



For Sale



12057, 12059, 12061, 12063 Tift Circle, Orlando, FL 32826

4-Unit Townhome Portfolio Near UCF | East Orlando



\$1,000,000



Four Townhomes



3,906 SF



0.3 Acres



**3 Units Occupied
1 Unit Kept Vacant
for Showings**

Presented by

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Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.





Property Highlights

- 4-Unit Townhome Portfolio
- 8 Bedrooms | 8 Full Baths | 4 Half Baths
- HOA Only \$72/Month Per Unit
- 1.8 Miles from UCF
- Easy Access to SR-408 & SR-417
- Three Units Leased, One Unit Vacant - Potential Owner-Occupant Opportunity

Offering Summary

Sale Price:	\$1,000,000
12057 Price: (Lot Size: 0.06 Acre)	\$252,000
12059 Price: (Lot Size: 0.04 Acre)	\$245,000
12061 Price: (Lot Size: 0.04 Acre)	\$245,000
12063 Price: (Lot Size: 0.16 Acre)	\$258,000
Number of Units:	4
Lot Size:	0.3 Acres
Building Size:	3,906 SF
Each Townhome Area	976 SF



Property Description

Great opportunity to acquire a portfolio of four well-maintained adjacent townhomes in the Cambridge Circle community near UCF. All four townhomes can be sold individually together as a portfolio and include units 12057, 12059, 12061, and 12063.

The portfolio consists of four townhomes totaling 3,904 SF with 8 bedrooms, 8 full bathrooms, and 4 half bathrooms, situated on 0.30 acres. Each two-story townhome offers a 976 SF functional floor plan with 2 beds and 2.5 baths, and a private fenced backyard.

Roof replaced in 2017. HVAC systems were replaced in 2015 (Unit 12057), 2025 (Unit 12059 and Unit 12061), and 2022 (Unit 12063).

All units feature tile flooring on the first floor. Units 12057 and 12063 have carpet on the second floor, while Units 12059 and 12061 feature new vinyl plank flooring upstairs.

All units feature upgraded first-floor windows and sliding glass doors, while the second-floor double-pane windows are original.

All units have been updated with stainless steel stoves and refrigerators. All units are separately metered.

Unit 12061 also features upgraded LED lighting. HOA dues are \$72/month for each townhome and include lawn and other common area maintenance.

Tenants in all units are responsible for their own electricity, water, internet, A/C filter replacement, and maintenance of the fenced backyard area.

Unit 12057 is leased at \$1500/month on a month-to-month lease.

Unit 12059 is currently vacant for convenient showings.

Unit 12061 is leased at \$1600/month on a month-to-month lease.

Unit 12063 is leased at \$1640/month.



Located in the Cambridge Circle neighborhood near UCF East Orlando with convenient access to SR-408/SR-417 and nearby amenities such as Central Florida Research Park, Publix, and Waterford Lakes Town Center.

The portfolio benefits from strong rental demand, being located in the high-demand East Orlando rental market near UCF (1.8 miles, 5 min), Central Florida Research Park (2.2 miles, 6 min), Publix (1.8 miles, 6 min), and Waterford Lakes Town Center (2.5 miles, 9 min), with convenient access to SR-408 and SR-417. Distances and drive times are approximate.

With Unit 12059 currently vacant, buyers have the flexibility to occupy one unit while collecting rental income from the remaining three units. Also, an excellent opportunity for investors seeking stable rental income and long-term appreciation in a high-demand Orlando submarket.

Schedule a showing today!



Property Description

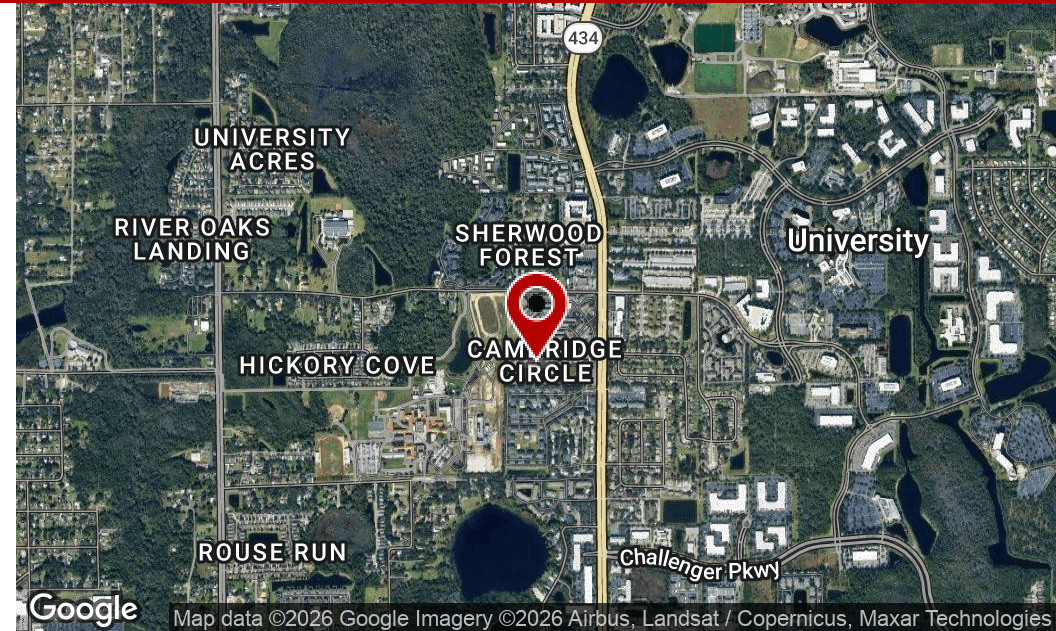
Once all four townhomes are fully leased at the seller's projected market rent of \$1,800 per unit per month, the portfolio could generate approximately \$86,400 in annual gross rental income.

