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***NEW Townhome Investment Portfolio in
NEW Wesley Chapel Community,
2 - 5 Units available, Amazing Upscale
Features, 100% Occupied, Great Tenants***

UNION PARK TOWNHOMES PORTFOLIO
32778 Cumberland Lane, Wesley Chapel Florida 33543

UNION PARK TOWNHOMES PORTFOLIO



HIGHLIGHTS

- Located in New Wesley Chapel Community Well-Planned and Designed with Amenities for the Ideal Residential Experience
- All Concrete Block Construction on 1st & 2nd Floor
- Engineered Roof/Floor Trusses w/ Hurricane Clips & Bracing
- Storm Rated Front Door, Windows, Sliding Doors & Garage Door
- Granite Countertops in Kitchen with Black Appliance Package including Electric Stove, Dishwasher, Microwave & Refrigerator
- Top Loading Washer and Dryer Included
- Single Car Garage and Covered Lanai
- 1743, 1747, 1789, 1793 & 1805 Hovenweep Road - 100 % Occupied
- Investor may purchase all 5 units for \$1,100,000 or negotiate a price for a minimum of 2 units



Sale Price: \$1,100,000 (5 Units)

NOI: \$70,995 +/-

Year Built: 2018

Location: Union Park
Hovenweep Road
Wesley Chapel, FL 33543

Inside Units: 1,673 +/- SQ FT (4 Units)

End Unit: 1,758 +/- SQ FT (1 Unit)



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DESCRIPTION

Great opportunity to invest in several 100% occupied Union Park Townhomes. There are four inside units and one end unit available for a total of \$1,100,000. The owner will consider offers for a minimum of two units.

The Townhomes are structurally impressive concrete block construction on the first and second floor with engineered floor and trusses as well as hurricane clips and bracing. The front door is storm rated along with the windows, sliding glass doors and garage door. Energy saving measures include 15 SEER air conditioning systems with a heat pump and digital thermostat, radiant barrier OSB roof sheathing, and double glazed low E windows and sliding glass doors. Also, each unit has a single car garage and covered lanai.

Inside, the 3 bedroom Townhomes come with a full appliance package including an Electric Stove, Dishwasher, Microwave & Refrigerator as well as a top loading washer and dryer. The kitchen has granite countertops with 4" backsplash and 36" premium cabinets. The flooring is 18" ceramic tile in the foyer, kitchen, bathrooms and laundry area with premium carpeting in the family room, dining area and bedrooms.

Located in Wesley Chapel, Union Park is a well-planned residential community with upscale amenities including a clubhouse with fitness center, lap-style pool, multi-purpose sports court, tot lot, open playfield and walking trails. Union Park is close to top rated schools, The Shoppes at Wiregrass, Premium Outlets, Theme

DIRECTIONS

From State Road 54 turn south onto Meadow Pointe Blvd, traveling approx. 3.5 miles. Turn east onto Oldwoods Avenue and travel 1.25 miles to the Union Park Townhome community on the right.



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KEY FACTS @ 5 mile radius

79,228

Population

38.7

Median Age



Average Household Size

\$77,004

Median Household Income

ANNUAL HOUSEHOLD SPENDING



\$2,473

Apparel & Services



\$191

Computers & Hardware



\$4,277

Eating Out



\$5,882

Groceries



\$6,807

Health Care

EMPLOYMENT



76%
White Collar



12%
Blue Collar



12%
Services

3.7%

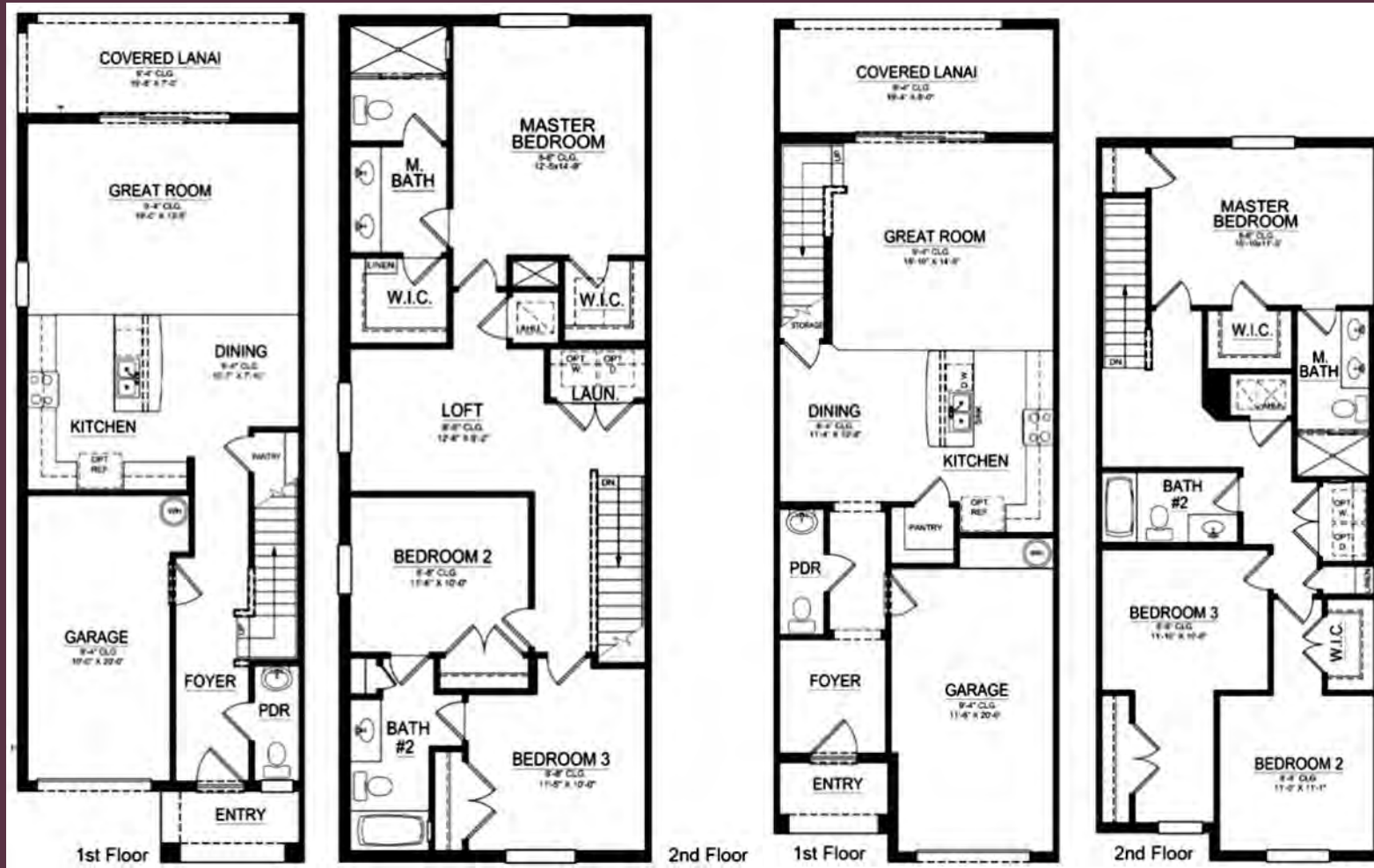
Unemployment Rate

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For More Information:

Kim Lohry, P.A.
 Sales Associate
 klohry@bhhsflpg.com
 727-807-9624

Dave Rabon
 Investment Specialist
 drabon@bhhsflpg.com
 813-951-3190



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7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609
 Phone 813.739.5700 | bhhsflpcommercial.com

