



NEW ACRE REALTY

CHOOSE OUR COMMISSION, PINPOINT YOUR DESTINATION

INVESTMENT PORTFOLIO

\$2,125,000

- 2 Duplexes
- 2 Row Houses
- 2 Half Plexes
- 2 Single Family Home



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- | | |
|---------------|--|
| 2 Duplexes | 8005 & 8205 N 13 th Street Tampa Fl 33604 |
| 2 Row Houses | 460 & 461 Wild Elm Ct Apopka Fl 32712 |
| 2 Half Plexes | 137 & 139 Lake Rachard Lake Placid Fl 33852 |
| Single Family | 669 Via Milano Apopka Fl 32712 |
| Single Family | 4636 Weston Rd Bartow Fl 33830 |

Location

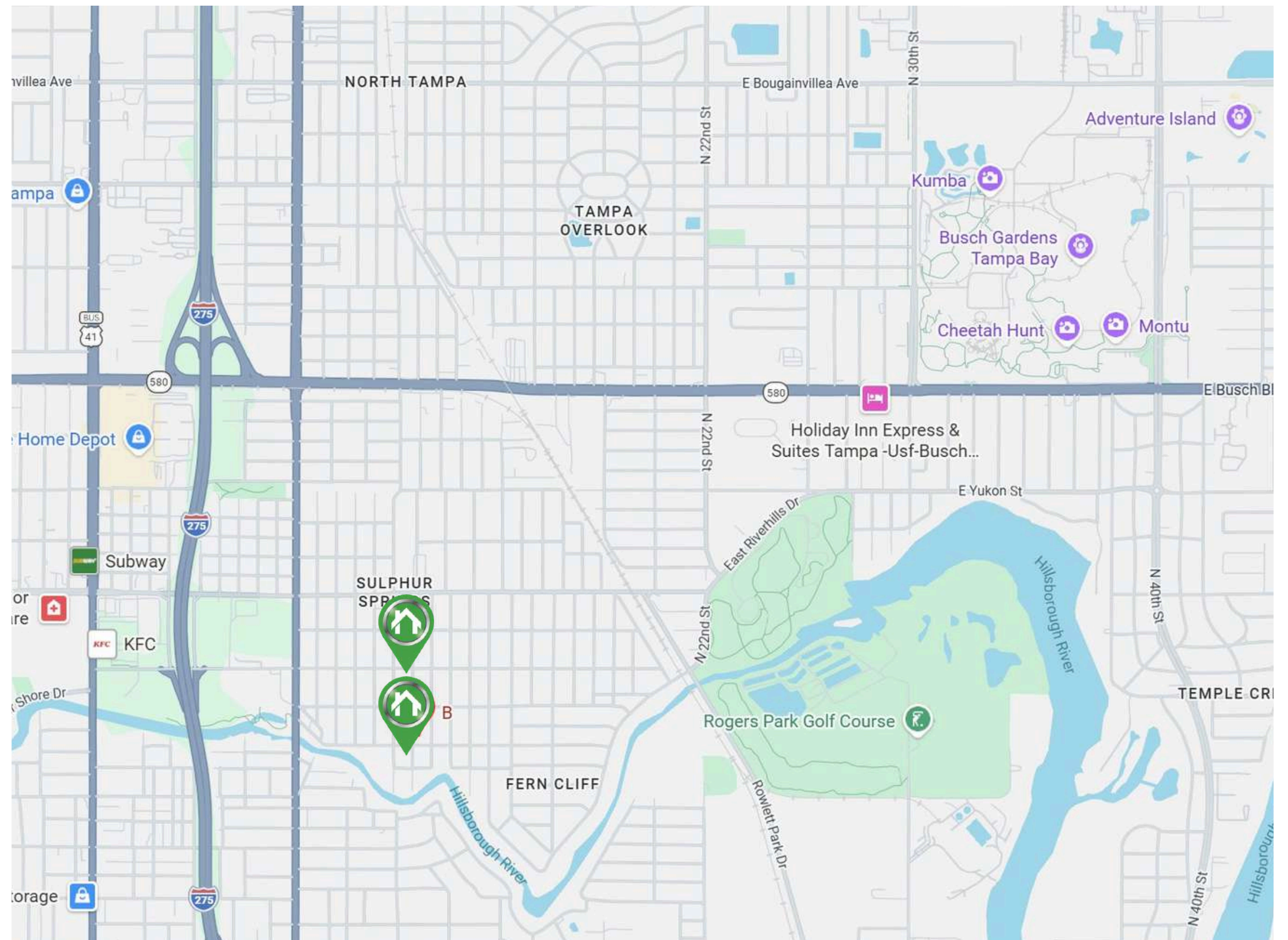
Two Duplexes - 33604 Seminole Heights

8005 N 13th Street Tampa Fl

- Two 2 Bed & 1 Bath
- 1 Year Leases
- Newer Roof & Newer A/C
- 5 Min from Downtown
- 5 Min from Bush Gardens

8205 N 13th Street Tampa Fl

- Two 2 Bed & 1 Bath
- 1 Year Leases
- Newer A/C
- 5 Min from Downtown
- 5 Min from Bush Gardens



8005 N 13th Street



8005 N 13th Street

1320 Sqft Duplex
2 - 2 Bed 1 Bath

\$25,158.06 Gross Income
\$4,105.00 Insurance
\$3,516.35 Property Taxes
\$656.23 Utilities

5% Cap Rate

8205 N 13th Street



8205 N 13th Street

1134 Sqft Duplex
2 - 2 Bed 1 Bath

\$23,430.36 Gross Income
\$1,536.00 Insurance
\$3,518.41 Property Taxes
\$1,358.24 Utilities

