

MULTIFAMILY PORTFOLIO FOR SALE

12 UNIT PORTFOLIO IN CENTRAL FLORIDA

2830 Skyview Dr, Lakeland, FL 33801



OFFERING SUMMARY

SALE PRICE:	\$794,900
NUMBER OF UNITS:	12
CAP RATE:	8.6%
NOI:	\$68,335
AVAILABLE SF:	
LOT SIZE:	0.98 Acres
BUILDING SIZE:	9,816 SF
ZONING:	Residential RS
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland MSA
PRICE / SF:	\$80.98

PROPERTY OVERVIEW

Rare opportunity to buy 6 duplex buildings/12 units. All units are 2 bedroom/1 baths with upside potential. Several units are currently rented for below market rent. Units have excellent rental history.

Lakeland's strong employment and income are paired with affordable home prices made it the top housing market in 2019 by Realtor.com, the Lakeland MSA market is expected to outperform the national average in price growth.

Rent Roll available upon request.

PROPERTY HIGHLIGHTS

- Fully occupied, several units are currently rented for below market rent
- Units have excellent rental history
- Lakeland is the top housing market in 2019 by Realtor.com

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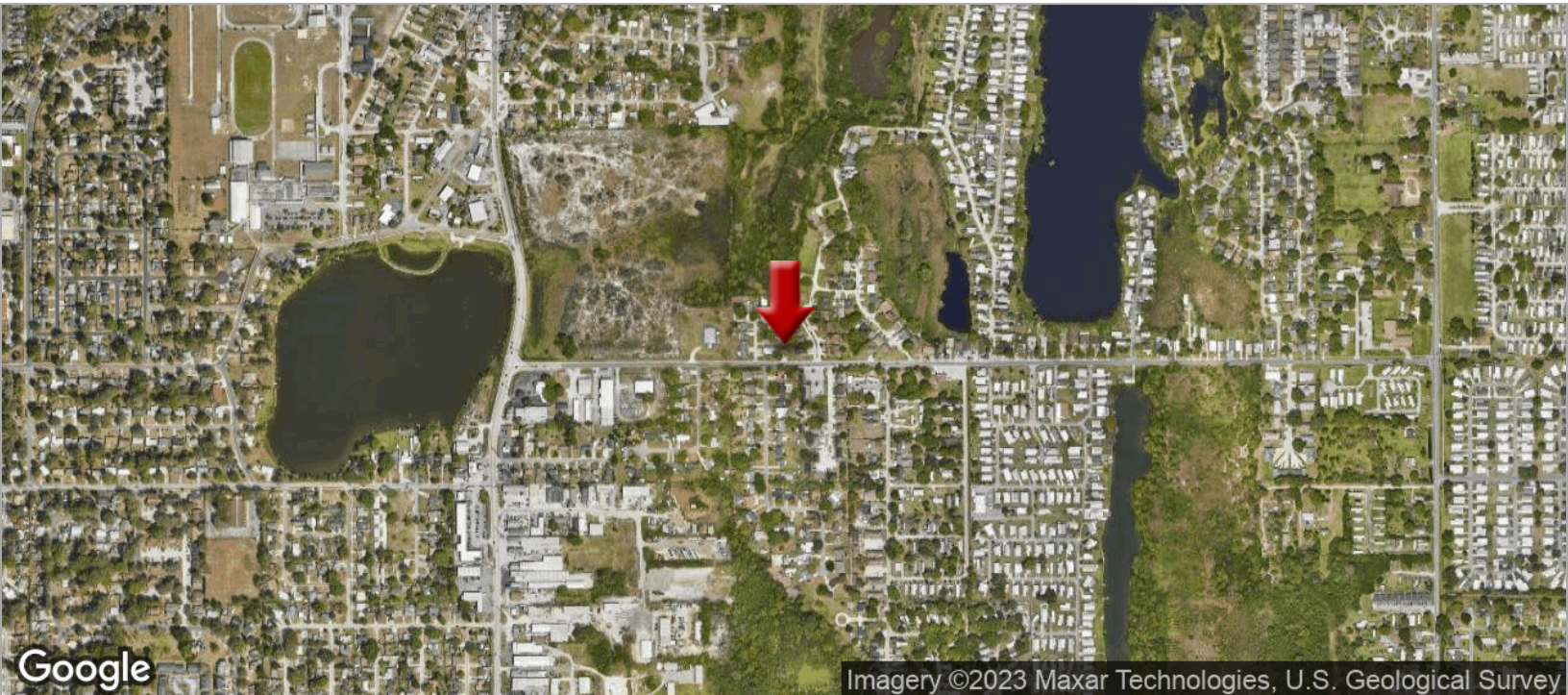
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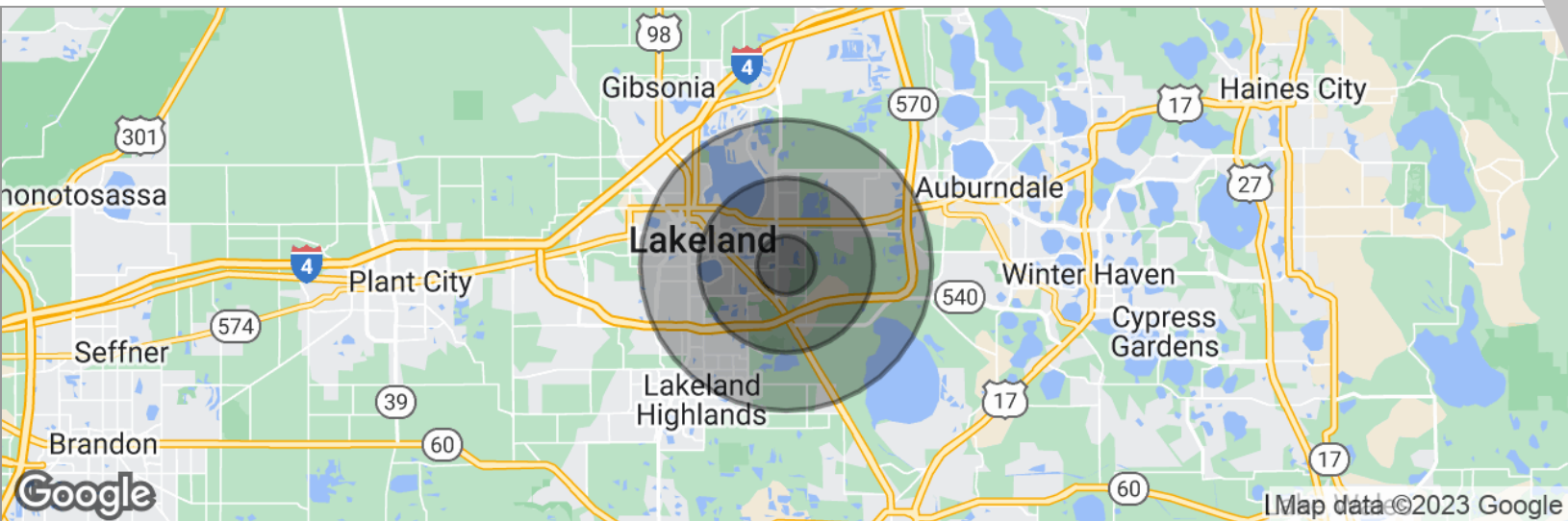
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,518	41,560	107,616
Median age	26.8	34.1	38.0
Median age (male)	26.0	33.3	36.3
Median age (Female)	27.7	34.3	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,168	15,306	42,094
# of persons per HH	3.0	2.7	2.6
Average HH income	\$43,530	\$57,955	\$59,989
Average house value	\$73,606	\$172,849	\$185,754
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	18.2%	14.1%	12.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	58.0%	75.4%	77.0%
Black	28.0%	13.4%	13.4%
Asian	1.7%	1.5%	2.1%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.2%	0.1%	0.3%
Other	10.2%	7.7%	5.3%

* Demographic data derived from 2020 ACS - US Census

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