




Apartment D



Front of Triplex Apartment A

3947 Hwy 60 Bartow

3947 State Road 60 E
Bartow, FL 33830



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MYERS REALTY**
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3947 HWY 60 BARTOW

PROPERTY INFO:

PURCHASE PRICE:

\$739,000.00

PROPERTY ADDRESS:

3947 STATE ROAD 60 E
BARTOW, FL 33830

PROPERTY SIZE

4,319 SQ. FT.

LAND SIZE

1.29 ACRES

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PROPERTY OVERVIEW

Two buildings (Triplex and Single Family), 4 units with nine bedrooms and six baths, a total of 4,059 Sqft of heated space on 1.29 acres. Generates \$65,000 annual income. Metal roofs, clean units, Central A/C, appliances, well-kept grounds, and located in RCC (Rural Cluster Center) Polk County zoning. Annual Expenses are just over \$11,000.00 (Tax, Ins, Yard Maintenance, Pest Control). Triplex and SFH replaced septic drain fields and lines—great property for a 1031 Exchange option generating over \$53,000.00 NOI. Gross sqft is 4,319 at \$171.10 sqft. **DO NOT GO TO THE PROPERTY UNLESS APPROVED BY THE LISTING AGENT!**

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Bartow FL 33830



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3947 HWY 60 BARTOW

3947 State Road 60 E, Bartow, FL, 33830

DETAILED PROPERTY DESCRIPTION



A Hidden Gem in Bartow, Florida: A Triplex and Single Family Home on 1.29 Acres

Nestled in the heart of Bartow, Florida, off State Road 60, lies a unique property that offers a blend of comfort, space, and potential for income generation. This property comprises two buildings - a triplex and a single-family home.

Unit 1 has two beds and one bath

Unit 2 has two beds and one bath

Unit 3 has two beds and one and a half bath

Single Family Home, three beds, and two baths.

The property spans an impressive 1.29 acres, providing ample outdoor space for recreation or future development. The buildings themselves boast a combined heated space of 4,059 square feet, offering plenty of room for families to grow and thrive.

The triplex is a charming structure that houses three separate units. Each unit is distinctively designed with its own unique layout and features. The triplex is perfect for investors looking for rental income or families seeking a home with additional units for extended family or guests.

Adjacent to the triplex is the single-family home. It offers the privacy and comfort of a traditional family home with the added benefit of being part of a larger property. The single-family home is ideal for those who value their privacy but also appreciate the sense of community that comes with shared living spaces.

Both buildings have been meticulously maintained and updated to ensure modern comforts while preserving their original charm. The interiors are spacious and well-lit, with large windows that let in plenty of natural light. The kitchens are fully equipped with modern appliances and ample storage space.

The property's location off State Road 60 offers easy access to local amenities and attractions. Bartow, known as the "City of Oaks and Azaleas," is renowned for its historic charm, friendly community, and beautiful natural surroundings.

This unique property in Bartow, Florida offers an exciting opportunity for families and investors alike. With its combination of space, comfort, and potential for income generation, it truly is a hidden gem in the heart of Florida. Whether you're looking for a family home with room to grow, an investment property with potential for rental income, or a combination of both, this property is worth considering.

In conclusion, this property offers a unique blend of residential and investment opportunities. Its location, size, and the number of units make it a rare find in Bartow, Florida. It's not just a place to live; it's a place to grow, thrive, and potentially generate income. Don't miss out on this unique opportunity to own a piece of Bartow's charm.

PROPERTY PHOTOS



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3947 HWY 60 BARTOW

3947 State Road 60 E, Bartow, FL, 33830

5-YEAR CASH FLOW ANALYSIS



Fiscal Year Beginning January 2025

INITIAL INVESTMENT

Purchase Price	\$739,000
+ Acquisition Costs	\$14,780
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$753,780

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Dec-2025	Year 2 Dec-2026	Year 3 Dec-2027	Year 4 Dec-2028	Year 5 Dec-2029
POTENTIAL RENTAL INCOME (PRI)	\$65,000	\$66,950	\$68,959	\$71,027	\$73,158
- Vacancy / Credit Loss	\$3,250	\$3,348	\$3,448	\$3,551	\$3,658
EFFECTIVE RENTAL INCOME	\$61,750	\$63,603	\$65,511	\$67,476	\$69,500
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$61,750	\$63,603	\$65,511	\$67,476	\$69,500
- Operating Expenses	\$11,000	\$11,330	\$11,670	\$12,020	\$12,381
NET OPERATING INCOME (NOI)	\$50,750	\$52,273	\$53,841	\$55,456	\$57,119
NET OPERATING INCOME (NOI)	\$50,750	\$52,273	\$53,841	\$55,456	\$57,119
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$50,750	\$52,273	\$53,841	\$55,456	\$57,119
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	6.73%	6.93%	7.14%	7.36%	7.58%
Return on Equity	8.89%	8.89%	8.90%	8.89%	8.89%
Equity Multiple	0.82	0.92	1.01	1.11	1.21

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$676,000
Cost of Sale	\$33,800
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$642,200

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	4.42%
Acquisition CAP Rate	6.87%
Year 1 Cash-on-Cash	6.73%
Gross Rent Multiplier	11.37
Price Per Square Foot	\$171.10
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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5-YEAR CASH FLOW ANALYSIS