5.5% Cap Rate

Location

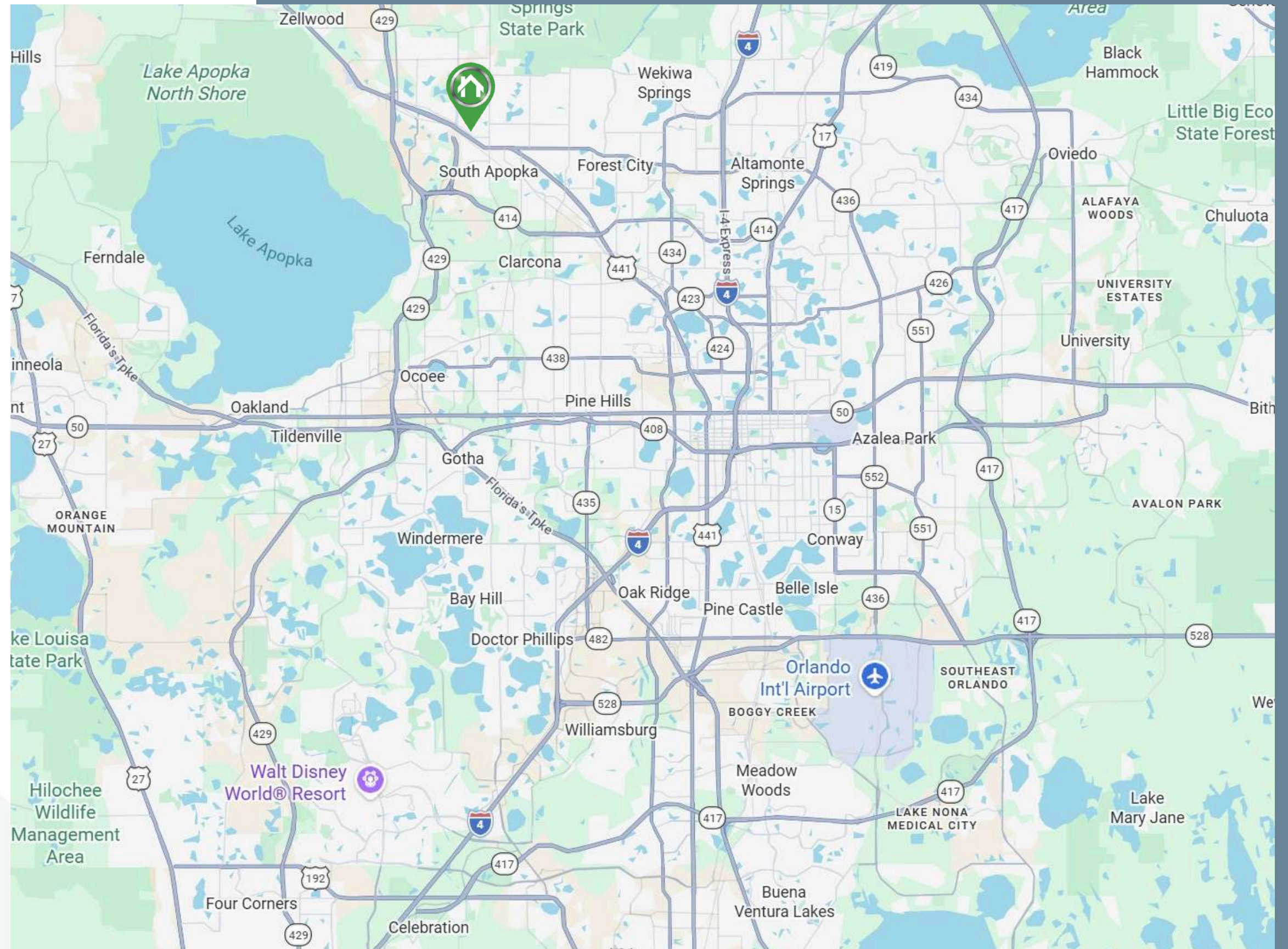
Two Row Houses - 32712 Apopka

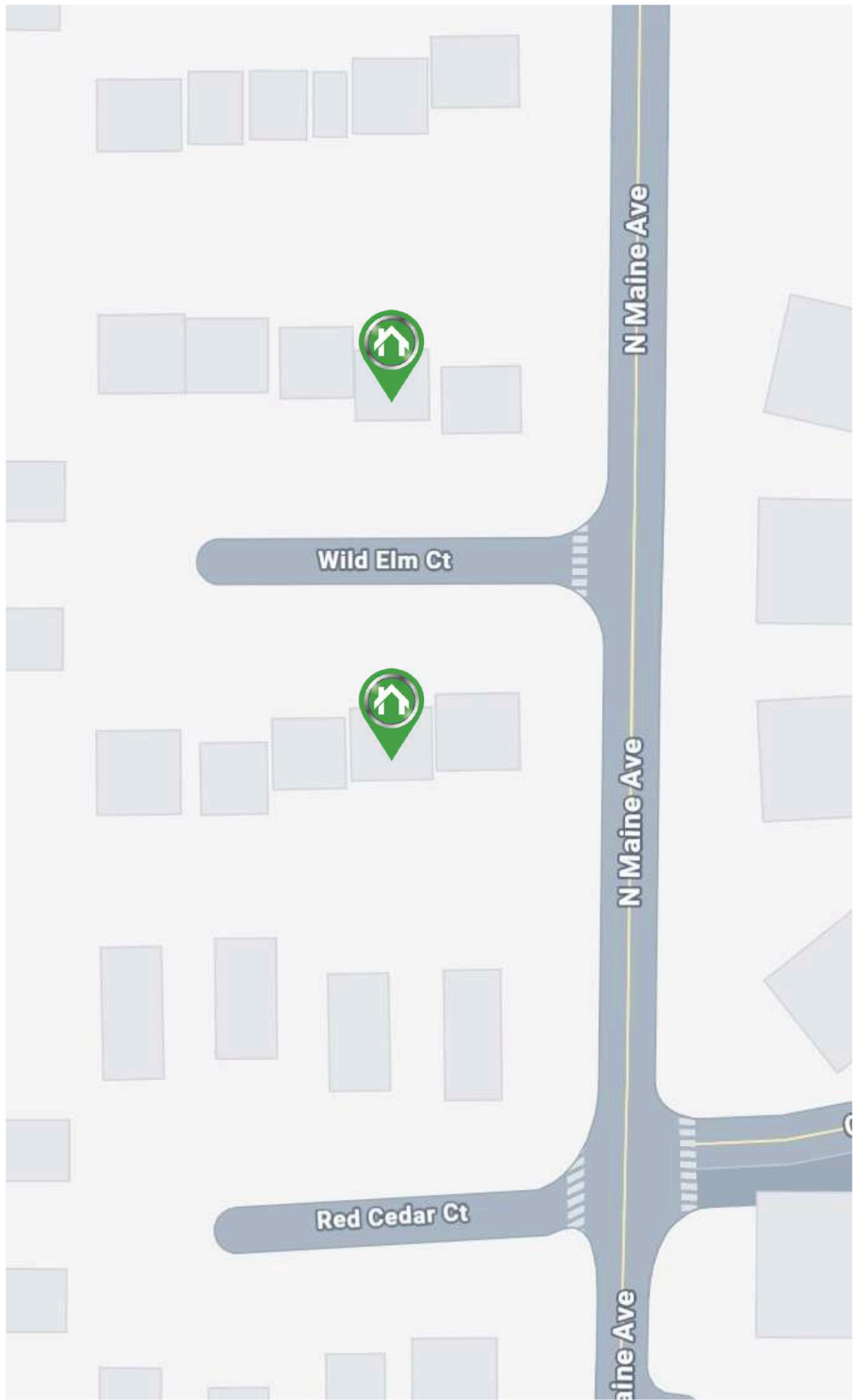
460 Wild Elm Ct

- 2 Bed & 2 Bath
- 1 Year Leases
- Short Term Leases Allowed
- 20 Min from Downtown
- 30 Min from Disney

