



Income Potential

- **Projected Monthly Income:** \$4,500
- **Projected Annual Gross Income:** \$54,000
- **Two rentable units:**
 - Main home (renovated 2024)
 - Detached guest suite w/ full kitchen, full bath, private deck
- **Ideal for:** STR, LTR, hybrid, or owner-occupant + rental



Cap Rate Snapshot

(Based on \$4,500/mo income)

Annual Gross Income: \$54,000

NOI Estimates:

- **Low Expense (25%):** \$40,500
- **Moderate Expense (35%):** \$35,100

Cap Rate Examples:

- **\$600,000 price:** 5.85%–6.75%



Property Highlights

- Direct canal frontage with **mangrove and wildlife views**
- **No HOA** — unrestricted STR, RV, boat, and trailer parking
- **Brand-new AC & air handler**
- **Fully fenced yard**, mature oaks, tropical landscaping
- **Open layout** with water views
- Dock perfect for morning coffee, fishing, or guest appeal
- **Two independent living spaces** = diversified income streams



Why Investors Like This Asset

- **Turnkey** — major systems updated, renovation completed
- **Dual-unit flexibility** increases occupancy and reduces vacancy risk
- **Waterfront premium** boosts ADR and long-term value
- **Nature-centric setting** drives repeat bookings and high guest satisfaction
- **Parking + no restrictions** attract boaters, traveling nurses, and long-term tenants
- **Low CapEx** thanks to 2024 updates

Summary

A high-yield, low-maintenance waterfront investment with two rentable units, no HOA restrictions, and strong income potential. Perfect for investors seeking cash flow, appreciation, and flexibility in a desirable coastal market.