

608 Dundee Road • Dundee, FL 33838

6-Unit Mixed-Use Income Property • 1 Duplex + 1 Four-Plex • Polk County, FL • List Price: \$724,900

KEY METRICS — SELLER PROJECTIONS

\$106,200 Gross Annual Income \$8,850 / mo projected	\$14,109 Annual Expenses Incl. projected duplex insurance	\$92,091 Net Operating Income Before financing costs	12.70% Cap Rate Based on \$724,900 list price
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12.70

%

Cap Rate — Seller Projection

Cap Rate = Net Operating Income ÷ Purchase Price. A higher cap rate means stronger income relative to what you pay. Multifamily in Florida typically ranges 5–8%. Both scenarios here exceed that benchmark — seller projection: **12.70%**, conservative estimate: **11.79%**.

UNIT BREAKDOWN & EXPENSES

Unit	Status	Monthly Rent	Annual
Duplex — 2BR/1BA	Leased	\$1,500/mo	\$18,000
Duplex — 3BR/1BA	Expected	\$1,850/mo <small>(expected)</small>	\$22,200
Quad Upstairs A	Leased	\$1,250/mo	\$15,000
Quad Upstairs B	Leased	\$1,250/mo	\$15,000
Quad Downstairs A	Expected	\$1,500/mo <small>(expected)</small>	\$18,000
Quad Downstairs B	Expected	\$1,500/mo <small>(expected)</small>	\$18,000
Total		\$8,850/mo	\$106,200

Expense Item	
Property taxes	
Insurance — quad (current)	
Insurance — duplex (projected)	
Trash & water	
Lawn care	
Total Projected	

Duplex currently uninsured by seller — \$3,500 projected insu for accuracy. Does not include property mgmt, vacancy reser maintenance.

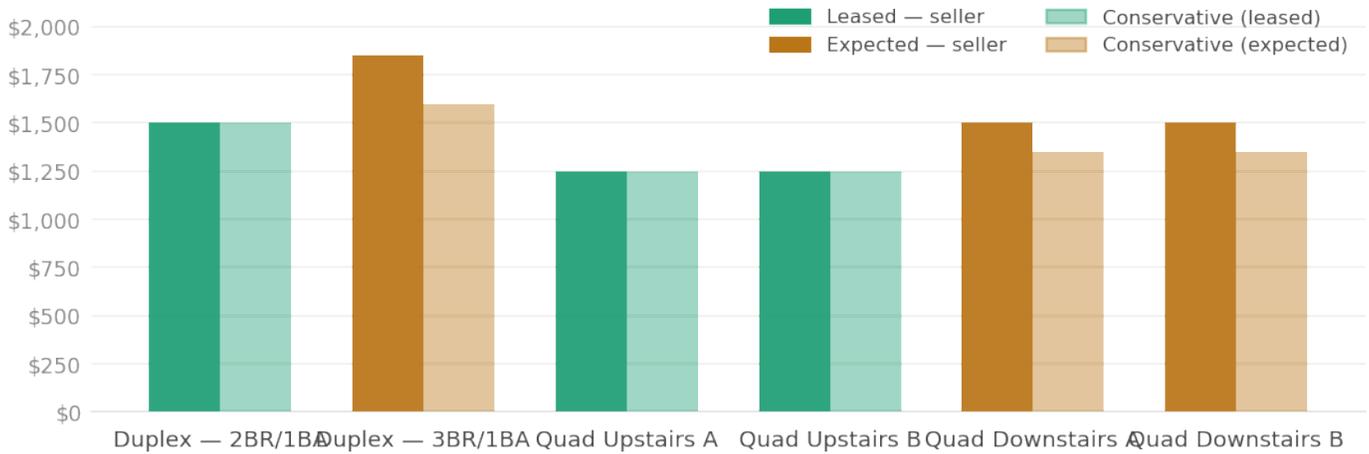
SCENARIO COMPARISON

	Seller Projections	Conservative Estimate
Total monthly rent	\$8,850/mo	\$8,300/mo
Gross annual income	\$106,200	\$99,600

