

20046 Joseph Ln. Land O' Lakes, FL 34638 - Pasco County - Parcel ID# 14-26-18-0000-01400-0031**Ask price: \$1,099,000**Are there any rental rules or restrictions? **NO**Is the park run on well and septic? **YES**

Cap rate:

Addtl notes:

Survey available? **YES**

Property size:

Do you have the title to any units? **Some, not all.**

Unit #	Bed/Bath	Rehabbed	Rent Price	Annual rent	Term	Notes
J1	2/1	YES	\$1,100.00	\$13,200.00	1yr	
J2 - empty pad	-	-	\$0.00	\$0.00	1yr	
J3	1/1	YES	\$1,000.00	\$12,000.00	1yr	
J4	3/1	YES	\$1,100.00	\$13,200.00	1yr	
J5	2/1	YES	\$1,100.00	\$13,200.00	1yr	
J6	3/1	YES	\$1,200.00	\$14,400.00	1yr	
J7	2/1	YES	\$1,100.00	\$15,600.00	1yr	
J8	2/1	YES	\$1,100.00	\$13,200.00	1yr	
J9	3/2	YES	\$1,300.00	\$14,400.00	1yr	\$140 weekly
J10	2/1	YES	\$1,100.00	\$13,200.00	1yr	
J11	2/1	YES	\$1,000.00	\$12,000.00	1yr	
J12	2/1	YES	\$1,100.00	\$13,200.00	1yr	
J13	4/3	YES	\$1,500.00	\$20,400.00	1yr	

Totals			\$13,700.00	\$168,000.00		
---------------	--	--	--------------------	---------------------	--	--

Monthly Expenses

Lawn care	\$300					
Trash	\$240					
Well testing	\$85					
Electric for Well	\$110					
Insurance	\$375					
Taxes	\$825					
Maintenance	\$800					
**Management	\$2,000	**Management includes park visits 3x weekly, 24/7 on call for emergencies,				
Other		collecting rent, and issuing new leases.				
Total	\$4,735					