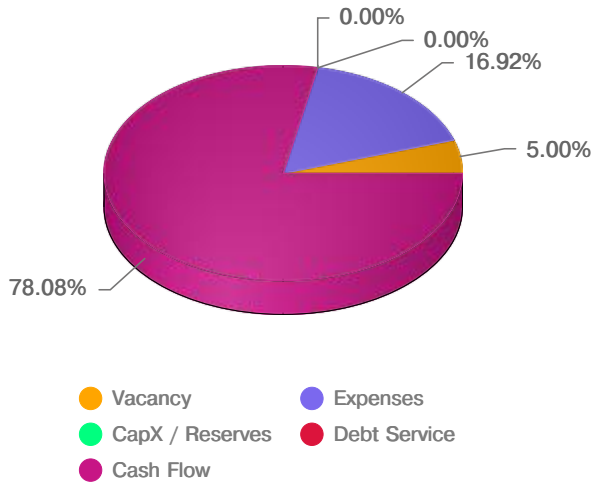


Fiscal Year Beginning January 2025

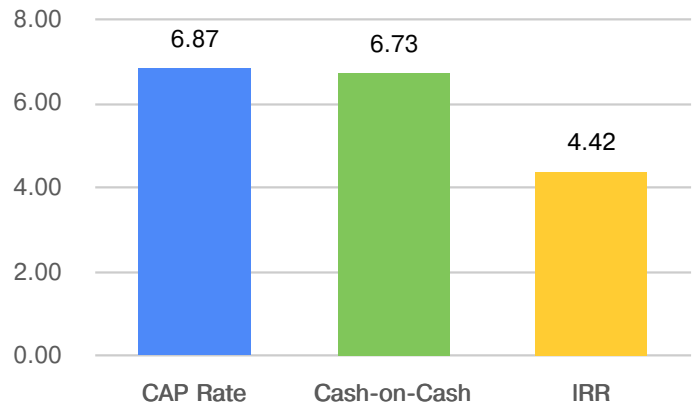
ASSUMPTION / INPUTS

Purchase Price	\$739,000
Year 1 Potential Income	\$65,000
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$11,000
Acquisition CAP Rate	6.87%
Sale Price - CAP Rate	8.70%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	3.00%
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		+	Financing Cash Flow		=	Equity Investment	
Cash Flow & 5-year Yield			& Effective Rate			Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$753,780)		0	\$0		0	(\$753,780)
1	\$50,750		1	\$0		1	\$50,750
2	\$52,273		2	\$0		2	\$52,273
3	\$53,841		3	\$0		3	\$53,841
4	\$55,456		4	\$0		4	\$55,456
5	\$699,319		5	\$0		5	\$699,319

Property IRR/Yield = 4.42%

Effective Loan Rate = N/A

Equity IRR / Yield = 4.42%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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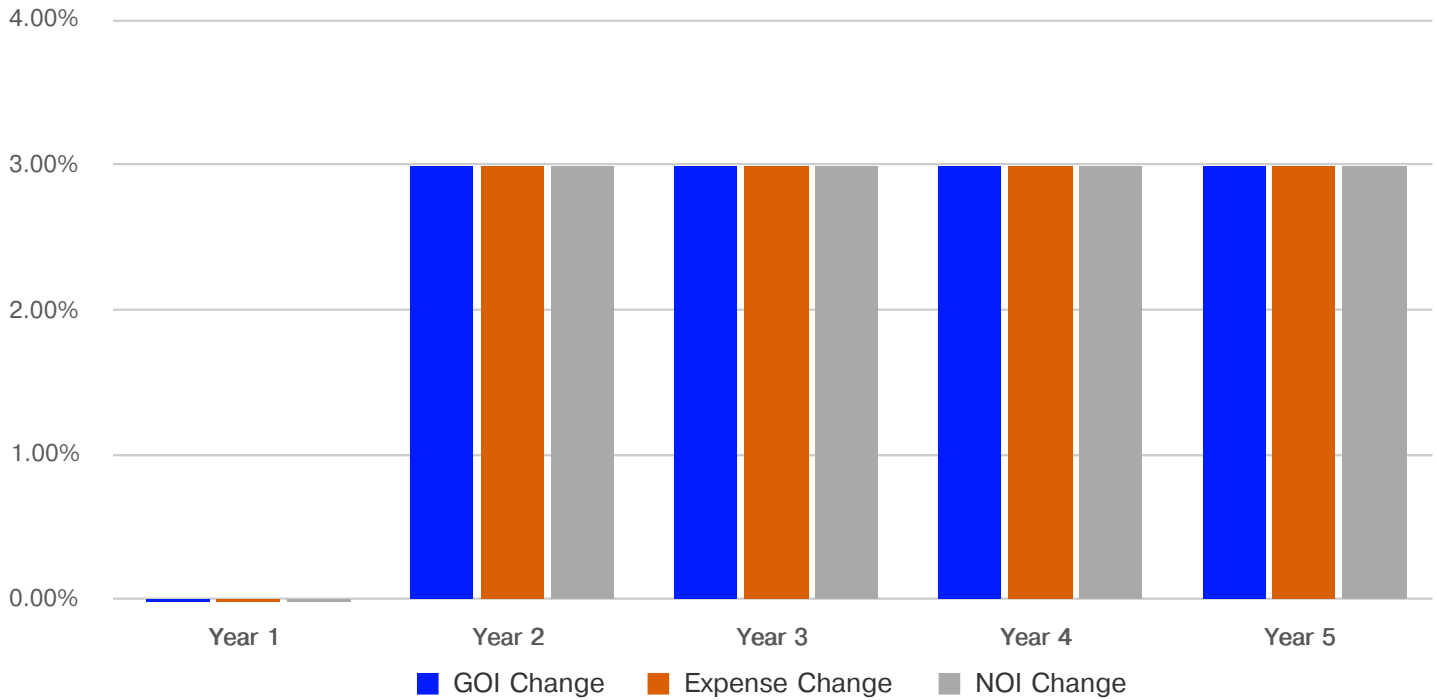
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ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