461 Wild Elm Ct

- 2 Bed & 2 Bath
- 1 Year Leases
- Short Term Leases Allowed
- 20 Min from Downtown
- 30 Min from Disney





460 Wild Elm Ct

998 Sqft Rowhouse
2 Bed & 2 Bath

\$17,410.00 Gross Income
\$2,185.00 Insurance
\$2,924.17 Property Taxes
Utilities

5% Cap Rate



461 Wild Elm Ct

998 Sqft Rowhouse
2 Bed & 2 Bath

\$21,900.00 Gross Income
\$2,029.55 Insurance
\$2,915.19 Property Taxes
Utilities

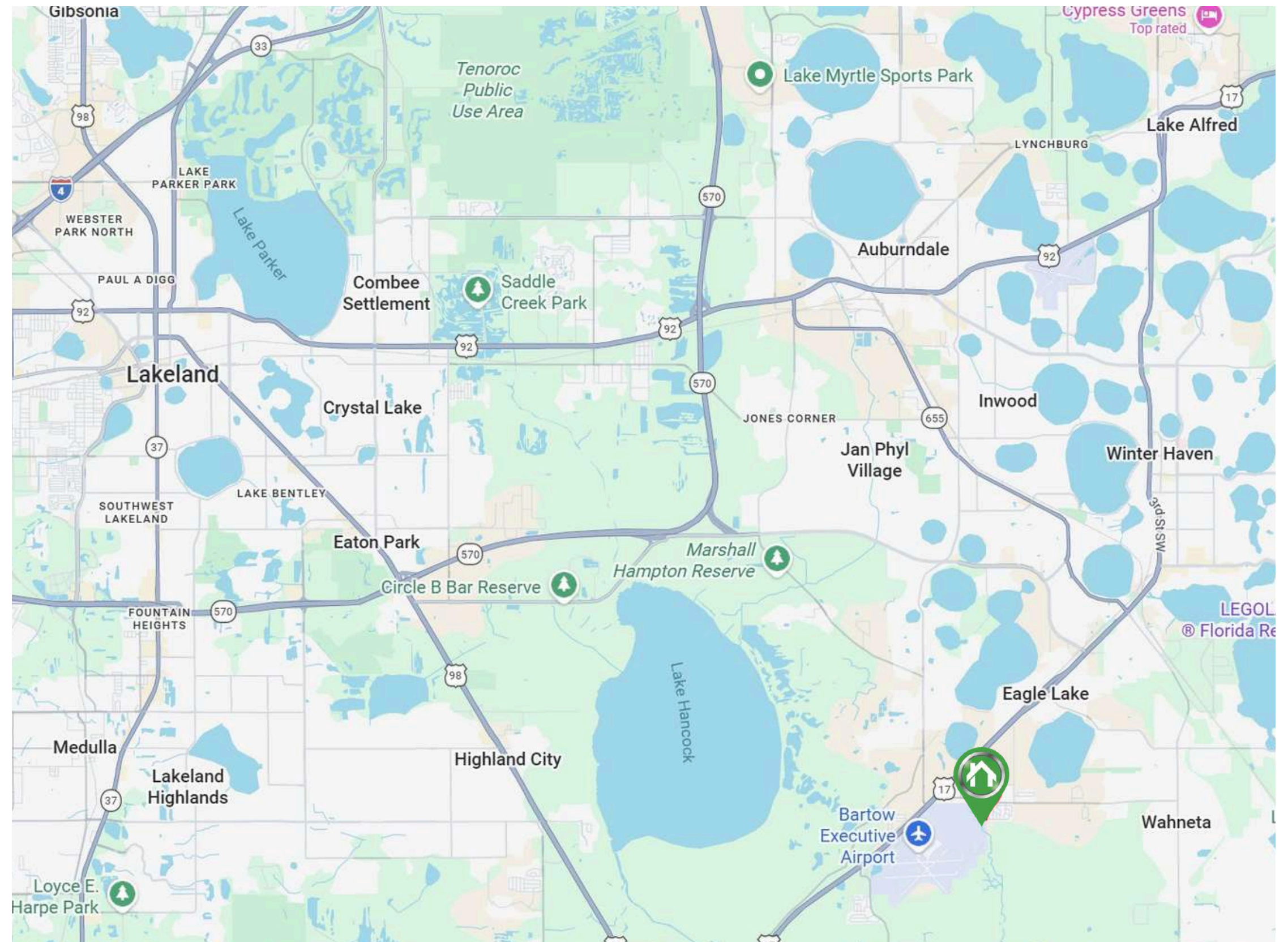
7% Cap Rate

Location

Single Family Home
Bartow FL

4636 Weston Rd Bartow, FL

- SFH - 3 Bed & 2 Bath
- No HOA
- .2 Acre Lot
- Fully Fenced Yard
- 1 Year Lease
- Driveway & Carport
- 15 Min from Lego Land
- 20 Min from Lakeland
- 35 Min from Kissimmee





