

PROPOSAL

Winter Haven Quadplex

230 6TH ST NE

Winter Haven, FL 33881

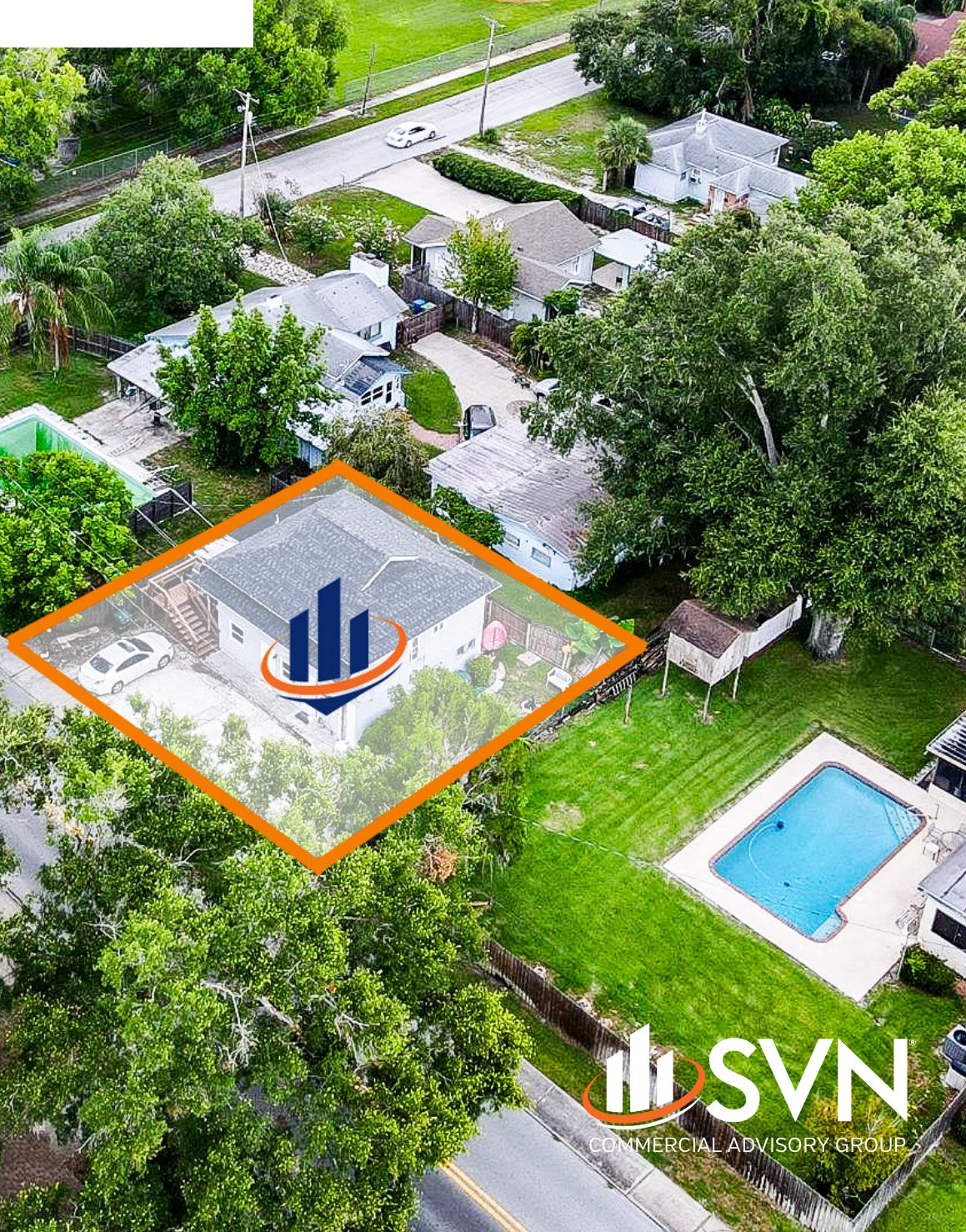
PRESENTED BY:

