

**K4902471 1854 HIGHLAND PARK DR S, #A-F, LAKE WALES, FL 33898**

**County:** Polk  
**Ownership:** Fee Simple  
**Annual Gross Income:** 82,440  
**Annual Expenses:** 26,460  
**Annual Net Inc:** 55,980.00  
**Building Name/#:**  
**Total Num Bldg:** 1  
**Total Units:** 6  
**Style:** Five or More  
**Description:**  
**Total Area Source:** Public Records  
**Heated Area:** 4,264 SqFt / 396 SqM  
**Total Area:** 4,660 SqFt / 433 SqM  
**SqFt Gross:** 4,660  
**New Construction:** No  
**Construction Status:**  
**Builder Name:**  
**Builder Model:**  
**Lot Features:** Hilly, In County, Landscaped, Street Dead-End, Street Paved  
**Lease Terms:** Net Lease  
**Total Annual Assoc Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Active  
**List Price:** \$899,000  
**Lease Price:**  
**LP/SqFt:** \$210.83  
**Year Built:** 1923  
**Special Sale:** None  
**ADOM:** 34  
**CDOM:** 34

**Proj Comp Date:**  
**Permit Number:**

Unique opportunity to own a true LAKEFRONT 6 unit income property! With 100 feet of frontage on Lake Easy and a large one acre lot, this 4660+ square foot Multi-Family property has something to offer for everyone. Located in the quaint village of Highland Park, this location features a community park, walkable streets for afternoon or morning strolls, old growth and mature landscaping everywhere with that nostalgic feeling of a true neighborhood. Access to Lake Easy provides both fishing and recreation with its sandy bottom and panoramic views. This one-of-a-kind property is a must see to appreciate. All units have leases in place with a total monthly income generating approx \$6870. There are two 2 bedroom/2 bath downstairs units, both lakefront; two upstairs 1 bedroom/1 bath units, both lakefront; and 2 studio units, with no lakefront views. Most units have been recently updated, with 2 units ready to be refreshed when there is a tenant turnover (which is rare!)

**Beds Total:** 6    **Baths Total:** 8

	Units	# Beds	# Baths	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
<b>Type:</b> 1 Bed/1 Bath	1	1	1	2	2	\$1,975			
<b>Desc:</b> Both upstairs units with lakeviews									
<b>Type:</b> 2 Bed/2 Bath	2	2	2	2	2	\$2,895			
<b>Desc:</b> Both are downstairs facing the lakefront									
<b>Type:</b> Efficiency	0	1	1	2	2	\$2,000			
<b>Desc:</b> both are ground level facing the roadside									

**Est Annual Market Income:** \$82,440

**Total Monthly Rent:**

**Total Monthly Expenses:**

**Deposits Y/N:**

**Financial Source:** Owner

**Financing Avail:** Cash, Conventional

**Land, Site, and Tax Information**

**Lot Dimensions:** 100X370

**Lot Size Acres:** 0.99

**Lot Size:** 43,085 SqFt / 4,003 SqM

**Lot Features:** Hilly, In County, Landscaped, Street Dead-End, Street Paved

**SE/TP/RG:** 13-30-27

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** 27-30-13-927000-000690

**Taxes:** \$10,378.05

**CDD:** No

**Homestead:** No

**Census Block:**

**Other Exemptions:**

**Census Tract:** 154.01

**Auction Firm/Website:**

**Alt Key/Folio #:**

**Flood Zone:** X

**Flood Zone Date:** 12/22/2016

**Legal Desc:** HIGHLAND PARK SUB PB 4 PG 70 S13 T30 R27 IN SEC 24 T30 R27 IN SEC 18 T30 R28 IN SEC 19 T30 R28 LOT 69 & ST SOUTH OF SAME & RIPARIAN RIGHTS

**Subdivision Name:** HIGHLAND PARK SUB

**Additional Parcel:** No

**# of Parcels:**

**Complex/Comm Name:**

**Floor #:**

**Building Elevator:**

**SW Condo#:**

**Water Frontage:** Yes-Lake

**Water Frontage Lengths (in feet):**

**Lake** 100

**Water Access:** Yes-Lake

**Water View:** Yes-Lake

**Zoning:** R-2

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:**

**Tax Year:** 2023

**Auction Type:**

**Property Access:**

**Flood Zone Panel:** 12105C0735G

**Subdivision/Condo Name:**

**Additional Tax IDs:**

**Subdv Condo #:**

**Total Acreage:** 1/2 to less than 1

**Subd Comm Name:**

**Development:**

**Waterfront Ft:** 100

**Water Name:** LAKE EASY

**Water Extras:** Yes-Skiing Allowed

**Section #:** 13

**Block/Parcel:**

**Front Exposure:**

**Lot #:** 69

**Plat Book/Page:** 4-70

**Expire/Renewal Dt:**

**Buyers Premium:**

**Interior Information**

**A/C:** Wall/Window Unit(s)

**Fireplace:** No

**Heat/Fuel:** Baseboard, Electric

**Accessibility Features:**

**Water:** Private

**Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo, Split Bedroom

**Appliances Incl:** Dryer, Electric Water Heater, Range, Range Hood, Refrigerator, Washer

**Utilities Data:** Cable Available, Electricity Connected, Street Lights, Water Connected

**Furnishings:**

**Individually Metered:** Electric

**Flooring Covering:** Carpet, Ceramic Tile, Wood

**Fireplace Desc:**

**Security Feat:**

**Additional Rooms:**

**Sewer:** Septic Tank

**Window Features:**

**Exterior Information**

**Other Structures:** Shed(s), Storage

**Pool:** None

**Pool Dimensions:**

**Pool Features:**

**Garage:** No

**Gar Spcs:**

**Attached:** No

**Carport:** No

**Carport Spcs:**

**Garage/Parking Features:**

**Ext Features:** Outbuilding, Balcony, Other, Rain Gutters, Storage

**Foundation:** Slab

**# of Water Meters:**

**Porches:** Deck, Patio, Porch

**Property Condition:**

**Road Surface Type:** Asphalt

**Road Responsibility:**

**Ext Construction:** Stucco, Wood Frame

**Architectural Style:**

**Garage Dim:**

**Roof:** Other, Shingle

**Assigned Spcs:**

**# of Electric Meters:**

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**Green Features**

**Disaster Mitigation:**

**Indoor Air Quality:**

**Green Energy Features:**

**Green Energy Generation:**

**Solar Panel Ownership:**

**Green Water Features:**

**Green Landscaping:**

**Green Sustainability:**

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**Community Information**

**Community Features:** Golf Community, Park, Playground, Sidewalk

**Comm/Assoc Water Feat:**

**Amenities w/Addnl Fees:**

**Fee Includes:**

**HOA / Comm Assn:** No

**Master Assn/Name:**No

**Mo Maint\$(add HOA):**

**Other Fee:**

**Housing for Older Per:** No

**Pet Size:**

**Max Pet Weight:**

**Elementary School:**

**Additional Lease Restrictions:**

**HOA Fee:**

**Master Assn Fee:**

**Condo Fees:**

**Condo Fee Sched:**

**Affidavit:**

**# of Pets:**

**Pet Restrict:**

**Middle School:**

**HOA Pmt Sched:**

**Master Assn Ph:**

**Monthly Condo Fee:**

**Pets Y/N:** Yes

**High School:**

**FCHR Website Y/N:**

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