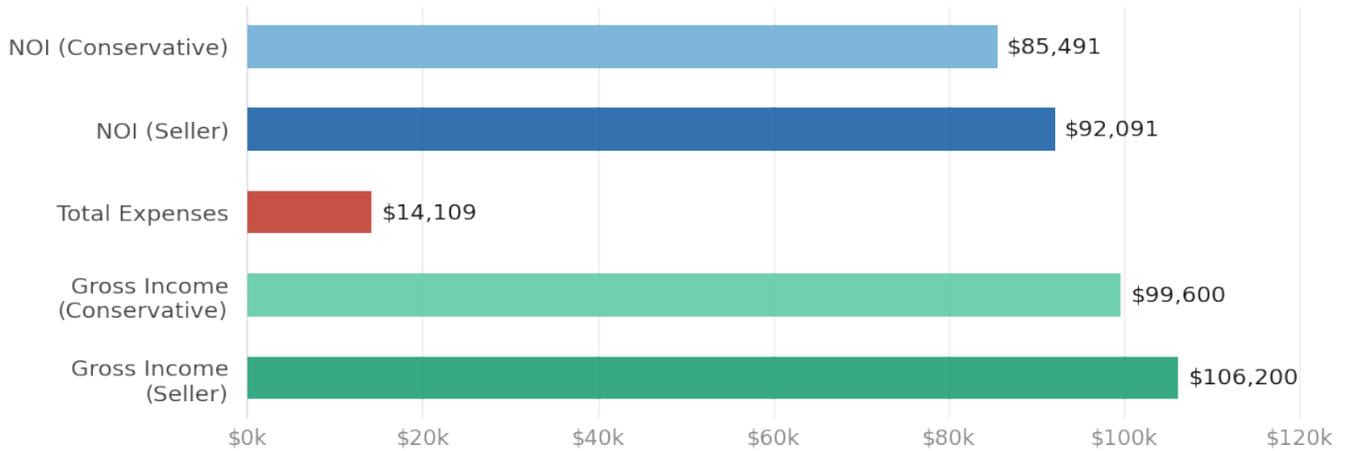
Annual expenses	\$14,109	\$14,109
Net operating income	\$92,091	\$85,491
Cap rate (\$724,900)	12.70%	11.79%

Conservative rents are based on \$100/mo above current leased units: the 3BR front duplex unit is larger, more updated, and has better street visibility; downstairs quad units have a superior commercial location. Upstairs studio rate (\$1,250/mo) serves as the baseline.

MONTHLY RENT BY UNIT



ANNUAL INCOME, EXPENSES & NOI — BOTH SCENARIOS



VACANT UNIT CONTEXT — FOR BUYER REFERENCE

Duplex — Front Unit (3BR/1BA)

This unit has been intentionally held vacant by the seller. The owner began renovations on his own timeline and initially kept the unit offline to simplify showings during a prior listing period. Since then, his attention has been fully occupied by an immediate family situation, and the unit has remained vacant by choice while his priorities were elsewhere. Now that he is re-listing with the goal of full retirement, he continues to hold the unit vacant for convenient buyer showings. He has placed a casual "for rent" sign on-site but has not actively marketed it. Seller has confirmed he can execute a lease prior to closing should a buyer require it.

Quad — Both Downstairs Units (Studios)

Both downstairs units were occupied by a local church for many years at a significantly below-market rate — the seller's personal charitable contribution to the community. The church vacated on February 16, 2026 in anticipation of the sale. Since their departure, the seller has intentionally chosen not to actively market or re-lease these units. His reasoning: he wants to give the future buyer full flexibility to decide what to do with the space — whether that's residential leases, a commercial tenant, owner use, or something else entirely. The units have a strong rental history, having previously been occupied by a food retailer, a restaurant, and other commercial uses.

Existing Tenant Note: Current tenants in the occupied units fulfilled their initial 1-year leases and are now month-to-month. The seller reports all existing tenants are interested in staying. Formal lease extensions with defined terms can be arranged upon request — seller has held off executing them to preserve flexibility for the incoming buyer.

All income figures marked "Expected" represent projected rents for currently vacant units and are estimates only. Buyers are encouraged to conduct independent due diligence. Cap rate is calculated using projected NOI divided by list price of \$724,900. Expense figures provided by seller; additional costs including property management fees, maintenance reserves, and vacancy allowances are not reflected and should be factored into any buyer analysis.