



PROPERTY ADDRESS: 1939 SE 17th Place Cape Coral Florida 33993 (sample)

ASSET TYPE: Single Family Home.

GENERAL DATA: Beautiful Gulf Access pool home, Oversize screened lanai, Granite Countertops, Tile through out, Bamboo wood floors in master, Custom Master walk in closet. 5,500lb boat lift. PVC privacy fence and scalloped picket fence. Custom Kitchen with travertine backsplash. Electric heated pool with waterfall, lush landscaping. Shows like a model home.

SIMILAR / ASSET SOLD AT PEAK: \$500,000 -\$650,000

YEAR BUILT: 2001

SIZE-SQFT UNDER AIR: 1735

BEDS: 3

BATHS: 2

PARKING: Attached two car garage.

PURCHASE PRICE: \$300,000

TOTAL COSTS: \$300,000

PRICE PER SQFT UNDER AIR: \$172.91

REPLACEMENT COST: \$400,000

TAX (YEAR): \$3,000

INSURANCE: \$1,500

MANAGEMENT FEE: \$1,344 (8% of total gross income) ½ rent first month \$700

TOTAL ANNUAL EXPENSES: \$6,544

RENT (MONTHLY): \$1400.

ESTIMATED ANNUAL RENT: \$16,800

ESTIMATED ANNUAL NET INCOME: \$9,541

ESTIMATED NET YIELD CAP RATE: 3.2%

U.S.A

12660 World Plaza Ln # 73

Fort Myers, FL 33907

1.978 855 7570

T +1.239.278.0028

F +1.239.277.1177

Corporate Headquarters

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

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