LANCE COBB

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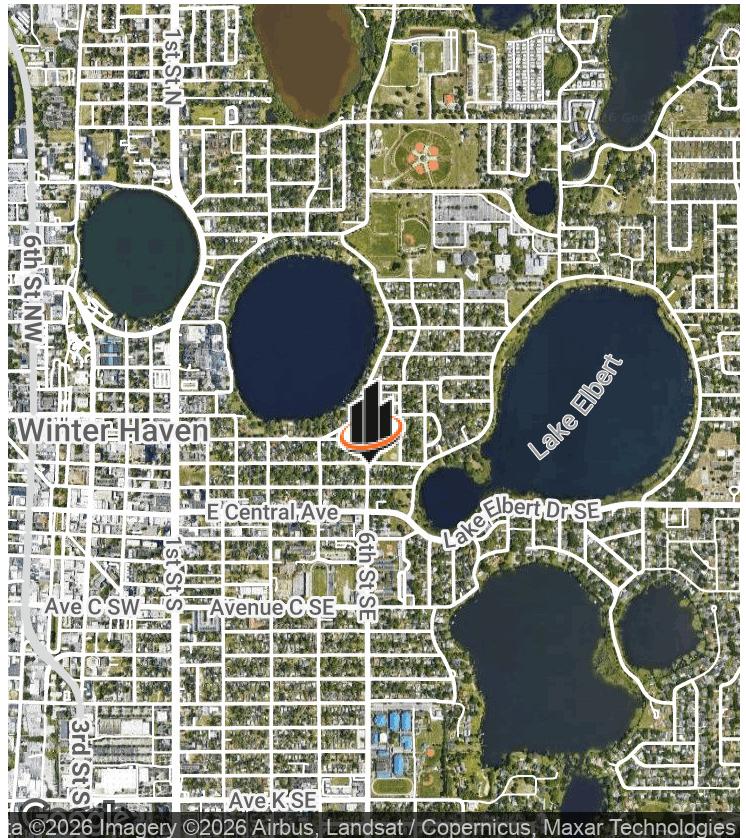
lance.cobb@svn.com

FL #SL3483253



SVN
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$479,000
BUILDING SIZE:	2,400 SF
LOT SIZE:	0.07 Acres
PRICE / SF:	\$199.58
CAP RATE:	
NOI:	
YEAR BUILT:	1925
RENOVATED:	2022
ZONING:	R1C
APN:	26-28-28- 604500-000081

PROPERTY OVERVIEW

Add to your investment portfolio with this recently renovated quadplex in the "Chain of Lakes" city of Winter Haven. This newly renovated quadplex contains 4 units at 600 SF per unit. Recent renovations include new appliances, windows, and doors, freshly painted rooms and bathroom renovations, a new roof installed in 2023, and window AC units installed in each unit. The owner has also installed a new lift station (sewer waste collection system) in June of 2024.

