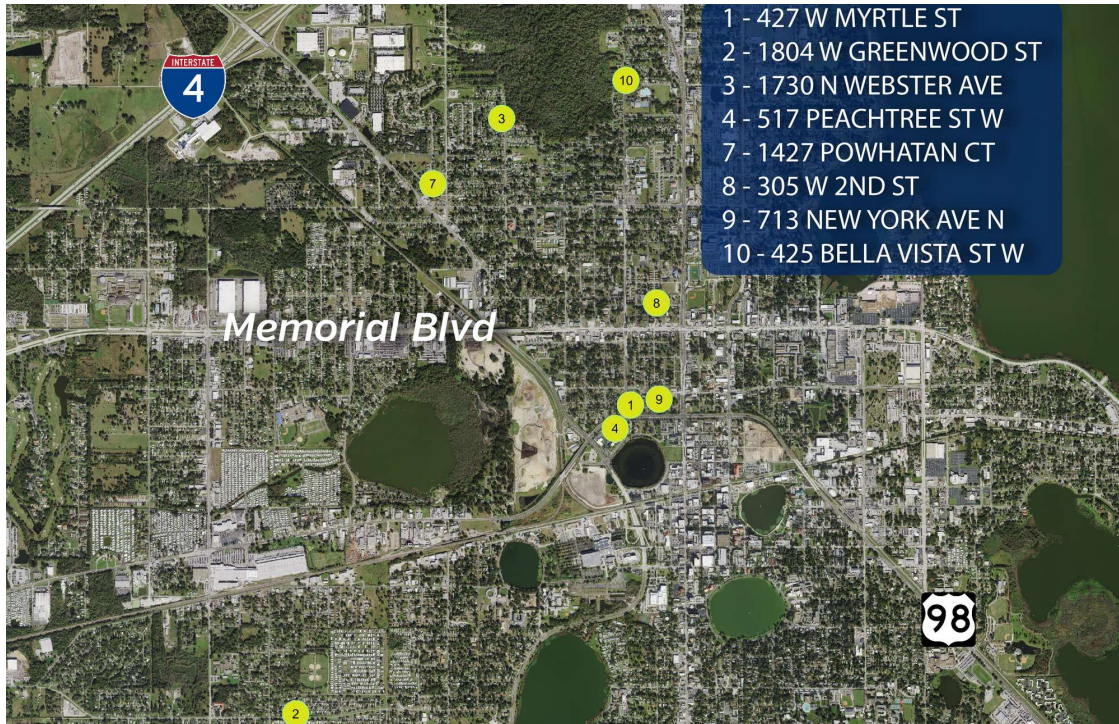
\$10,000

**OPERATING EXPENSES**

**\$50,749**

Enter comments here...









## 425 W. BELLA VISTA ST, LAKELAND FL

|                   |           |
|-------------------|-----------|
| # of Square Feet: | 1,125     |
| Beds/Baths:       | 3/2       |
| Current Rent:     | \$950     |
| Market Rent:      | \$1,600   |
| Property Taxes    | \$1967.79 |



## 1427 POWHATAN COURT, LAKELAND FL

|                  |           |
|------------------|-----------|
| # of Square Feet | 1,344     |
| Beds/Baths:      | 3/2       |
| Current Rent:    | \$650     |
| Market Rent:     | \$1,500   |
| Property Taxes   | \$1206.59 |



## 305 W. 2ND ST, LAKELAND FL

|                   |           |
|-------------------|-----------|
| # of Square Feet: | 1,142     |
| Beds/Baths:       | 3/2       |
| Current Rent:     | \$1,000   |
| Market Rent:      | \$1,600   |
| Property Taxes    | \$1465.53 |



## 2881 91 MINE ROAD, BARTOW FL

|                   |          |
|-------------------|----------|
| # of Square Feet: | 1,450    |
| Beds/Baths:       | 3/1      |
| Current Rent:     | \$750    |
| Market Rent:      | \$1,500  |
| Property Taxes    | \$680.52 |



## 427 W. MYRTLE ST, LAKELAND, FL

|                   |          |
|-------------------|----------|
| # of Square Feet: | 1,275    |
| Beds/Bath:        | 4/2      |
| Current Rent:     | \$1,100  |
| Market Rent:      | \$1,700  |
| Property Taxes    | \$940.89 |





