



PROPERTY ADDRESS: 1010 Candlelight Drive , Lehigh Acres, FL 33974 (sample)

ASSET TYPE: Single Family

GENERAL DATA: This beautiful, single family home is situated in a marketable area of Lehigh Acres. Located on a fully paved road, this marketable floor plan has a large master shower, large living room, will be sold with a tenant already in place.

SIMILAR / ASSET SOLD AT PEAK: \$265000
YEAR BUILT: 2007
SIZE-SQFT UNDER AIR: 1493
BEDS: 3 **BATHS:** 2
PARKING: 2-Car Garage plus driveway

PURCHASE PRICE: \$79,000
TOTAL COSTS: \$79,000
PRICE PER SQFT UNDER AIR: \$46.21
REPLACEMENT COST: \$150,000

TAX (YEAR): \$1,000
INSURANCE: \$500
MANAGEMENT FEE: \$816 (8% OF GROSS ANNUAL INCOME)+ ½ first month \$425
TOTAL ANNUAL EXPENSES: \$2,741

RENT (MONTHLY): \$850
ESTIMATED ANNUAL RENT: \$10,200
ESTIMATED ANNUAL NET INCOME: \$7,459
ESTIMATED NET YIELD CAP RATE: 9.4%

U.S.A

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

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