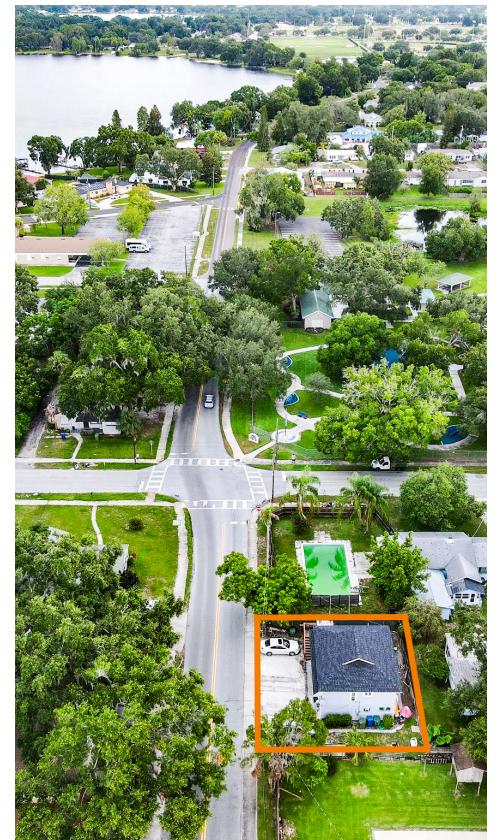
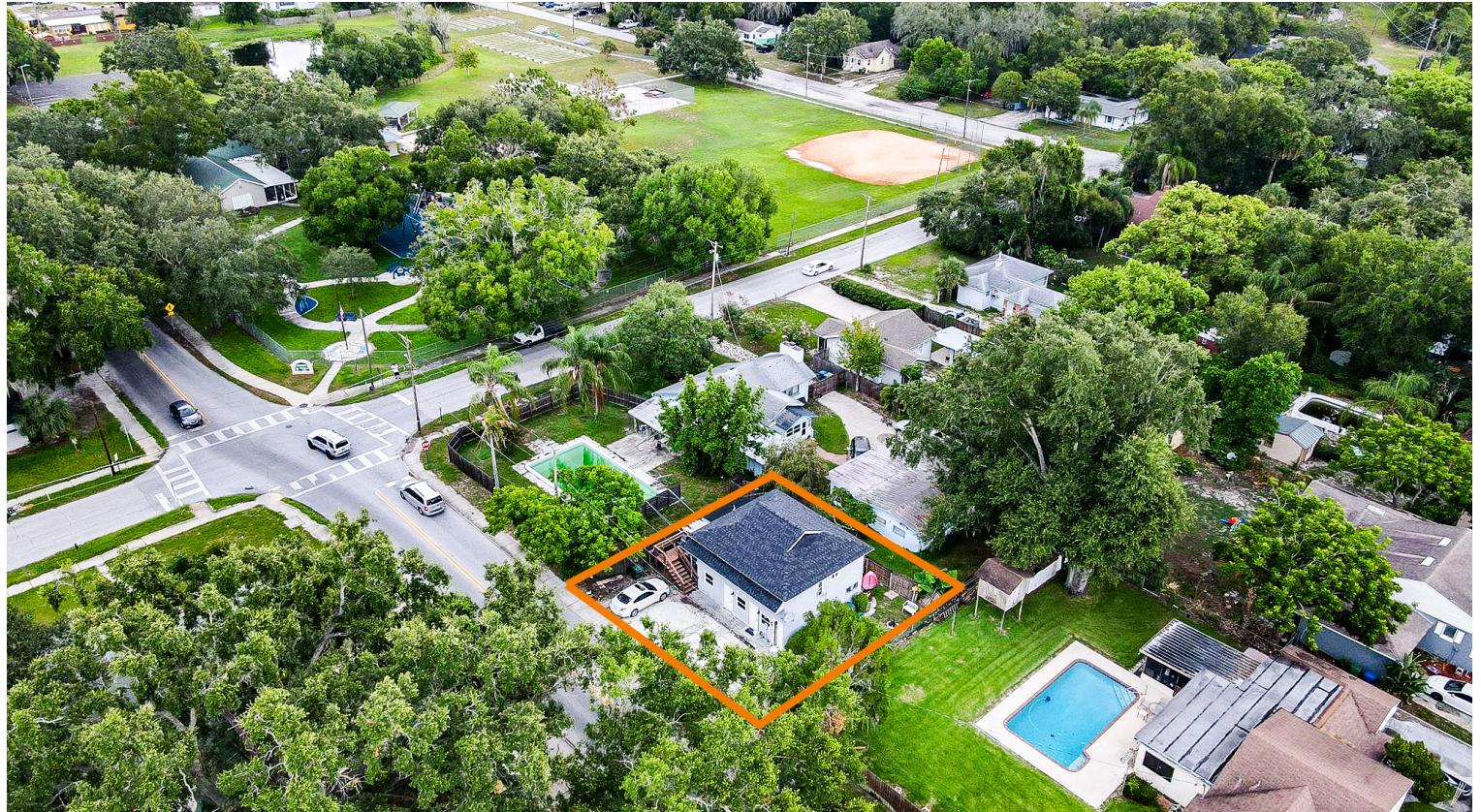
Located just North of E Central Ave, the property is nestled in nature, with Lake Elbert, Lake Martha, and Rotary Park all within walking distance, creating a serene and picturesque neighborhood.

This is a unique opportunity to capture a newly renovated multi-unit complex near the City of Winter Haven's Rotary Park.