## 1730 N. WEBSTER ST, LAKELAND FL

|                   |           |
|-------------------|-----------|
| # of Square Feet: | 917       |
| Beds/Baths:       | 3/1       |
| Current Rent:     | \$950     |
| Market Rent:      | \$1,400   |
| Property Taxes    | \$1471.99 |



## 817 W. PEACHTREE ST, LAKELAND FL

|                   |           |
|-------------------|-----------|
| # of Square Feet: | 2,688     |
| Beds/Baths:       | 8/4       |
| Current Rent:     | \$3,500   |
| Market Rent:      | \$3,500   |
| Property Taxes    | \$1831.24 |



## 1804 W. GREENWOOD, LAKELAND FL

|                   |          |
|-------------------|----------|
| # of Square Feet: | 1,128    |
| Beds/Baths:       | 3/1      |
| Current Rent:     | \$900    |
| Market Rent:      | \$1,500  |
| Property Taxes    | \$788.65 |



## 2869 KAYWORTH CT, BARTOW FL

|                   |           |
|-------------------|-----------|
| # of Square Feet: | 1,384     |
| Beds/Baths:       | 3/2       |
| Current Rent:     | \$1,700   |
| Market Rent:      | \$1,700   |
|                   | \$1691.75 |



## 713 N NEW YORK AVE, LAKELAND

|                |           |
|----------------|-----------|
| Vacant Lot     | .17 Acres |
| Lot Dimensions | 60 x 125  |
| Property Taxes | \$115.97  |





## DANIELLE BROWN

Associate Advisor

danielle.brown@svn.com

Direct: 877.518.5263 x440 | Cell: 863.670.7842

### PROFESSIONAL BACKGROUND

Danielle Brown is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Danielle specializes in selling and leasing commercial properties, working with business owners, shopping malls/centers, and investment and industrial properties.

Danielle assists her clients in developing personalized and actionable master plans and advises them through purchasing, selling, and leasing of assets, always keeping them informed of emerging market details. She is also a candidate for being a Certified Commercial Investment Member (CCIM) as well as the Society of Industrial and Office Realtors (SIOR). In addition, she strives to provide excellent customer service through her knowledge of real estate finances and enthusiastic demeanor. Her target market for small and large businesses and retail includes Lakeland, Auburndale, and Mulberry. For industrial properties, Danielle focuses within Bartow, Auburndale, and Mulberry.

Originally from Philadelphia, Danielle was recruited by Southeastern University to sign with their women's basketball program. She was a two-year captain and helped bring another level of success to the team through her heart, persistence, and never-quit motto. She earned her B.S. in Sports Management and co-founded the Oratorical Arts Club known as "Speak That".

Danielle lives in Lakeland, Florida with her husband, Johann and her three stepchildren: Anaia, Kailyn, and Jonathan. They attend Faith Celebration Church where Danielle and her husband are ministers. She enjoys gatherings with friends and family, attending veterans' events, exercising, reading, and publicly performing poetry in her free time. She truly loves people and enjoys seeing her clients advance in their success. Her passion is to ensure her clients achieve their real estate goals now and in the future.

Danielle specializes in:

- Small & Large Businesses
- Commercial Sales & Leasing
- Industrial & Retail

### MEMBERSHIPS

- Candidate for being a Certified Commercial Investment Member (CCIM)
- Candidate for the Society of Industrial and Office Realtors (SIOR)



## CRAIG MORBY

Senior Advisor

[craig.morby@svn.com](mailto:craig.morby@svn.com)

Direct: 877.518.5263 x442 | Cell: 863.581.0059

### PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

SVN | Saunders Ralston Dantzler

1723 Bartow Rd  
Lakeland, FL 33801





**ERIC AMMON, CCIM**

Senior Advisor

eric.ammon@svn.com

Direct: 877.518.5263 x353 | Cell: 863.602.1001

## PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

## MEMBERSHIPS

Certified Commercial Investment Member

SVN | Saunders Ralston Dantzler

1723 Bartow Rd  
Lakeland, FL 33801



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

**HEADQUARTERS**

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

