

Residential Income Customer Financial Report



Unit Tot Sqft/List \$:

Potential Short Sale: No
Virtual Tour URL:

General Information ML# 220060322

List Price: \$294,000 **Status:** Active (09/22/20)

MLS#: 220060322 **Property Class:** Residential Income

Address: 18162 MATANZAS RD **GEO Area:** FM14 - Fort Myers Area
FORT MYERS, FL 33967

County: Lee **Subdivision:** SAN CARLOS PARK GOLF COURSE ADD

Status Type: Resale Property **Development:** SAN CARLOS PARK GOLF COURSE ADD

Tot Apprx. Liv Area: 1,820 **Sec/Town/Rng:** 17/46/25

Property ID: 17-46-25-16-00015.0160 **Legal Unit:** 0

Lot: 16 **Building Design:** Duplex

Block/Bldg: **Year Built:** 1985

Zoning: RM-2 **Foreclosed REO:** No

Detailed Property Information ML# 220060322 **Property Information:** Great investment opportunity. Professionally managed "Turn Key" rental duplex with strong cash flow. Pre-screened tenants on annual leases at TOP market rents and professionally managed! Property manager already has a relationship with the renters. PERFECT investment for the passive investor. Buy now and CASH FLOW immediately. Professional property management already in place, making this a STRESS-FREE investment property. Entire building remodeled with new roof, new air conditioners, new luxury vinyl flooring, new asphalt driveway and 4 car pking. Views to the wooded area. Water and electric on separate meters and paid by tenants. Located perfectly in San Carlos Park near anything and everything needed to make this a great investment to get to including a very short drive to FGCU, Gulf Coast Town Center, Coconut Point, RSW Airport and surrounded by golf courses.

Private Pool: No

Private Spa: No

Building Style: Duplex

Units In Building: 2 **Total Buildings:**

Amenities: Community Park **Cable:** Yes

Boat Access: None **Elevator:** None

Cooling: Central Electric **Approx. Lot Size:** 99x138x102x137

Heat: None **Community Ty:** Non-Gated

Gas YN: No **Golf Type:**

Gas Description: Exterior **Finish:** Stucco

Construction: Wood Frame **Exterior Features:** Storage

Flooring: Laminate, Vinyl **Sewer:** Central

Irrigation: None **Water:** Central

Lot Desc.: Oversize **Windows:** Single Hung

Road: Paved Road **Waterfront Desc.:** None

Roof: Shingle

Tenant Pays: Application Fee, Departure Cleaning, Full Electric, Full Telephone, Internet Access, Pet Deposit, Sewer, Water

Unit Information ML# 220060322 **Bedrooms** **Full Baths** **Half Baths** **Approx Living Area** **Garage Spaces** **Carport Spaces** **Furnished** **Efficiency** **Monthly Gross Inc** **Parking**
Bed 1 0 642 0 0 Unfurnished No \$950

Equip Incl: Dryer, Microwave, Range, Refrigerator, Washer

Rooms: Laundry in Residence, Screened Lanai/Porch

3 Bed 1 1 1,178 0 0 Unfurnished No \$1,350

Equip Incl: Dryer, Microwave, Range, Refrigerator, Washer

Rooms: Laundry in Residence, Screened Lanai/Porch

Financial/Transaction Information ML# 220060322 **Total Tax Bill:** \$2,129 **Info Available:** Leases

Tax Year: 2019 **Terms:** Buyer Finance/Cash, FHA, VA **Tax Description:** County Only **Possession:** Subject To Lease

Tax District Type: Not Applicable

Annual Net Op Inc: \$19,125 **Transfer Fee:** \$0

Gross Op Inc:

Gross Rent Inc: \$27,600 **Annual Total Exp:** \$9,075

Other Income:

Special Info:

Property Location: Not Applicable

Legal Desc: SAN CARLOS PK G C SO ADDN BLK 15 PB 28 PG 8 LOT 16

Listing Broker: Broadway Realty & Management I

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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