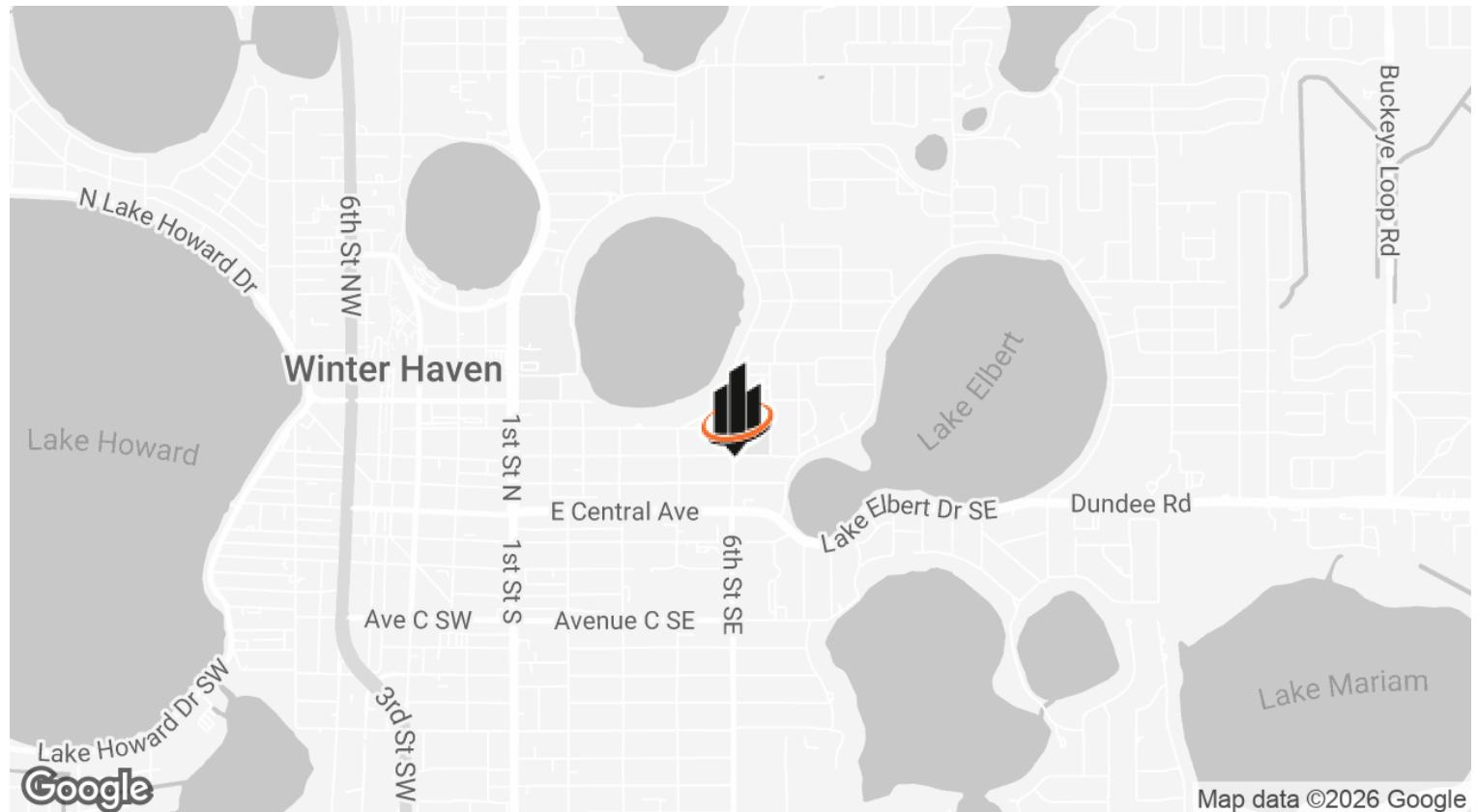
PROPERTY HIGHLIGHTS

- Recently renovated Quadplex
- New roof installed 2023
- New appliances
- Fully occupied and cash flowing with a 5.65% CAP
- Walking distance to Lake Martha, Lake Elbert, and Rotary Park