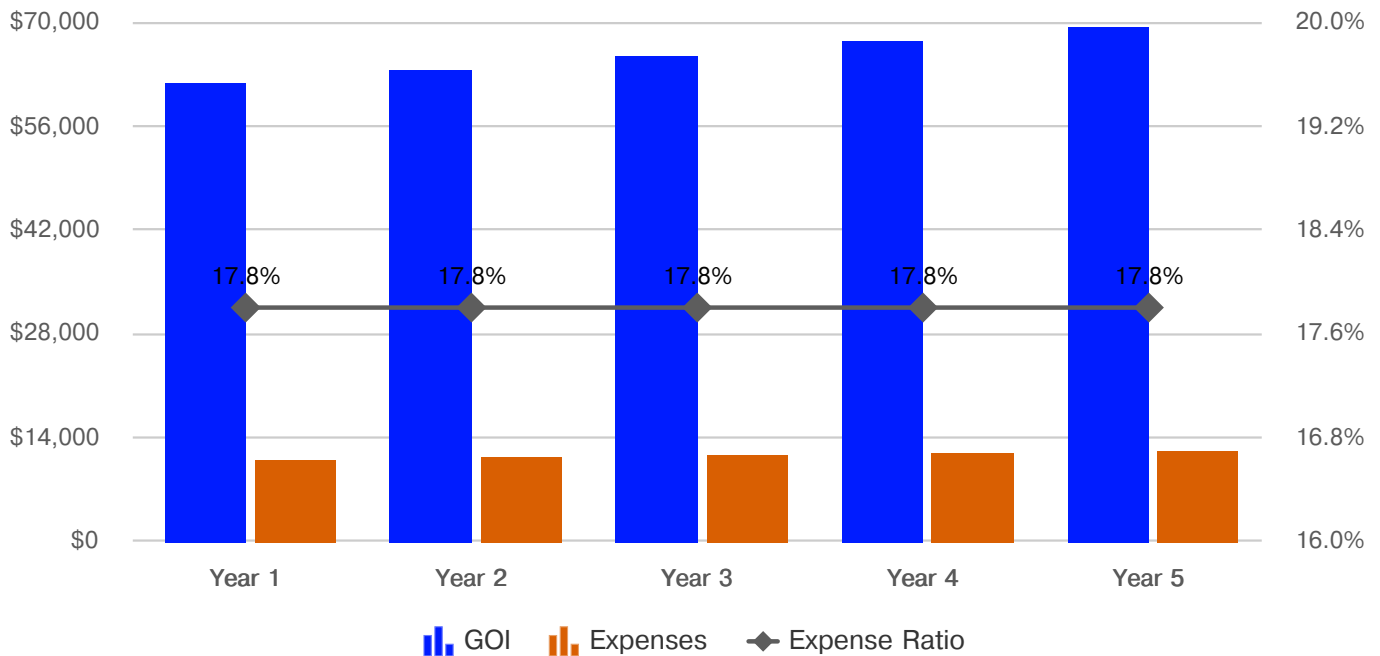
Fiscal Year Beginning January 2025



Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



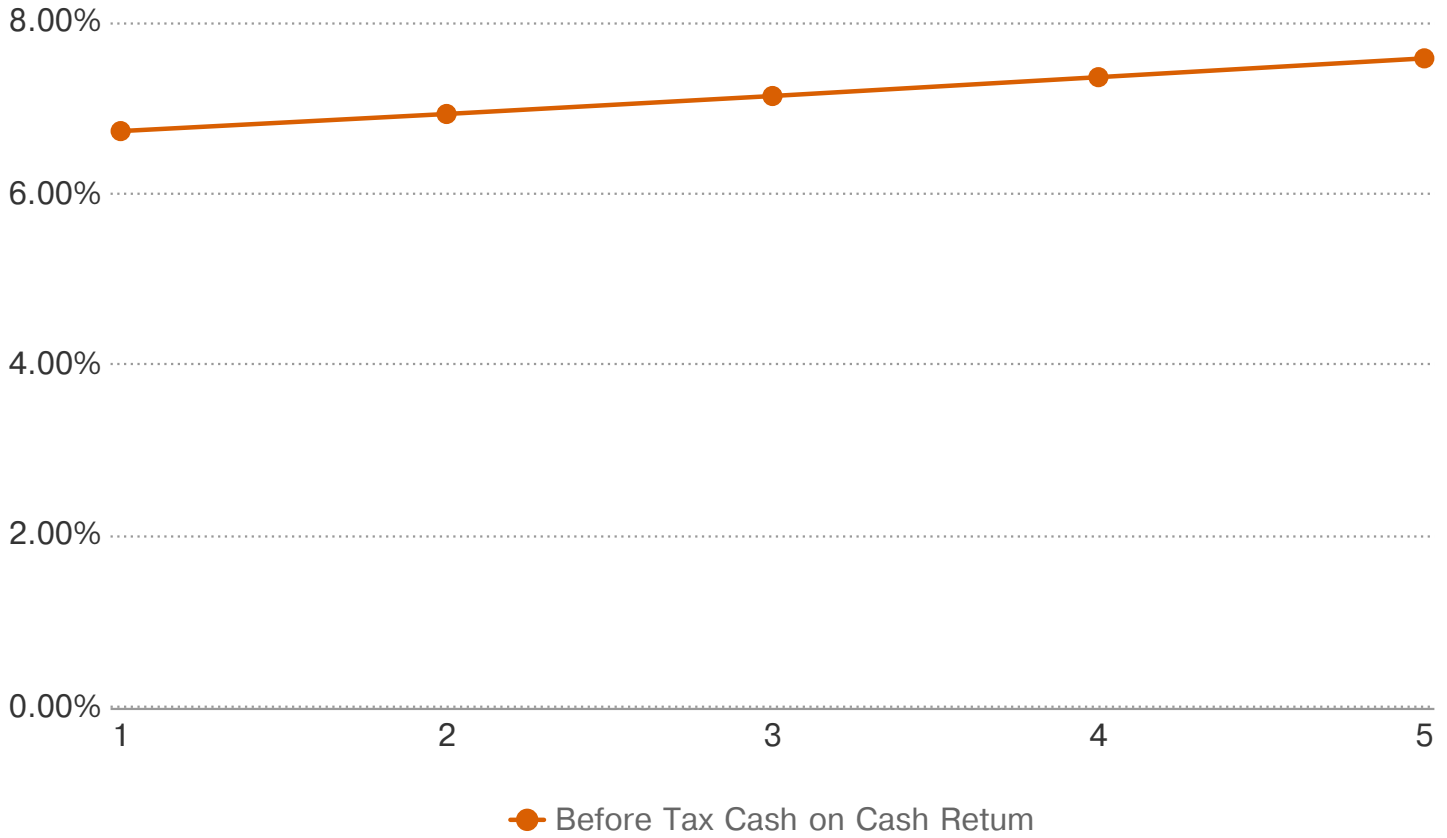
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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	6.73%	6.93%	7.14%	7.36%	7.58%