This pro forma is based on rental research conducted by the seller and is provided for evaluation purposes rather than as a guarantee of future performance.

Seller-reported expenses currently include approximately \$3,456 annually in HOA dues, \$5,270 in hazard insurance, \$678 in liability insurance, and \$11,635 in real estate taxes.

These figures reflect the seller's present ownership and operating structure; each buyer should independently verify all income and expenses and develop projections based on their own financing, insurance coverage, management approach, maintenance program, leasing policies, vacancy assumptions, and rental strategy.

Located in the Cambridge Circle neighborhood near UCF East Orlando with convenient access to SR-408/SR-417 and nearby amenities such as Central Florida Research Park, Publix, and Waterford Lakes Town Center.



Location Description

Located approximately 1.8 miles from the University of Central Florida, the portfolio is positioned near one of the nation's largest universities and a major driver of East Orlando's rental market.

UCF reported enrollment of 70,674 students for Fall 2025, including more than 60,000 undergraduates, and its 1,420-acre main campus is designated as an R1 institution for very high research activity.

With universitywide on-campus and affiliated housing accommodating only a portion of total enrollment, the surrounding area serves a substantial off-campus renter population.

This proximity may help generate demand from students, faculty, university employees, and professionals working in the adjacent Central Florida Research Park, giving the townhomes potential for conventional or student-oriented rentals, subject to applicable laws, occupancy requirements, and HOA regulations.



Location Information

Street Address	12057, 12059, 12061, 12063 Tift Circle
City, State, Zip	Orlando, FL 32826-3915
County	Orange

Building Information

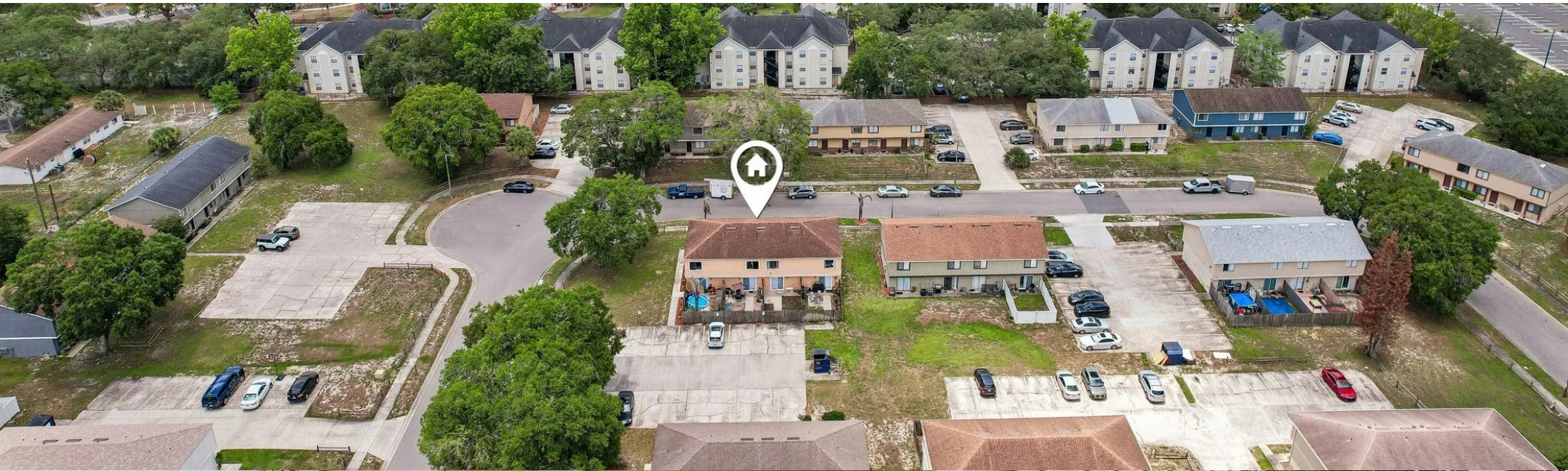
Building Size	3,906 SF
Occupancy %	75%

Sale Price

\$1,000,000

Property Information

Property Type	Multifamily
Lot Size	0.3 Acres
Number of Townhomes	4



Additional Photos



Additional Photos



Each Office Independently
Owned and Operated

Additional Photos



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Owned and Operated



12057 Tift Cir # 12059-12061-12063, Orlando, FL 32826

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



Regional Map