ADDITIONAL PHOTOS



LOCATION OVERVIEW



LOCATION DESCRIPTION

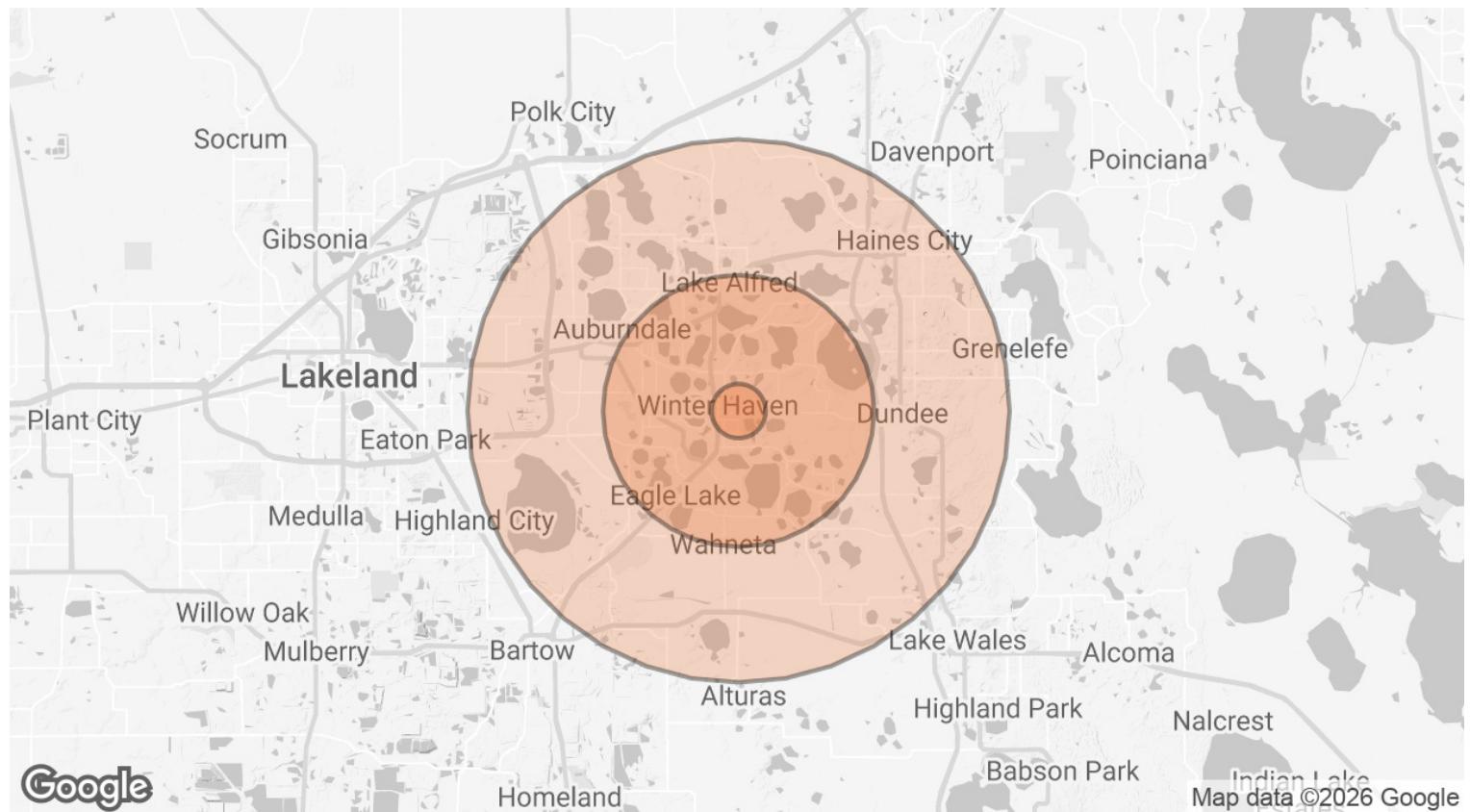
Known as the "Chain of Lakes" city, Winter Haven is dotted with palm trees and beautiful lakes on the east side of Lakeland, halfway between Tampa and Orlando. Directly between two of Florida's most popular cities, Winter Haven provides a perfect setting for families while still being in close proximity to popular destinations.

Nestled perfectly in nature, this newly renovated quadplex is within walking distance to Lake Martha, Lake Elbert, and Winter Haven's Rotary Park. Tenants can walk across the park to enjoy an extensive horseshoe area, open green spaces, a skate course, softball field, restrooms & shaded picnic areas.

LOCATION INFORMATION

STREET ADDRESS	230 6th St NE
CITY, STATE, ZIP	Winter Haven, FL 33881
COUNTY	Polk
TOWNSHIP	28
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	HWY 17
NEAREST AIRPORT	Orlando (MCO) Airport (38.5mi)

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,720	102,665	213,876
AVERAGE AGE	42.6	42.4	42.8
AVERAGE AGE (MALE)	31.1	40.3	41.8
AVERAGE AGE (FEMALE)	49.5	43.5	43.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,179	43,916	91,969
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$51,335	\$55,037	\$53,134
AVERAGE HOUSE VALUE	\$99,495	\$148,313	\$150,122

2020 American Community Survey (ACS)

ADVISOR BIO 1



LANCE COBB

Advisor

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FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

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