



List Price: \$229,000
MLS#: 221004356 **Status:** Active (01/18/21)
Address: 26430 COVENTRY LN , BONITA SPRINGS FL 34135
GEO Area: BN10 - East of Old 41 South of **Property Class:** Residential Income
County: Lee **Subdivision #:** B3
Status Type: Resale Property **Sec/Town/Rng:** 26/47/25
Unit Tot Sqft/List \$: **Legal Unit:** 0
Ttl Apprx. Liv Area: 1,144 **DOM/CDOM:** 2/2
Property ID: 26-47-25-B3-0040C.0200 **Beds/Baths:**
Lot: 20 **Year Built:** 1978
Block/Bldg:
Bldg Design: Duplex
Virtual Tour URL:
Virtual Tour URL2:
Subdivision: ROSEMARY PARK
Development: ROSEMARY PARK
Listing Desc: ROSEMARY PK #2 RESUB E 1/2 BLK C PB 8 PG 32 LOT 20
Listing Broker: Broadway Realty & Management I

Detailed Property Information

ML# 221004356

Property Information: Great cash flowing duplex in an area of high demand for rentals. 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. Long Term tenants on annual leases at TOP market rents and professionally managed! Property manager already has a relationship with the renters. Offering 2 Bedrooms with 1 Bath. Each unit has their own water meter & electric meters. Located in the Rosemary Park neighborhood of Bonita this is minutes from recently renovated downtown Bonita Springs and River Park Amphitheater and only a short walking distance from shops, festivals, and events. Close to Coconut Point Mall, Florida Gulf Coast Mall, Miromar Outlets, Fort Myers RWS International Airport and Florida Gulf Coast University. Only a short drive to many sandy beaches, nature trails and some of the most beautiful sunsets in Florida

Private Pool: No	Total Buildings:
Private Spa: No	Cable: Yes
Building Descri: Duplex	Elevator: None
Units In Building: 2	Approx. Lot Size: 50x140x50x140
Amenities: None	Community Ty: Non-Gated
Boat Access: None	Golf Type:
Cooling: Central Electric	Exterior Finish: Stucco
Heat: None	Exterior Features: None
Construction: Concrete Block	Sewer: Central
Flooring: Tile	Water: Central
Irrigation: None	Windows: Single Hung
Lot Desc: Regular	Roof: Shingle
	Tenant Pays: Full Electric

Unit Information

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<u>Bedrooms</u>	<u>Full Baths</u>	<u>Half Baths</u>	<u>Apx Liv Area</u>	<u>Gar Spcs</u>	<u>Carport Spcs</u>	<u>Furnished</u>	<u>Efficiency</u>	<u>Mnth Gross Inc</u>	<u>Parking</u>
2 Bed	1	0	572	0	0	Unfurnished	No	\$1,300	
Equip Incl: Range, Refrigerator, Washer/Dryer Hookup									
Rooms: Open Lanai/Porch									
2 Bed	1	0	572	0	0	Unfurnished	No	\$1,300	
Equip Incl: Range, Refrigerator									
Rooms: Open Lanai/Porch									

Financial/Transaction Information

ML# 221004356

Total Tax Bill: \$1,853.00	Annual Net Op Inc: \$22,150
Tax Year: 2020	Gross Op Inc

Tax Description: City And County
Tax District Type: Not Applicable
Gross Rent Inc: \$31,200
Info Available: Leases
Terms: Buyer Finance/Cash
Possession: Subject To Lease
Special Info:
Property Location: Not Applicable

Other Income:
Annual Total Exp: 9,050
Transfer Fee: \$0

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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