

Unlock a Cash-Flow Powerhouse in Polk City

219 South Citrus Grove Blvd – Income Property with Unlimited Potential

Imagine owning a property that doesn't just pay for itself... but delivers **multiple streams of income** every single month. Welcome to **219 South Citrus Grove Blvd** in Polk City — a *one-of-a-kind investment* that combines size, flexibility, and unbeatable location into a profit machine.

Why Investors Are Paying Attention

- **Income Potential:** Earn up to **\$4,500/month** renting all three units right now.
- **Flexibility:** Mix short-term rentals with yearly leases. One unit is already Airbnb licensed and operational.
- **Size & Functionality:** With 4,325 total sq ft under roof, 9+ parking spaces, multiple kitchens, and laundry in every unit.
- **Turnkey:** Remodeled in 2013 with granite countertops, new roof, furniture available, and no HOA.

Why Polk City?

Located just off **I-4 and the Polk Parkway**, this property connects you to Orlando, Tampa, and Central Florida's tourist economy in minutes. Guests will love the convenience, and long-term tenants will stick around for the location and lifestyle.

Airbnb Vision: The Boutique Experience

Guests don't just get a room — they get a **boutique stay** across three unique spaces: *The Cottage*, *The Cove*, and *The Main House*. Together, they create an **instant Airbnb village** that you control — all on one deeded property.

Long-Term Lease Vision: Stability and Predictability

Prefer the **hands-off stability** of annual leases? With three separate living units, you can lock in **consistent rent rolls** while property value appreciates. It's the best of both worlds — **cash flow today, wealth tomorrow**.

Numbers Don't Lie

- 3 Units = 3 Streams of Income
- **Monthly Income Potential:** \$4,500+
- Total Living Area: 3,774 sq ft
- Parking: 9+ cars

- Lot Size: 0.44 acres, fully fenced
- No HOA restrictions = total freedom

This Isn't Just an Investment... It's a Cash-Flow Blueprint

Most “income properties” are too small, too restrictive, or outdated. This property is different. It's already proven. One unit is an active Airbnb, one is a reliable long-term rental, and the third is ready for your strategy. All the hard work — licensing, remodeling, tenant placement — is already done. You're stepping into **day-one income** with room to scale higher.

Ready to Own It?

If you're looking for a **commercial-grade residential income property** that gives you both **Airbnb upside** and **long-term stability**, this is it. Properties like this don't hit the market often — and when they do, smart investors move fast.

■ Call **Isabel Campos-Gordon** today at **863-401-5780** or email **sdr.isabel@gmail.com** to secure your private tour.

P.S.

Don't miss the chance to own a property that works as hard as you do. With **3 dwellings**, licensed Airbnb potential, **\$4,500+ monthly income**, and no HOA restrictions, this isn't just a property — it's your ticket to **predictable cash flow** and **long-term wealth**.