4636 Weston Rd

1313 Sqft SFH
3 Bed & 2 Bath

\$19,600 Gross Income
\$2,516.75 Insurance
\$2,463.19 Property Taxes

6% Cap Rate



Location

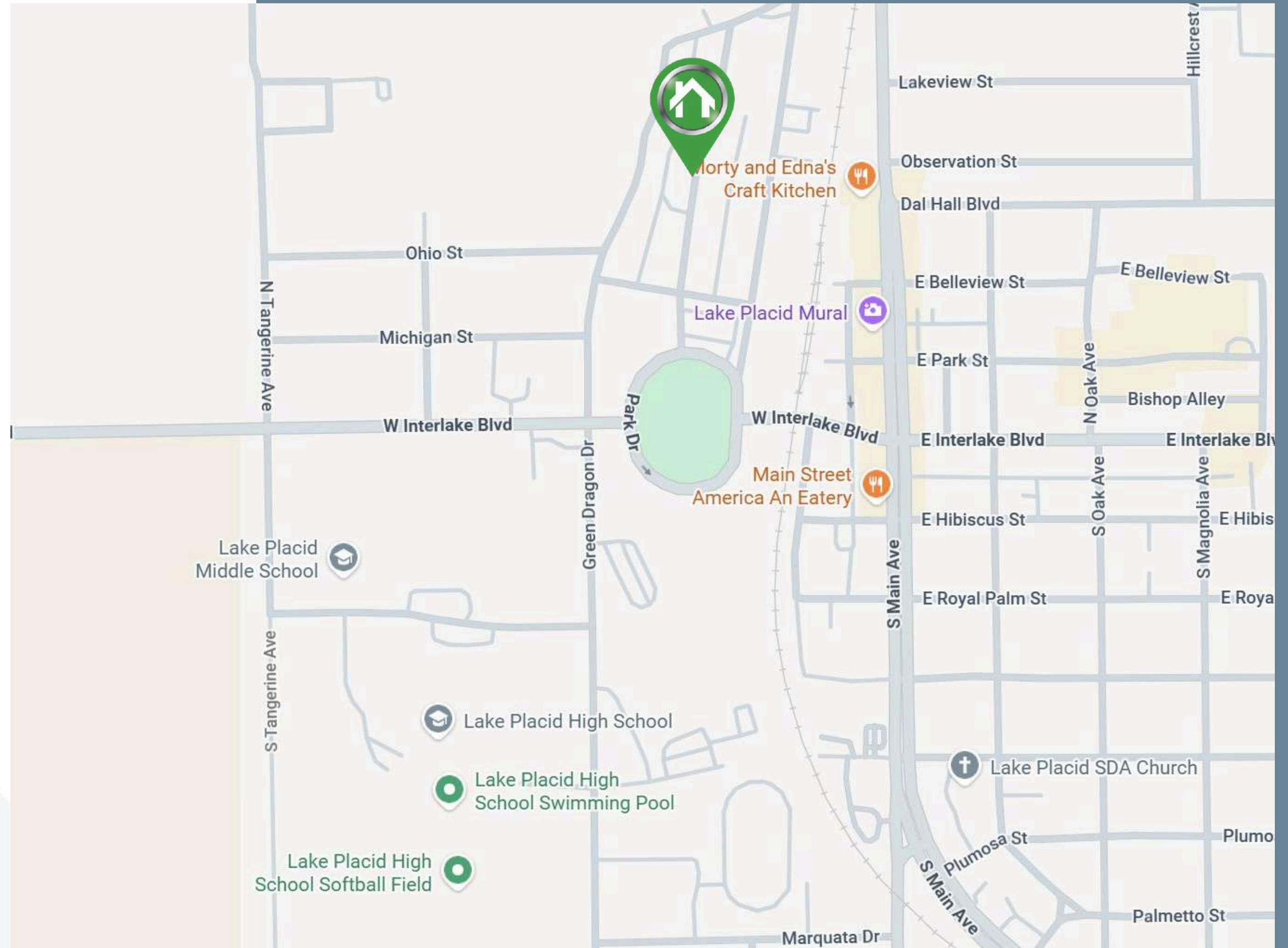
1 Full Duplex - Lake Placid -33852

137 Lake Rachard

- 2 Bed & 1 Bath
- 1 Year Leases
- Short Term Leases Allowed
- Currently Occupied
- Listed on MLS Separately for purchase

139 Lake Rachard

- 2 Bed & 1 Bath
- 1 Year Leases
- Short Term Leases Allowed
- Currently Vacant for Showings
- Listed on MLS Separately for purchase



137 Lake Rachard



137 Lake Rachard

784 Sqft Half-plex
2 Bed 1 Bath

\$5,850 Gross Income
\$2,924.22 Insurance
\$1,468.84 Property Taxes
\$650.34 Utilities

NEW TENANT

139 Lake Rachard

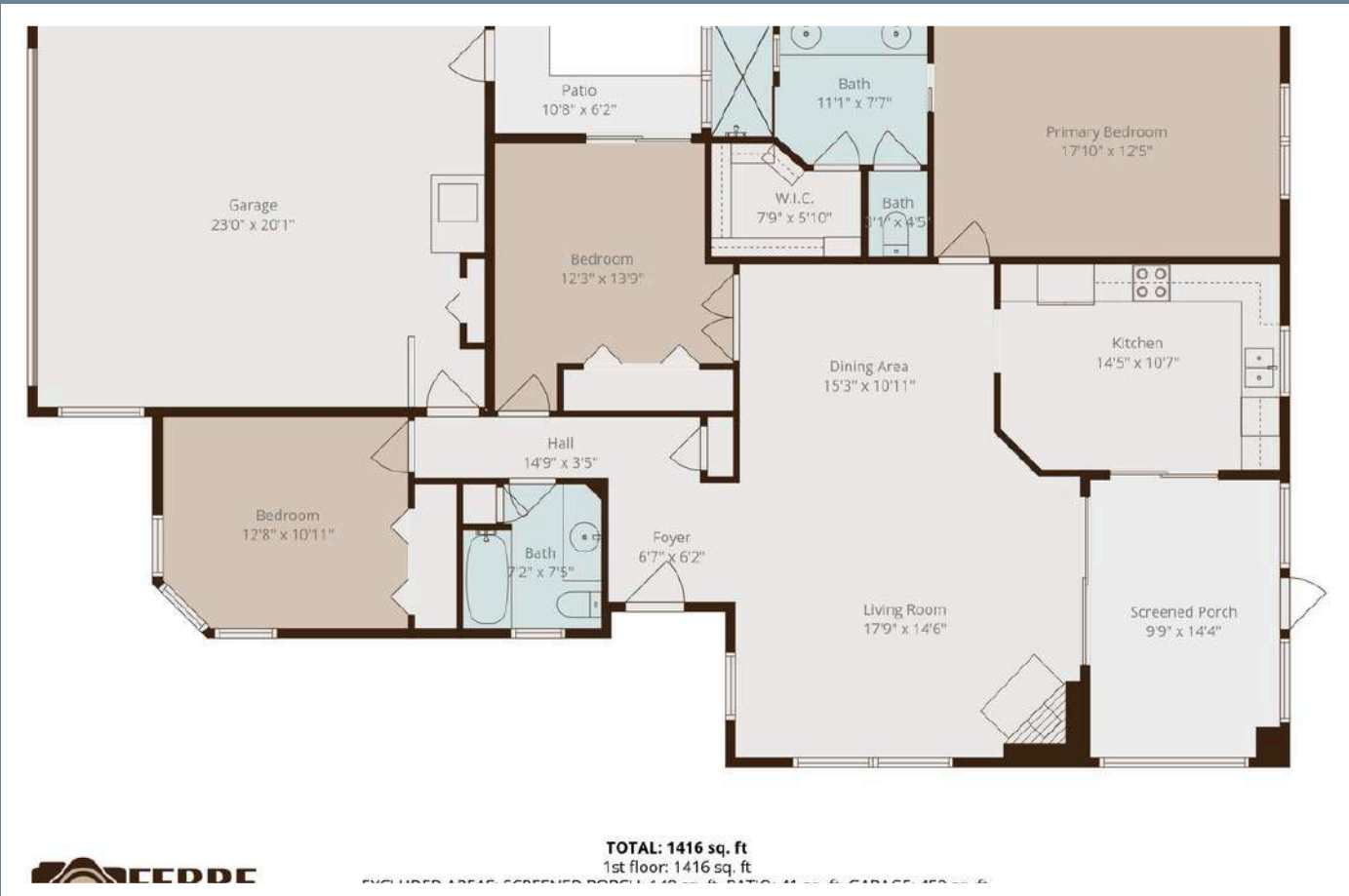


139 Lake Rachard

784 Sqft Half-plex
2 Bed 1 Bath

\$8,146.18 Gross Income
\$2,928.58 Insurance
\$1,545 Property Taxes

**CURRENTLY VACANT
FOR SHOWINGS**



669 Via Milano

1513 Sqft SFH
3 Bed & 2 Bath

\$24,000 Gross Income
\$2,318.82 Insurance
\$4,472.64 Property Taxes
\$2,492.16 HOA Dues