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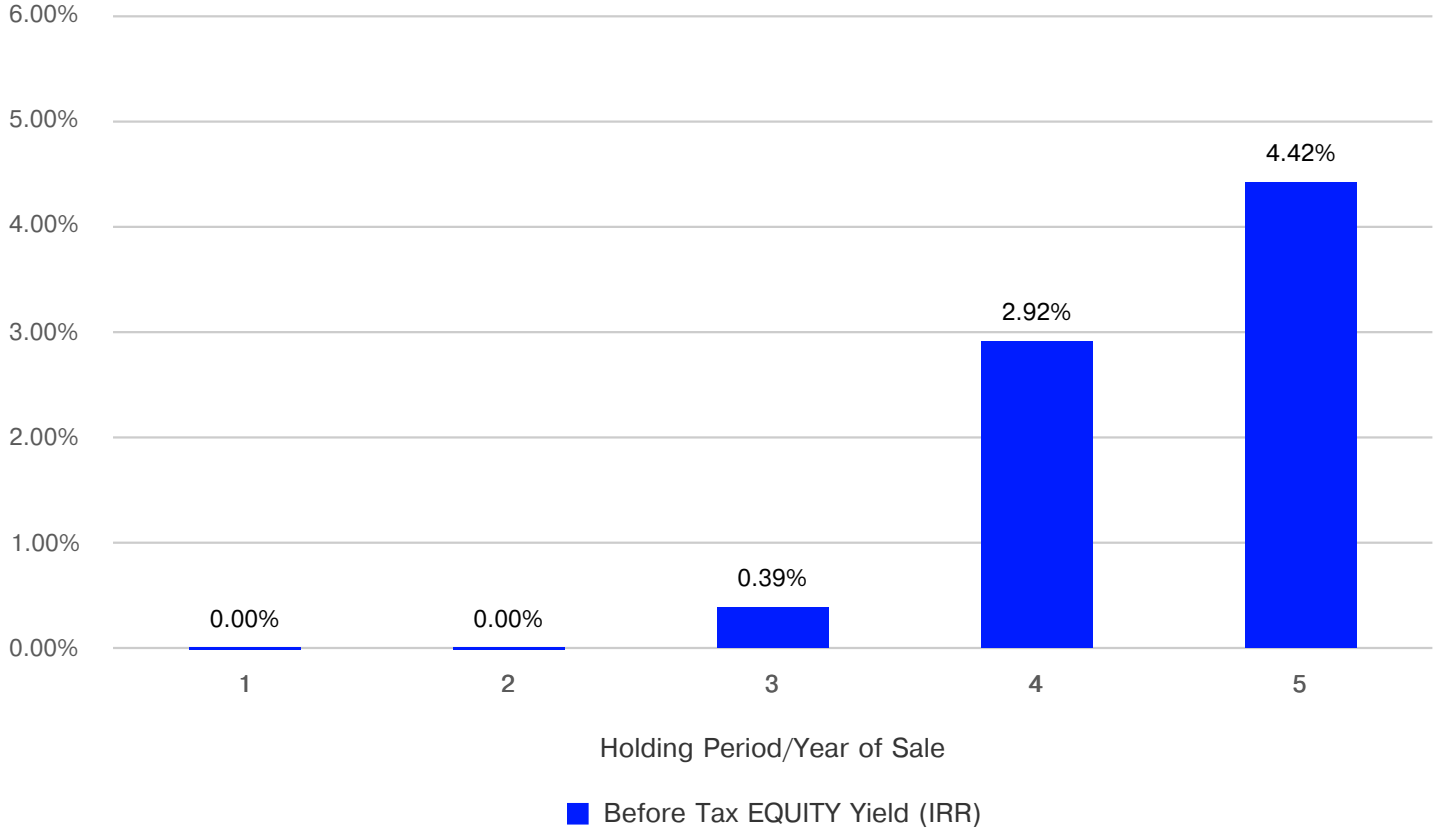
OPTIMAL HOLDING PERIOD ANALYSIS



Fiscal Year Beginning January 2025

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	4.42%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	N/A	N/A	0.39%	2.92%	4.42%



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Acquisition CAP Rate	6.87%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	\$171.10

Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00

Summary of Investment Measures

For the Year Ending	Year 1 Dec-2025	Year 2 Dec-2026	Year 3 Dec-2027	Year 4 Dec-2028	Year 5 Dec-2029	Year 6 Dec-2030	Year 7 Dec-2031	Year 8 Dec-2032	Year 9 Dec-2033	Year 10 Dec-2034
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Return on Equity	8.89%	8.89%	8.90%	8.89%	8.89%	8.89%	8.90%	8.89%	8.89%	8.89%
Before Tax Cash on Cash	6.73%	6.93%	7.14%	7.36%	7.58%	7.81%	8.04%	8.28%	8.53%	8.78%
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	N/A	N/A	0.39%	2.92%	4.42%	5.46%	6.18%	6.73%	7.16%	7.50%
Effective Annual Cost of Borrowed Funds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Equity Multiple	0.82	0.92	1.01	1.11	1.21	1.31	1.42	1.53	1.64	1.76
Before Tax EQUITY Yield (IRR)	N/A	N/A	0.39%	2.92%	4.42%	5.46%	6.18%	6.73%	7.16%	7.50%



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10-YEAR CASH FLOW ANALYSIS

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 Fiscal Year Beginning January 2025



ASSUMPTION / INPUTS

Purchase Price	\$739,000
Year 1 Potential Income	\$65,000
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$11,000
Acquisition CAP Rate	6.87%
Sale Price - CAP Rate	8.70%

Acquisition Costs (% of Purchase Price)	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	3.00%
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 10-year Yield		& Effective Rate		Cash Flow & 10-year Yield	
N	\$	N	\$	N	\$
0	(\$753,780)	0	\$0	0	(\$753,780)
1	\$50,750	1	\$0	1	\$50,750
2	\$52,273	2	\$0	2	\$52,273
3	\$53,841	3	\$0	3	\$53,841
4	\$55,456	4	\$0	4	\$55,456
5	\$57,119	5	\$0	5	\$57,119
6	\$58,833	6	\$0	6	\$58,833
7	\$60,597	7	\$0	7	\$60,597
8	\$62,416	8	\$0	8	\$62,416
9	\$64,289	9	\$0	9	\$64,289
10	\$811,017	10	\$0	10	\$811,017

