

Residential Income Customer Financial Report



General Information

List Price: \$285,000
MLS#: 220055765
Address: 11441/43 SUMMERWINDS CT
 FORT MYERS, FL 33908
County: Lee
Status Type: Resale Property
Unit Tot Sqft/List \$:
Tot Apprx. Liv Area: 1,756
Property ID: 06-46-24-08-00000.0250
Lot: 25
Block/Bldg:
Zoning: TFC2
Potential Short Sale: No
Virtual Tour URL:

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Status: Active (09/02/20)
Property Class: Residential Income
GEO Area: FM12 - Fort Myers Area

Subdivision: DRIFTWOOD DUNES
Development: DRIFTWOOD DUNES

Sec/Town/Rng: 6/46/24
Legal Unit: 0
Building Design: Duplex
Year Built: 1976
Foreclosed REO: No

Detailed Property Information

Property Information: 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. 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. Offering 2 Bedrooms with 2 Baths on one side and 2 Bedrooms with 1 Bath on the other, each with their own GARAGE space. Each unit has their own water meter & washer/dryer hook-up. Located on a quiet, dead-end street walking distance to shopping, dining, and many other businesses. Property is tenant occupied, please do not disturb. METAL ROOF installed in 2012. Property is very well maintained with long term, fantastic paying tenants in place!

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Private Pool: No
Private Spa: No
Building Style: Duplex
Units In Building: 2
Amenities: None
Boat Access: None
Cooling: Central Electric
Heat: Central Electric
Gas YN: No
Gas Description:
Construction: Concrete Block
Flooring: Tile
Irrigation: Central
Lot Desc.: Oversize
Road: Paved Road, Public Road
Roof: Metal
Tenant Pays: Cable, Full Electric, Internet Access, Sewer, Water

Total Buildings: 1
Cable: Yes
Elevator: None
Approx. Lot Size: 75x132x75x132
Community Ty: Non-Gated
Golf Type:
Exterior Finish: Stucco
Exterior Features: None
Sewer: Central
Water: Central
Windows: Other
Waterfront Desc.: None

Unit Information

Bedrooms	Full Baths	Half Baths	Approx Living Area	Garage Spaces	Carport Spaces	Furnished	Efficiency	Monthly Gross Inc	Parking
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2 Bed	2	0	950	1	0	Unfurnished	No	\$1,150	
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Equip Incl: Auto Garage Door, Cable Available, Ceiling Fan(s), Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer Hookup

Rooms: Laundry in Garage

2 Bed	1	0	806	1	0	Unfurnished	No	\$950	
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Equip Incl: Auto Garage Door, Cable Available, Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer Hookup

Rooms: Laundry in Garage

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Financial/Transaction Information

Total Tax Bill: \$2,589
Tax Year: 2019
Tax Description: City And County
Tax District Type: Not Applicable

Info Available: Deposits, Leases
Terms: Buyer Finance/Cash
Possession: At Closing

Annual Net Op Inc: \$25,200

Transfer Fee: \$0

Gross Op Inc:

Gross Rent Inc: \$27,600

Annual Total Exp: \$4,000

Other Income:

Special Info:

Property Location: Not Applicable
Legal Desc: DRIFTWOOD DUNES PB 29 PG 121 LOT 25
Listing Broker: Broadway Realty & Management I

ML# 220055765

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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