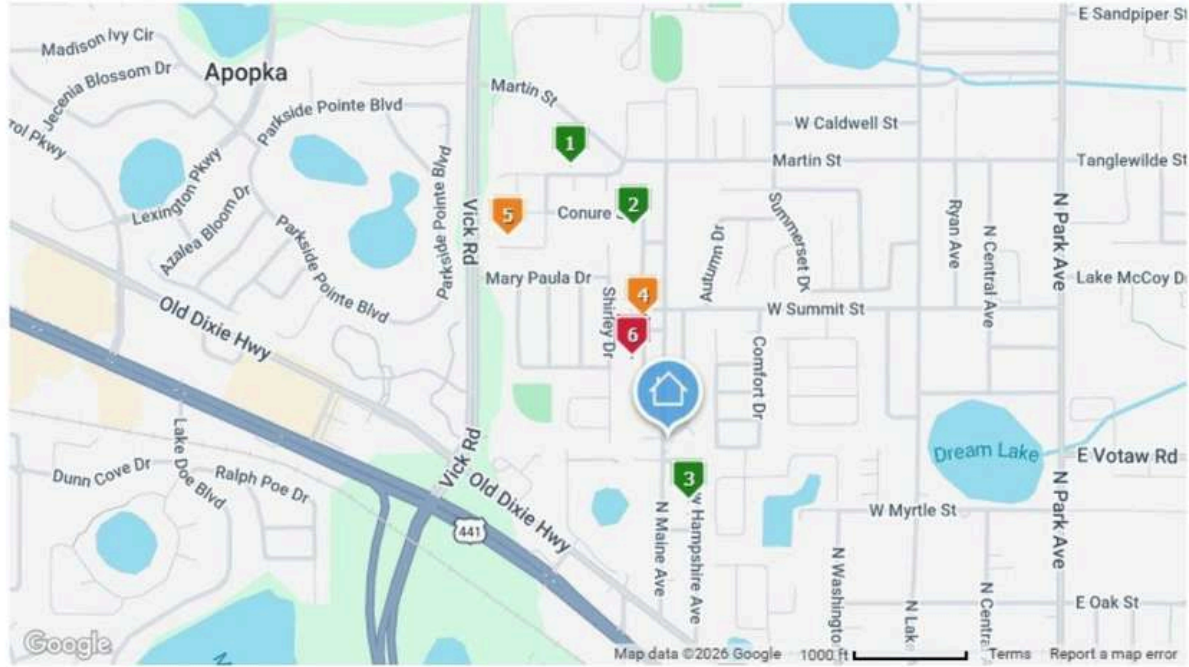


HOA Does all Landscaping
Long Term Tenants
Great School Zones
Deed Restricted
New A/C 2025
New Tile Roof 2026

Profit & Loss Statement | January - December 2025

	Gross Rental Income	Gross Expenses	Net Operating Income	5% Cap Rate Valuation	CMA Valuation
460 Wildelm Ct, Apopka, FL 32712	17,410.00	5,109.17	\$12,300.83	\$246,016.60	\$255,000.00
461 Wildelm Ct, Apopka, FL 32712	21,900.00	4,944.74	\$16,955.26	\$339,105.20	\$255,000.00
4636 Weston Road, Bartow	19,600.00	4,980.67	\$14,619.33	\$292,386.60	\$245,000.00
8005 N 13th Street, Tampa, FL 33604	25,158.06	8,277.58	\$16,880.48	\$337,609.60	\$350,000.00
8205 N 13th Street, Tampa, FL 33604	23,430.36	6,412.65	\$17,017.71	\$340,354.20	\$350,000.00
137 & 139 Lake Rachard Lake Placid Fl 33852 (expected rent & expenses)	\$16,292.36	\$6,473.84	\$9,818.52	\$196,370.40	\$250,000.00
669 Via Milano Apopka Fl 32712	\$24,000.00	\$11,775.78	\$12,224.82	\$244,496.40	\$420,000.00
Totals	\$147,790.78	\$47,974.43	\$99,816.95	\$1,996,339.00	\$2,125,000.00

CMA 460 & 461 Wild Elm



460 Wild Elm CT , Apopka, 32712
 Beds: 2, Baths: 2, Sq.Ft.: 998

Address	Price	Date	Beds	Baths	Sq.Ft.
1 559 MARTIN PLACE BLVD	\$240,000	12/1/25	3	2	1,176.00
2 572 MAINLINE BLVD	\$260,000	1/19/26	3	2	1,187.00
3 320 N. NEW HAMPSHIRE	\$290,000	12/2/25	3	2	1,048.00
4 486 SPREADING OAK CIR	\$227,900	1/18/26	2	2	998.00
5 605 SWALLOW CT	\$235,000	9/13/25	2	2	975.00
6 466 SPREADING OAK CIR	\$303,000	9/12/25	3	2	1,097.00

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	List Date	DOM
460 Wild Elm CT , Apopka		2		998		0.110		
559 MARTIN PLACE BOULEVARD , APOPKA FL	\$240,000	3	2	1,176		0.100	12/01/2025	64
572 MAINLINE BOULEVARD , APOPKA FL	\$260,000	3	2	1,187		0.110	01/13/2026	15
320 N. NEW HAMPSHIRE , APOPKA FL	\$290,000	3	2	1,048		0.160	12/01/2025	63
Averages:	\$263,333	3.0	2.0	1,137		0.123		47