Property IRR/Yield = 7.50%

Effective Loan Rate = N/A

Equity IRR / Yield = 7.50%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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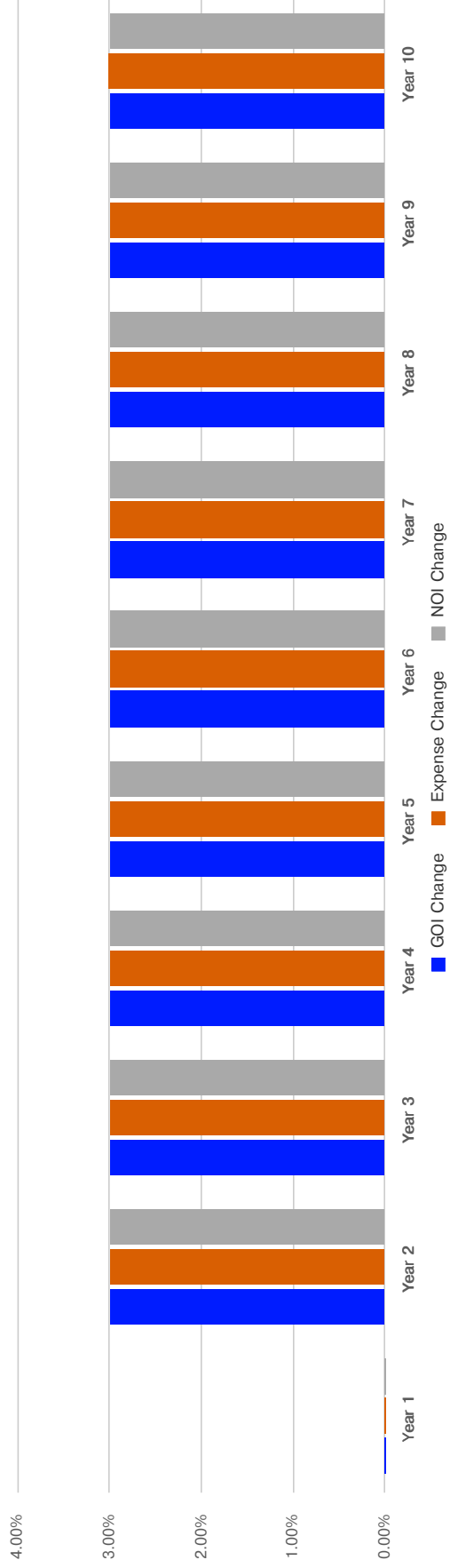
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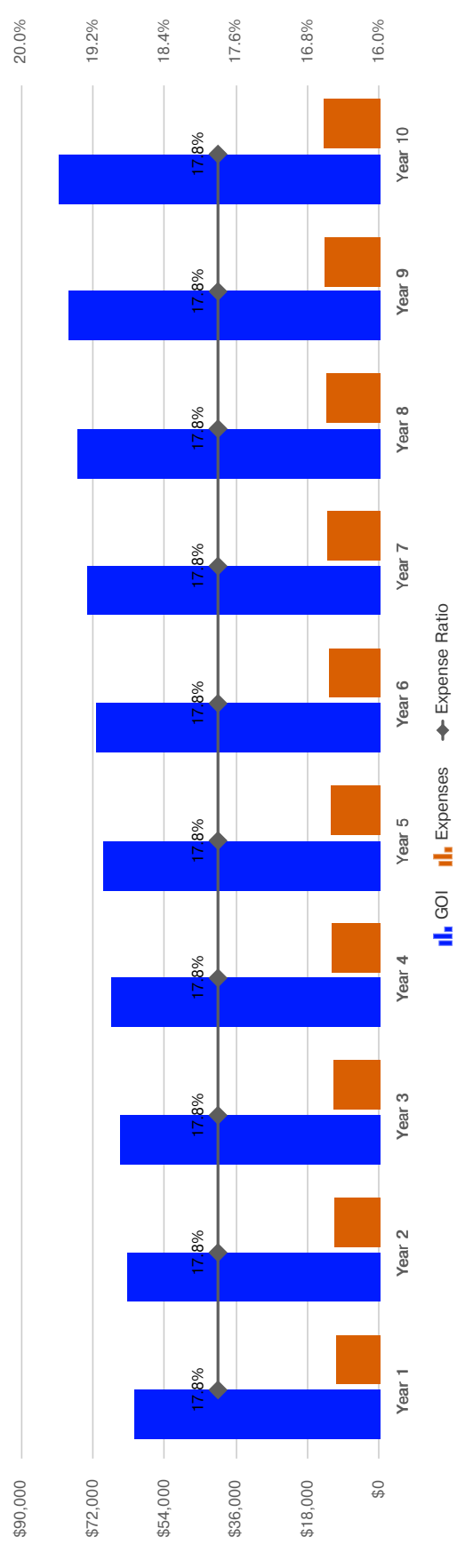
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 Fiscal Year Beginning January 2025

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI

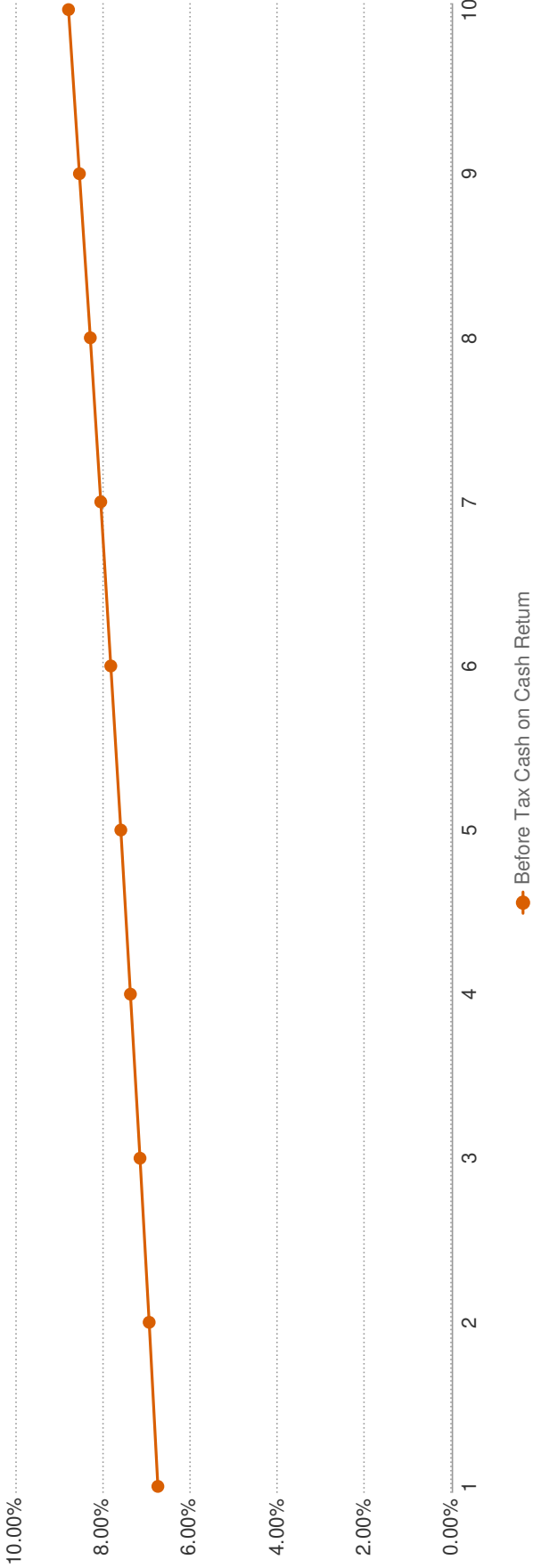


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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	6.73%	6.93%	7.14%	7.36%	7.58%	7.81%	8.04%	8.28%	8.53%	8.78%



