

\$250K PRICE REDUCTION!

BEAR CREEK

📍 1295 N Holland Pkwy, Bartow, FL 33830

INVESTMENT HIGHLIGHTS

- 48-Unit Community Located in Bartow, Florida
- Recent Capital Improvements Include All New Roof (2023), All New Electrical
- 36 out of 48 Units Have Been Renovated By Current Ownership
- Significant Value-Add with \$207+ in Average Monthly Rental Upside
- Current Average Lease Rent: \$959
- Current Average Market Rent: \$1,014
- Pro Forma Average Rent: \$1,166
- Strong Growth Outlook: Bartow is Evolving with Significant Residential Development and Annexation of Former Phosphate Lands, Positioning the Market for Future Upside
- Accessible Major Roadways: The Property Lies Near US-17 and SR-60, Facilitating Easy Connections to the Tampa Bay Metropolitan Area (~42 miles) and the Orlando Region
- Convenient Retail Access: The Property is Located Near Major Retailers, Including Walmart Supercenter (1.2 mi) Bealls (1.4 mi), Publix Super Market (1.5 mi), and ALDI (1.2 mi)
- Strategic Employment Hub: The Property Benefits from Proximity to Several of Polk County's Top Employers, Including Polk County Public Schools (~13,500 employees), Polk County Government (~2,200 employees), and Mosaic (~1,380 employees)

INVESTMENT DETAILS

New Price	\$4,400,000
Price Per Unit	\$91,667
Number of Units	48
Year Built	1977



5-Minute Drive to..

DOWNTOWN BARTOW



BEAR CREEK



N Holland Parkway (AADT: 26,500)



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