Pending Listings

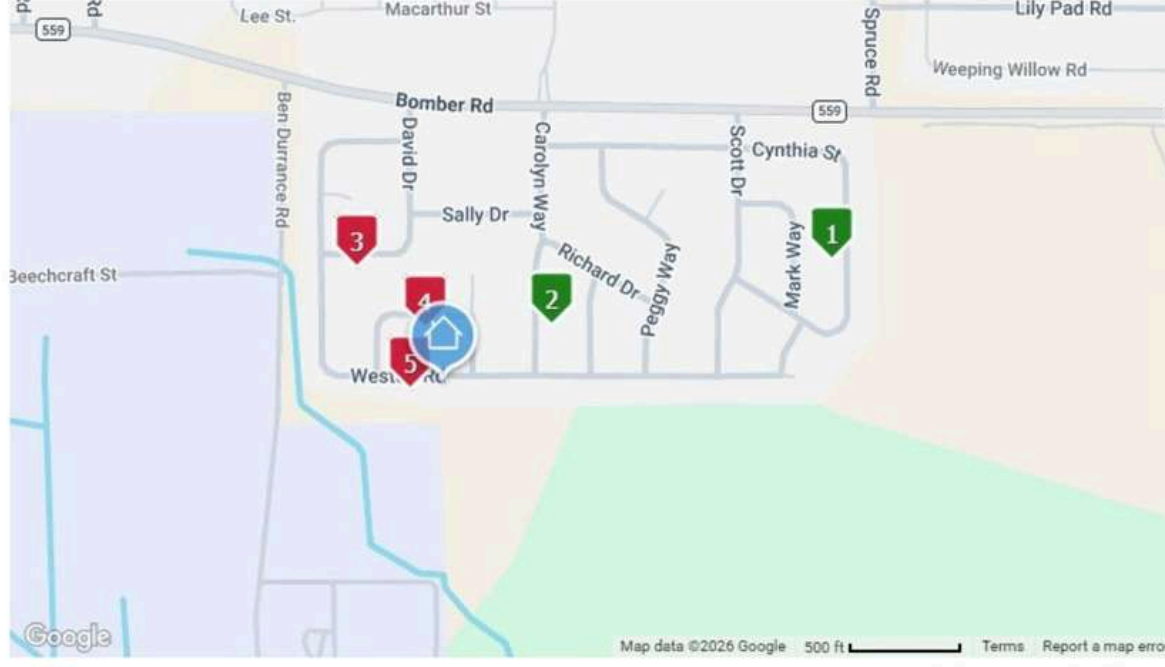
Address	Price	Bds	Bth	SqFt	Ht	Acres	Pend Date	DOM
460 Wild Elm CT , Apopka		2		998		0.110		
486 SPREADING OAK CIRCLE , APOPKA FL	\$227,900	2	2	998		0.090	01/18/2026	5
605 SWALLOW COURT , APOPKA FL	\$235,000	2	2	975		0.110	09/13/2025	15
Averages:	\$231,450	2.0	2.0	987		0.100		10

Sold Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	Sold Date	DOM
460 Wild Elm CT , Apopka		2		998		0.110		
466 SPREADING OAK CIRCLE , APOPKA FL	\$303,000	3	2	1,097		0.140	09/12/2025	7
Averages:	\$303,000	3.0	2.0	1,097		0.140		7

	Low	Median	Average	High	Count
Comparable Price	\$227,900	\$250,000	\$259,317	\$303,000	6
Adjusted Comparable Price	\$227,900	\$250,000	\$259,317	\$303,000	6

CMA 4636 Weston RD



4636 Weston RD , Bartow, 33830
 Beds: 3, Baths: 2, Sq.Ft.: 1104

Address	Price	Date	Beds	Baths	Sq.Ft.
1 4835 CYNTHIA ST	\$210,000	9/21/25	4	2	1,064.00
2 4306 CAROLYN WAY	\$225,000	12/29/25	3	1	1,231.00
3 4530 DAVID DR	\$190,000	10/24/25	3	1	1,075.00
4 4326 STEPHANIE WAY	\$232,500	1/12/26	3	1	1,010.00
5 4635 WESTON RD	\$239,000	1/22/26	3	1	1,072.00

Summary of Comparable Listings

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Active Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	List Date	DOM
4636 Weston RD , Bartow		3		1313		0.200		
4835 CYNTHIA STREET , BARTOW FL	\$210,000	4	2	1,064		0.140	09/20/2025	135
4306 CAROLYN WAY , BARTOW FL	\$225,000	3	2	1,231		0.170	12/29/2025	36
Averages:	\$217,500	3.5	2.0	1,148		0.155		86

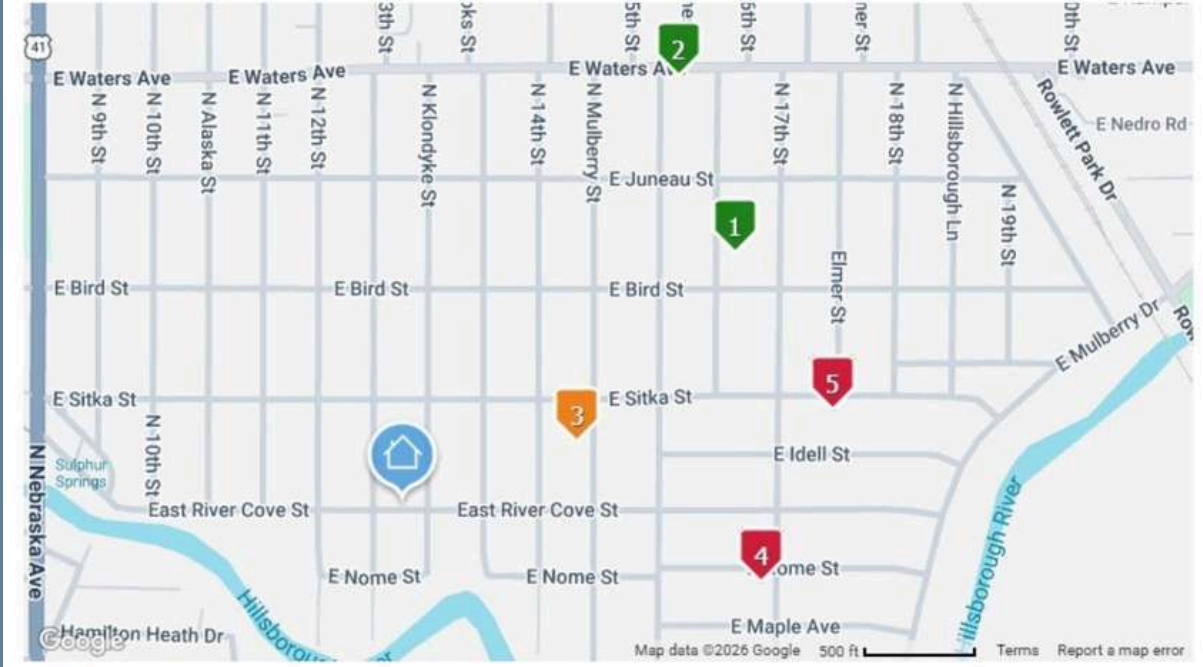
Sold Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	Sold Date	DOM
4636 Weston RD , Bartow		3		1313		0.200		
4530 DAVID DRIVE , BARTOW FL	\$190,000	3	2	1,075		0.190	10/24/2025	69
4326 STEPHANIE WAY , BARTOW FL	\$232,500	3	1	1,010		0.200	01/12/2026	131
4635 WESTON ROAD , BARTOW FL	\$239,000	3	2	1,072		0.170	01/22/2026	35
Averages:	\$220,500	3.0	1.7	1,052		0.187		78