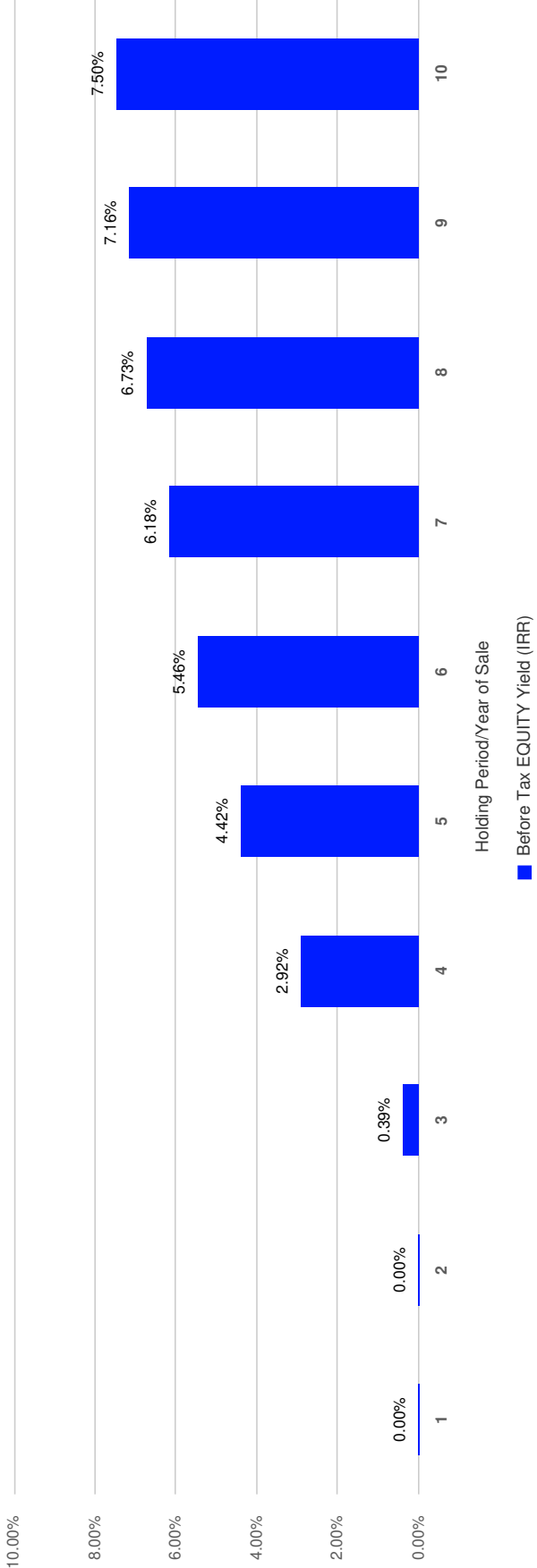
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Before Tax Optimal Holding Period	10 Years
Before Tax Optimal Hold Annual Yield	7.5%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax EQUITY Yield (IRR)	N/A	N/A	0.39%	2.92%	4.42%	5.46%	6.18%	6.73%	7.16%	7.50%



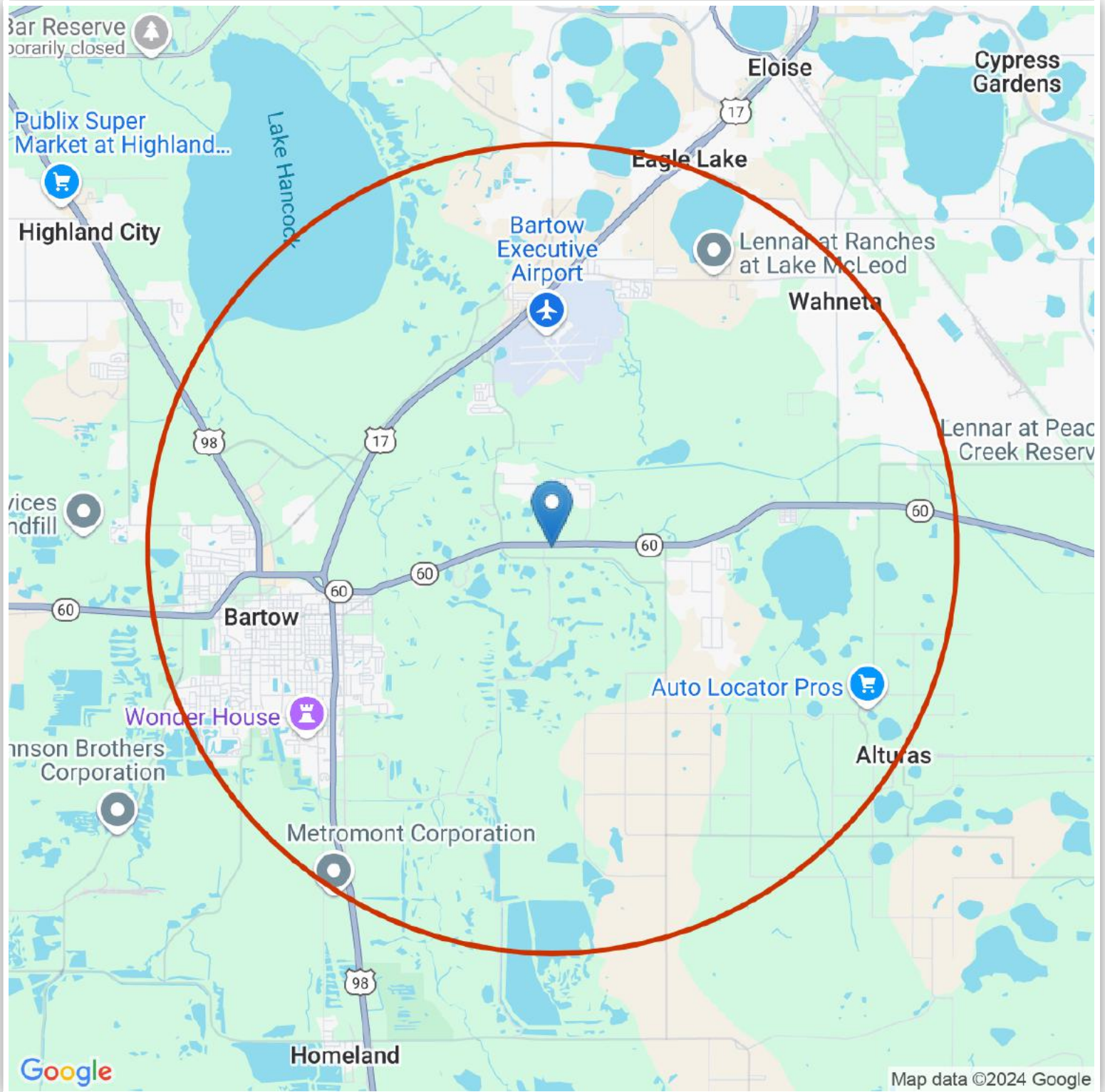
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3947 HWY 60 BARTOW

3947 State Road 60 E, Bartow, FL, 33830

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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KEY FACTS

