



**PROPERTY ADDRESS:** 5216/18 27<sup>th</sup> St SW Lehigh Acres, FL 33973 (sample )

**ASSET TYPE:** Duplex/Multi Family

**GENERAL DATA:** This duplex is situated in a marketable area of Lehigh Acres close access to I-75, SR-82 and SW Florida International Airport. Offers a 3 Bedrooms 2 Bathrooms and 1 car garage on each side.

**SIMILAR / ASSET SOLD AT PEAK:** \$300,000 - \$350,000  
**YEAR BUILT:** 2007  
**SIZE-SQFT UNDER AIR:** 2,476  
**BEDS:** 3  
**BATHS:** 2  
**PARKING:** 1 Attached garage on each side

**PURCHASE PRICE:** \$85,000  
**TOTAL COSTS:** \$85,000  
**PRICE PER SQFT UNDER AIR:** \$33.88  
**REPLACEMENT COST:** \$160,000

**MAINTENANCE (YEAR):** \$400  
**TAX (YEAR):** \$1,200  
**INSURANCE:** \$775  
**MANAGEMENT FEE:** \$1,248 (8% OF GROSS ANNUAL INCOME) ½ month \$650  
**TOTAL ANNUAL EXPENSES:** \$4,273

**RENT (MONTHLY):** \$1,300 = \$650 per side  
**ESTIMATED ANNUAL RENT:** \$15,600  
**ESTIMATED ANNUAL NET INCOME:** \$11,327  
**ESTIMATED NET YIELD CAP RATE:** 13.3%

**U.S.A**

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\*This is based off of current market conditions and CIG does not guarantee specific returns.\*

*United States, Germany, Israel, Spain, Uk, Canada*