	Low	Median	Average	High	Count
Comparable Price	\$190,000	\$225,000	\$219,300	\$239,000	5
Adjusted Comparable Price	\$190,000	\$225,000	\$219,300	\$239,000	5

On Average, the 'Sold' status comparable listings sold in 78 days for \$220,500

CMA 8005 & 8205 N 13th St



8005 N 13th ST , Tampa, 33604
 Beds: 2, Baths: 1, Sq.Ft.: 1320

Address	Price	Date	Beds	Baths	Sq.Ft.
1 8205 N SEMMES ST	\$298,000	9/19/25	3	2	1,032.00
2 8317 N MARKS ST	\$359,900	10/24/25	4	2	1,715.00
3 8012 N MULBERRY ST #A	\$265,000	12/15/25	4	2	1,584.00
4 1619 E NOME ST	\$296,800	8/19/25	4	2	1,762.00
5 1709 E SITKA ST	\$330,000	8/21/25	4	2	1,368.00
6 8319 N 14TH ST	\$375,000	11/20/25	5	3	1,404.00

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	List Date	DOM
8005 N 13th ST , Tampa		2		1320		0.110		
8205 N SEMMES STREET , TAMPA FL	\$298,000	3	2	1,032		0.120	09/19/2025	137
8317 N MARKS STREET , TAMPA FL	\$359,900	4	2	1,715		0.120	10/24/2025	102
Averages:	\$328,950	3.5	2.0	1,374		0.120		120

Pending Listings

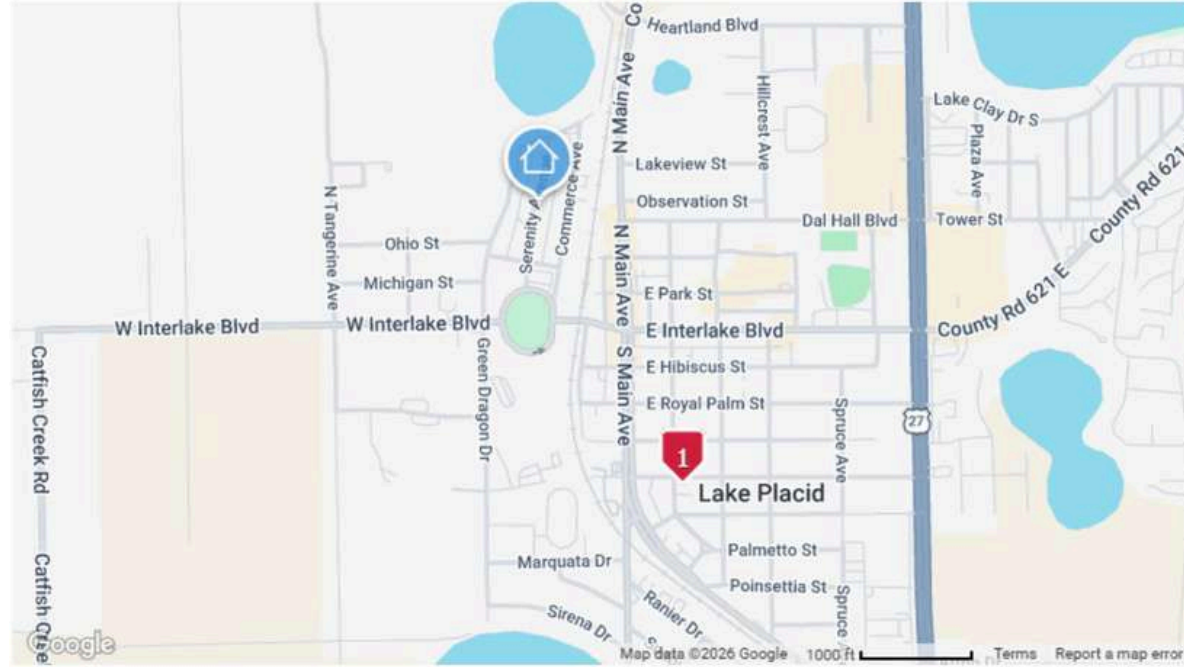
Address	Price	Bds	Bth	SqFt	Ht	Acres	Pend Date	DOM
8005 N 13th ST , Tampa		2		1320		0.110		
8012 N MULBERRY STREET #A, TAMPA FL	\$265,000	4	2	1,584		5,000.000	12/15/2025	3
Averages:	\$265,000	4.0	2.0	1,584		5,000.000		3

Sold Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	Sold Date	DOM
8005 N 13th ST , Tampa		2		1320		0.110		
1619 E NOME STREET , TAMPA FL	\$296,800	4	2	1,762		0.210	08/19/2025	8
1709 E SITKA STREET , TAMPA FL	\$330,000	4	2	1,368		0.120	08/21/2025	222
8319 N 14TH STREET , TAMPA FL	\$375,000	5	3	1,404		0.110	11/20/2025	54
Averages:	\$333,933	4.3	2.3	1,511		0.147		95

	Low	Median	Average	High	Count
Comparable Price	\$265,000	\$314,000	\$320,783	\$375,000	6
Adjusted Comparable Price	\$265,000	\$314,000	\$320,783	\$375,000	6

CMA 137 & 139 Lake Rachard



	137 LAKE RACHARD DRIVE , LAKE PLACID, 33852	Beds	Baths	Sq.Ft.		
		4		784		
	1 400 S PINE AVE	Price	Date	Beds	Baths	Sq.Ft.
		\$330,000	10/16/23	5	3	2,079.00

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	Sold Date	DOM
137 LAKE RACHARD DRIVE , LAKE PLACID Florida		4	2	784		0.100		
400 S PINE AVENUE , LAKE PLACID FL	\$330,000	5	3	2,079		0.260	10/16/2023	33
Averages:	\$330,000	5.0	3.0	2,079		0.260		33