38,012
Population

37.9 Median Age

2.77
Average Household Size

12,531
2020 Total Households

EDUCATION

8.7%

No High School Diploma

4.66%

High School Graduate

17.17%

Some College

13.54%

Bachelor's/ Grad

BUSINESS

1,219
Total Businesses

17,560
Total Employees

EMPLOYMENT

2,566

Retail Trade Employees

1,338

Manufacturing Employees

905

Eating & Drinking Employees

340

Finance/Ins/Real Estate Emp

3.2%

Unemployment Rate

Households by Income

The largest group : \$100,000 - \$149,999 (17.91%) ■

The smallest group : \$200,000+ (4.71%) ■

Indicator	Value(%)	
< \$15,000	10.16	■
\$15,000 - \$24,999	8.53	■
\$25,000 - \$34,999	11.92	■
\$35,000 - \$49,999	15.18	■
\$50,000 - \$74,999	13	■
\$75,000 - \$99,999	13.37	■
\$100,000 - \$149,999	17.91	■
\$150,000 - \$199,999	5.22	■
\$200,000+	4.71	■

INCOME

\$56,343
Median Household Income

\$27,966
Per Capita Income

\$160,544
Median Net Worth



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Community Profile



38,012

Population
Total

1.65%

Population
Growth

2.77

Average
HH Size

37.9

Median
Age

77.7

Diversity
Index

\$56,343

Median HH
Income

\$277,382

Median Home
Value

24.31%

Under 18

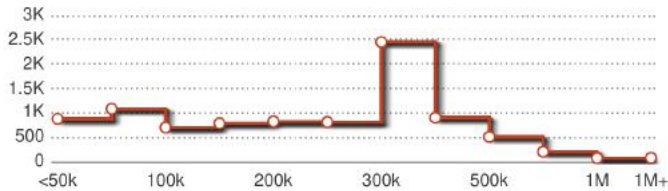
58.31%

Ages 18
to 65

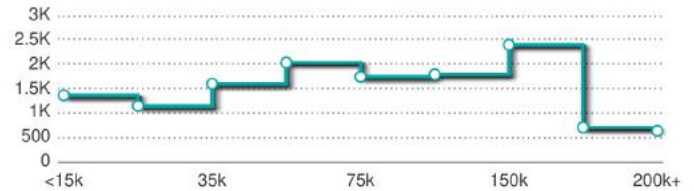
17.38%

Aged 66+

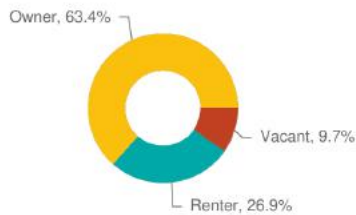
HOME VALUE



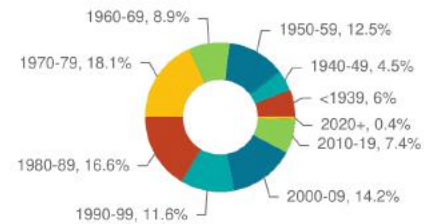
HOUSEHOLD INCOME



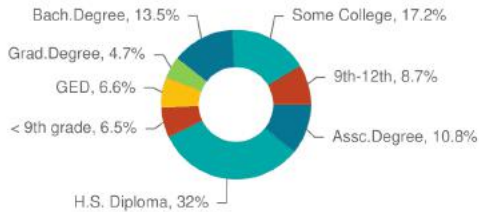
HOME OWNERSHIP



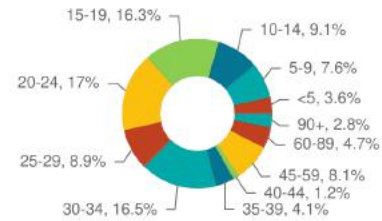
HOUSING: YEAR BUILT



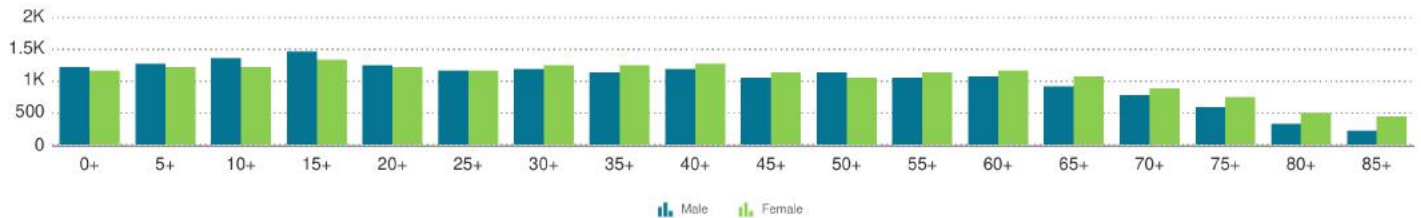
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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POPULATION TRENDS AND KEY INDICATORS

