



Multi-Family Development

Wood Duck Lane, Fruitland Park, FL

7% Cap Rate on existing cash flow, plus additional lots



FOR SALE \$1,575,000

- 15 rental units - 7 duplexes and 1 single family, plus 3 lots (5 more rental units).
- Eight 3/2 units - avg. 1,250 sf and \$856/mo.
- Six 2/2 units - avg. 1,250 sf and 762/mo.
- One 3/2 single family - 1,647 sf - \$1,100/mo.
- Built 2005 - 2007, Owner/Contractor.
- Garages, laminate hard wood floors, carpet, ceramic tile in bathrooms/kitchen.
- History of high occupancy and steady rate increases
- Alt Key #'s: 3878680, 81, thru 90.
- Co-Broke 3%



GRIZZARD
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Single Family



Great Room -
Duplex



Additional lots with
duplexes in background



Kitchen - Duplex