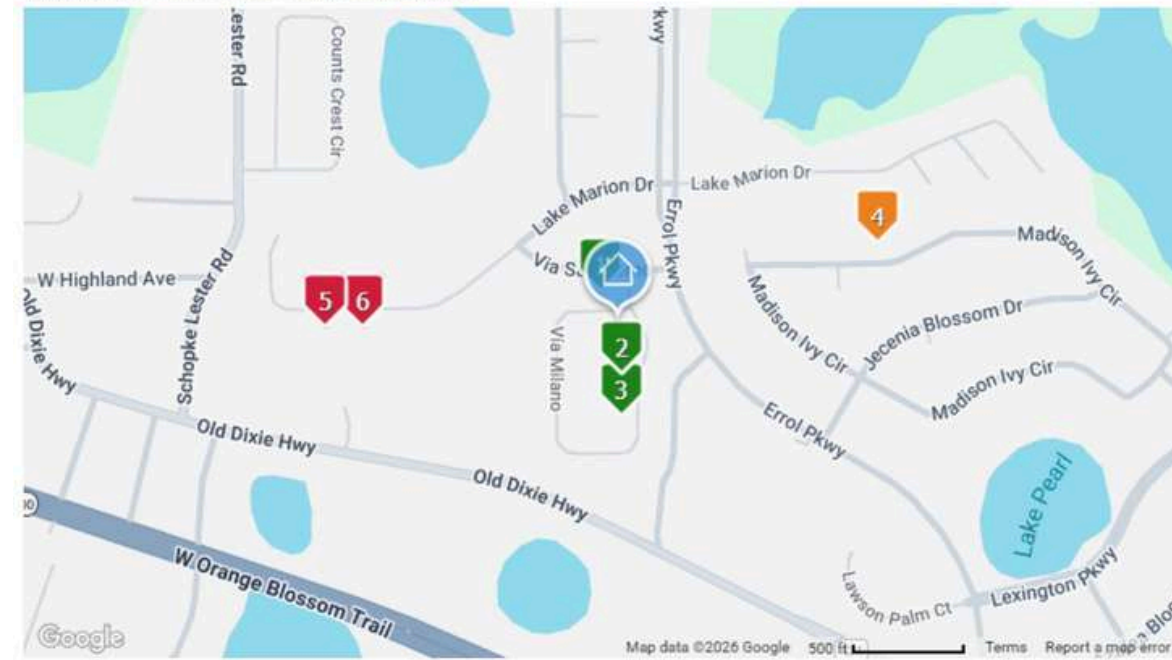
	Low	Median	Average	High	Count
Comparable Price	\$330,000	\$330,000	\$330,000	\$330,000	1
Adjusted Comparable Price	\$330,000	\$330,000	\$330,000	\$330,000	1

On Average, the 'Sold' status comparable listings sold in 33 days for \$330,000

CMA 669 Via Milano

CMA Map Layout

Map for the CMA Subject with Comparables



	669 VIA MILANO , APOPKA, 32712	Beds	Baths	Sq.Ft.		
		3	2	1513		
	1 669 VIA MILANO	Price	Date	Beds	Baths	Sq.Ft.
		\$375,000	2/12/26	3	2	1,513.00
	2 630 VIA MILANO	\$414,900	1/29/26	3	2	1,944.00
	3 618 VIA MILANO	\$425,000	1/27/26	3	2	1,763.00
	4 1766 MADISON IVY CIR	\$385,000	1/12/26	3	2	1,860.00
	5 2218 LAKE MARION DR	\$425,000	9/15/25	3	2	2,722.00
	6 2202 LAKE MARION DRIVE	\$490,000	1/27/26	4	2	2,916.00

Address	Price	Bds	Bth	SqFt	Ht	Acres	List Date	DOM
669 VIA MILANO , APOPKA Florida		3	2	1513		0.130		
669 VIA MILANO , APOPKA FL	\$375,000	3	2	1,513		0.130	02/12/2026	0
630 VIA MILANO , APOPKA FL	\$414,900	3	2	1,944		0.210	01/29/2026	14
618 VIA MILANO , APOPKA FL	\$425,000	3	2	1,763		0.130	01/27/2026	16
Averages:	\$404,967	3.0	2.0	1,740		0.157		10

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	Pend Date	DOM
669 VIA MILANO , APOPKA Florida		3	2	1513		0.130		
669 VIA MILANO , APOPKA FL	\$375,000	3	2	1,513		0.130	01/12/2026	5
1766 MADISON IVY CIRCLE , APOPKA FL	\$385,000	3	3	1,860		0.180		
Averages:	\$385,000	3.0	3.0	1,860		0.180		5

Pending Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	Sold Date	DOM
669 VIA MILANO , APOPKA Florida		3	2	1513		0.130		
669 VIA MILANO , APOPKA FL	\$375,000	3	2	1,513		0.130	09/15/2025	100
2218 LAKE MARION DRIVE , APOPKA FL	\$425,000	3	3	2,722		0.240	01/27/2026	49
2202 LAKE MARION DRIVE , APOPKA FL	\$490,000	4	3	2,916		0.250		
Averages:	\$457,500	3.5	3.0	2,819		0.245		75

Sold Listings

Address	Price	Bds	Bth	SqFt	Ht	Acres	Sold Date	DOM
669 VIA MILANO , APOPKA Florida		3	2	1513		0.130		
669 VIA MILANO , APOPKA FL	\$375,000	3	2	1,513		0.130		
2218 LAKE MARION DRIVE , APOPKA FL	\$425,000	3	3	2,722		0.240		
2202 LAKE MARION DRIVE , APOPKA FL	\$490,000	4	3	2,916		0.250		
Averages:	\$457,500	3.5	3.0	2,819		0.245		75

	Low	Median	Average	High	Count
Comparable Price	\$375,000	\$419,950	\$419,150	\$490,000	6
Adjusted Comparable Price	\$375,000	\$419,950	\$419,150	\$490,000	6

UPDATES & FEATURES

8005 N 13th Street

- Central A/C
- 2024 - New Air Handler & Condensor
- Long Term Tenants
- No Flood Zone
- No Deed Restrictions

8205 N 13th Street

- Wall Unit A/Cs
- Long Term Tenants
- No Flood Zone
- No Deed Restrictions

460 Wild Elm Ct

- Permit New Roof - 2023
- Long Term Tenants
- No Flood Zone
- No Deed Restrictions

461 Wild Elm Ct

- Permit New Roof - 2024
- Long Term Tenants
- No Flood Zone
- No Deed Restrictions

137 Lake Rachard

- Newer A/C Unit
- Long Term Tenants
- No Deed Restrictions
- Short Term Rentals Allowed

139 Lake Rachard

- Newer A/C Unit
- Long Term Tenants
- No Deed Restrictions
- Short Term Rentals Allowed

4636 Weston Rd

- Permitted Roof - 2011
- Almost a ¼ acre lot
- Screened in Patio
- Completely Fenced
- Long Term Tenants
- No Flood Zone
- No Deed Restrictions
- Well Water - Public Sewer

669 Via Milano

- New Tile Roof - 2026
- New A/C - 2025
- HOA Covers All Landscaping
- Long Term Tenants
- Great School Zones