

# Premier Sotheby's International Realty

is pleased to present:

**DUPLEX AT 1860 7<sup>TH</sup> STREET**

**Sarasota, Florida 34236**



**Annual gross income: \$40,200, Annual net income: \$35,200**

**Estimated Annual market income : \$48,000**

**Annual expenses : \$8000**

**Total monthly rent: \$3,350**

**Total monthly expenses : \$420**

**Lease term: Negotiable**

**Tenant pays sewer/trash/water and electricity**

All information was collected during the listing process, and it is for reference purposes only and BUYER IS RESPONSIBLE FOR VERIFICATION. Subject to change and should not be relied upon

FRANK & ANITA LAMBERT

[WWW.THEFRANKLAMBERTTEAM.COM](http://WWW.THEFRANKLAMBERTTEAM.COM)

PREMIER SOTHEBY'S INTERNATIONAL REALTY

[FRANK.LAMBERT@PREMIERSIR.COM](mailto:FRANK.LAMBERT@PREMIERSIR.COM)

PH: 941.920.1500 / 941.920.1501



**FRONT UNIT:**

**Kitchen: 11' x 9'**  
**Living Room: 15' 8" x 12' 8"**  
**Bedroom #1: 10' 9" x 13' 3"**  
**Bedroom #2: 10' 6" x 11'**  
**Bathroom: 5' x 7' 6"**

**3 ceiling fans**

**New HVAC: 2024**

**Appliances: Range – 10 yr old**  
**Refrigerator – 1 yr old**  
**water heater – 2016**

All information was collected during the listing process, and it is for reference purposes only and BUYER IS RESPONSIBLE FOR VERIFICATION. Subject to change and should not be relied upon.

**FRANK & ANITA LAMBERT**  
[WWW.THEFRANKLAMBERTTEAM.COM](http://WWW.THEFRANKLAMBERTTEAM.COM)

**PREMIER SOTHEBY'S INTERNATIONAL REALTY**  
[FRANK.LAMBERT@PREMIERSIR.COM](mailto:FRANK.LAMBERT@PREMIERSIR.COM)

PH: 941.920.1500 / 941.920.1501



**REAR UNIT [partially staged]:**

**Kitchen: 12' x 9'2"**

**Living Room: 15' x 12'**

**Bedroom #1: 11' x 14'**

**Bedroom #2: 10' 6" x 11' [staged]**

**Bathroom: 5' x 7' 6"**

**Ceiling fans**

**New HVAC: 2025**

**APPLIANCES: New Range – has OTR microwave**

**Refrigerator - 1 yr old**

**Water heater – 2 yr old**

**Shed contains washer and dryer – 3 yr old used by this unit only**

All information was collected during the listing process, and it is for reference purposes only and BUYER IS RESPONSIBLE FOR VERIFICATION. Subject to change and should not be relied upon.

**FRANK & ANITA LAMBERT**  
[WWW.THEFRANKLAMBERTTEAM.COM](http://WWW.THEFRANKLAMBERTTEAM.COM)

**PREMIER SOTHEBY'S INTERNATIONAL REALTY**  
[FRANK.LAMBERT@PREMIERSIR.COM](mailto:FRANK.LAMBERT@PREMIERSIR.COM)

**PH: 941.920.1500 / 941.920.1501**

Built in 1969

## Capital Improvements

- Roof replacement: 2018
- HVAC replacement: Front: 2024; Rear: 2025
- Plumbing Lines: Replaced all original cast iron pipes with PRS pipe liners; [PRS: Pipe Restoration Solutions] 3 yr ago; and incoming main plumbing lines replaced 6 months ago;
- No water treatment system; never any septic tanks at property
- Windows are 12-13 yr old vinyl and have screens.
- Water heaters: Rear – 2024; Front: 2016
- NO LEAKS at property: No hurricane damage. All mechanical systems are in perfect working condition.
- PERFECT 20 yr tenant in front!
- Security Termite and Pest come quarterly - Maintenance and protection and no termite problems; \$90/quarter
- No knowledge of any tenting and has had continual pest control since Day One.
- Units have Separately metered water /trash/sewer, \$80-100 ea
- Separate Elec meter - \$60-100 each [no gas]
- No insurance on building; self insured.
- Taxes owed for 2025: \$7200
- SURVEY available; no elevation certificate
- CURRENT SHARED DRIVEWAY on right side of property.
- Revocable Left side parking easement to be withdrawn by Seller.

Updated 3/9/26

All information was collected during the listing process, and it is for reference purposes only and BUYER IS RESPONSIBLE FOR VERIFICATION. Subject to change and should not be relied upon. *Updated 3/09/26*

FRANK & ANITA LAMBERT  
[WWW.THEFRANKLAMBERTTEAM.COM](http://WWW.THEFRANKLAMBERTTEAM.COM)

PREMIER SOTHEBY'S INTERNATIONAL REALTY  
[FRANK.LAMBERT@PREMIERSIR.COM](mailto:FRANK.LAMBERT@PREMIERSIR.COM)

PH: 941.920.1500 / 941.920.1501