5 Miles Ring

38,012

Population

13,362

Households

37.9

Median Age

2.77

Avg Size Household

\$56,343

Median Household Income

\$277,382

Median Home Value

66

Wealth Index

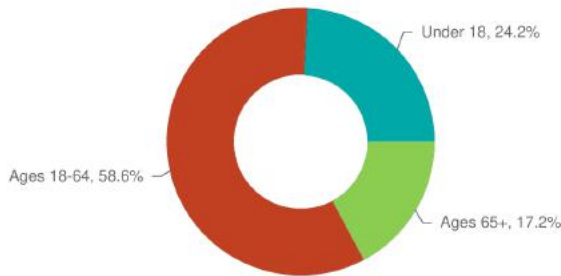
81

Housing Affordability

77.7

Diversity Index

POPULATION BY AGE



● Under 18 ● Ages 18-64 ● Ages 65+

POPULATION BY GENERATION



4.72%

Greatest Gen: Born 1945/Earlier



18.63%

Baby Boomer: Born 1946 to 1964



18.75%

Generation X: Born 1965 to 1980



22.98%

Millennial: Born 1981 to 1998



24.62%

Generation Z: Born 1999 to 2016



10.3%

Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.65%

2024-2029
Forecasted
Growth Rate

1.64%



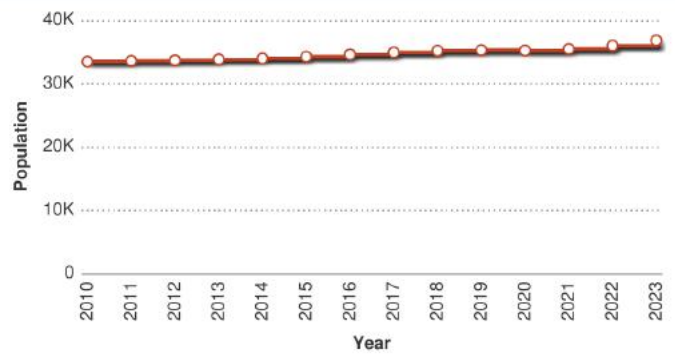
Household Population

40,297



Population Density

525



DAYTIME POPULATION



40,497

2024 Total Daytime Population



21,339

2024 Daytime Pop: Residents



19,158

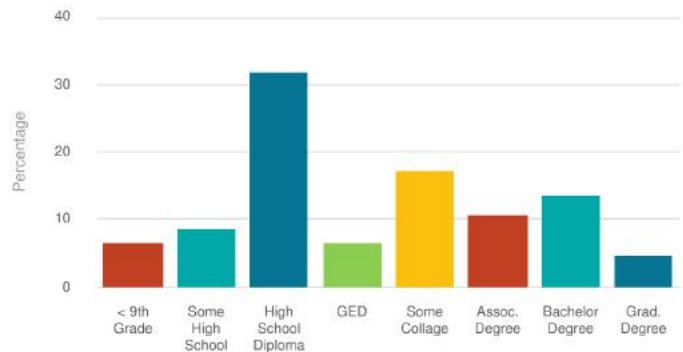
2024 Daytime Pop: Workers



516

2024 Daytime Pop Density

POPULATION BY EDUCATION



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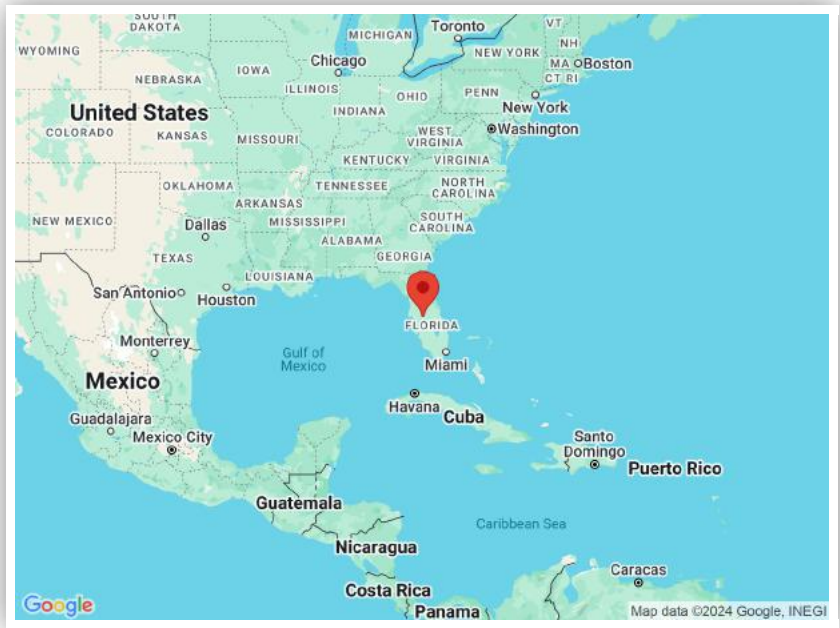
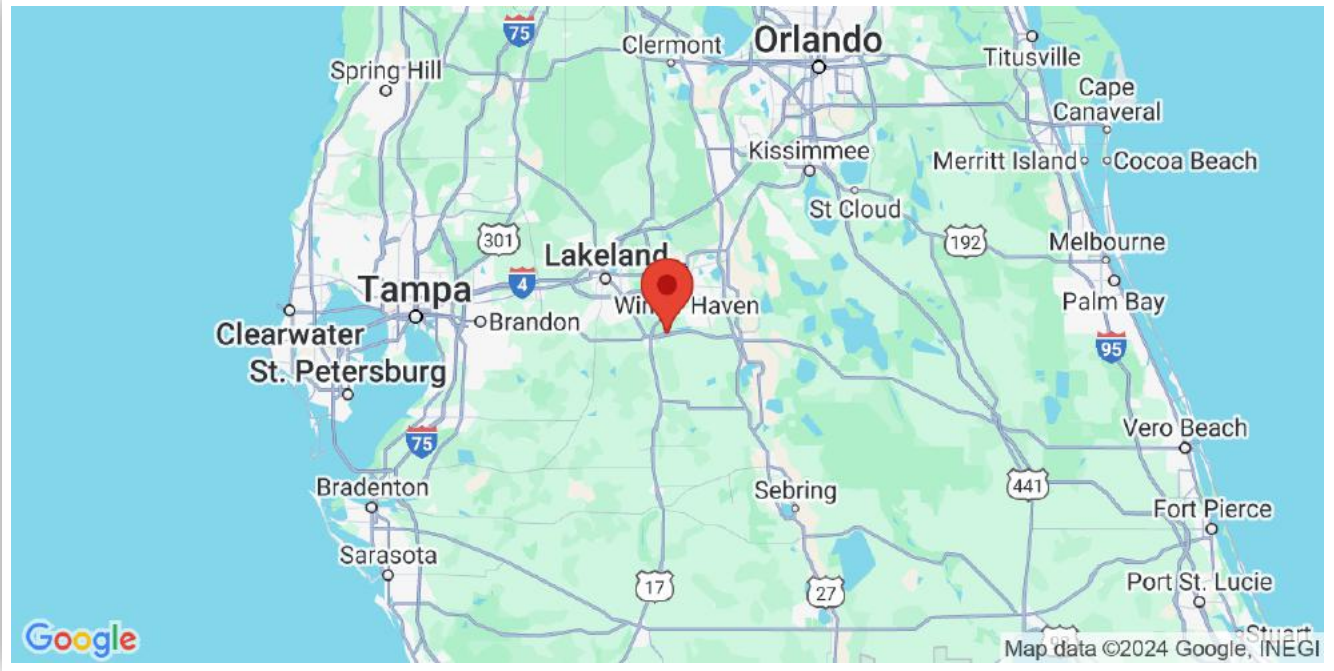
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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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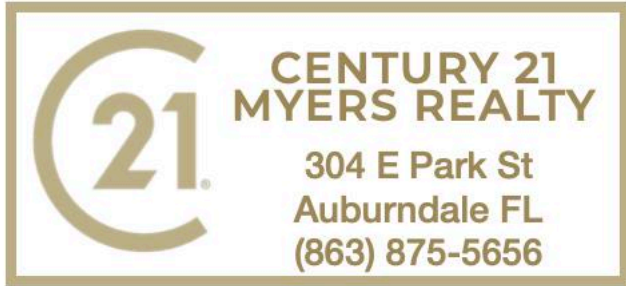
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