

FOR SALE

4 Unit Single Family Portfolio

Lakewood Ranch, FL

Condo/Townhome/SFR Portfolio



\$100k NOI / 6.2% CAP RATE

ALEX KOMBOS
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PRIVATE PARTY - OWNER

4 UNIT SINGLE FAMILY PORTFOLIO



BUILDING

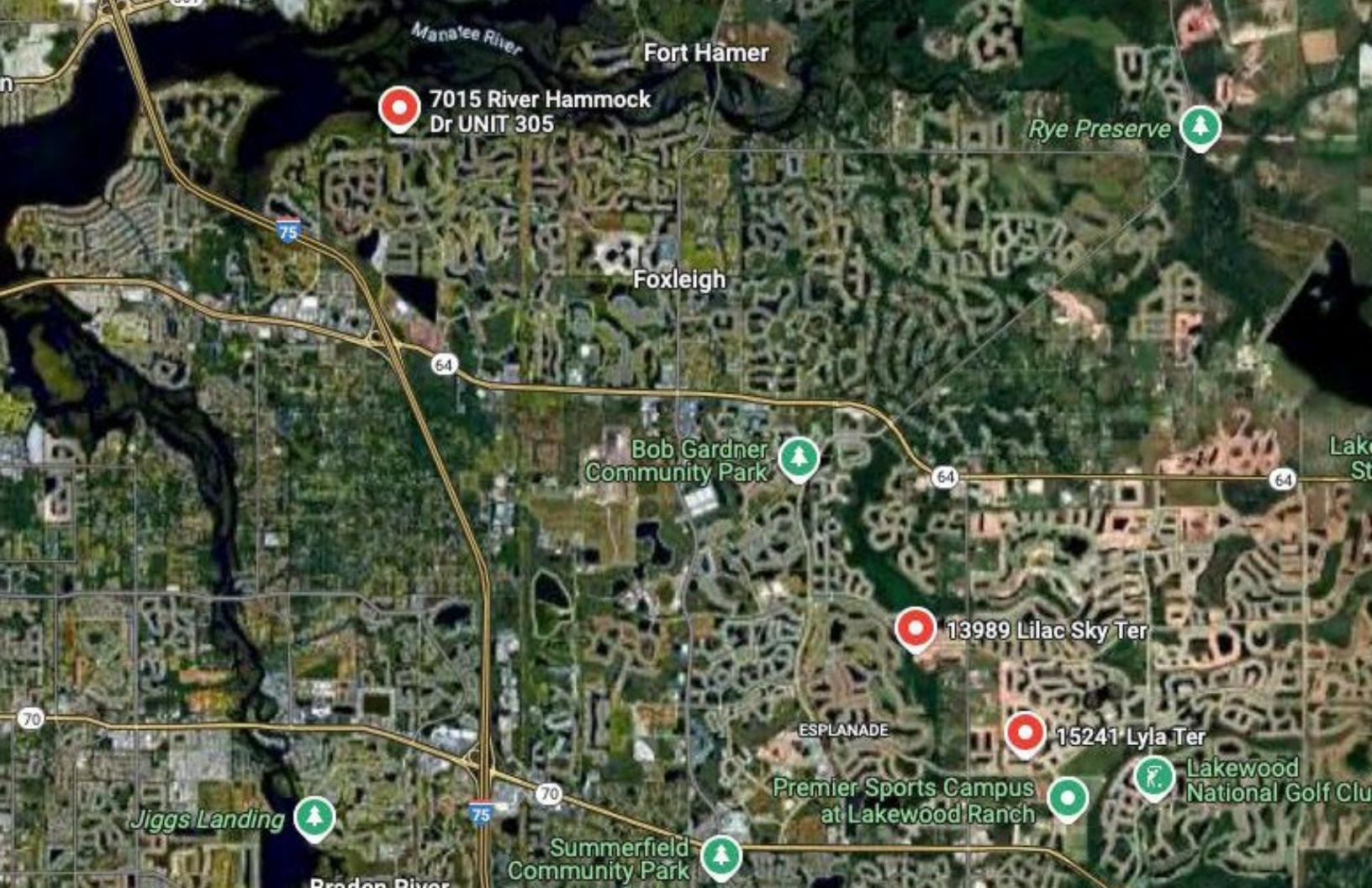
Total Units Square Feet (4 Units)	7,109SF
Unit Mix	(1) 2 bd/2 bth, (2) 3bd/2.5 bth, (1) 5 bd/3 bth
County	Manatee
Prp Taxes (Total)	2024 - \$17,070
PIDs	1101808309, 580110959, 581239209, 581239159

SALE INFORMATION

Sale Price	\$1,615,000
CAP RATE	6.2%
Terms	As Is

BUILDING INFORMATION

Unit Types	Condo, Townhome, Single Family Home
Year Built	2014, (2) 2022, 2024
Unit Square Footages (Approx)	1,800-2,250 Sq Ft



ABOUT THE AREA

Lakewood Ranch, Florida, is a vibrant, master-planned community located in the heart of Sarasota County, offering a unique blend of natural beauty, modern amenities, and a dynamic lifestyle. Known for its meticulously designed neighborhoods, Lakewood Ranch is consistently recognized as one of the best places to live in the region. Major roadways like I-75 are within reach, providing convenient access to shopping, dining, and cultural attractions in Sarasota, as well as nearby cities.

PROPERTY OVERVIEW

- **4 Unit Townhomes/Condo/SFR portfolio**
- **Minimal Landlord Responsibility**
- **All properties built to newer Florida Building Code**
- **Amenties in each community**
- **All Units in Lakewood Ranch Master Planned Communities**
- **Near UTC, Creekwood Commons, and Heritage Retail Developments**

INCOME

Address	Beds/Baths	SF	Monthly Income	Annual Income
7015 River Hammock Dr #305 (Condo)	2/2	1,121	\$3,500	\$42,000
15171 Sunny Day Dr (Townhome)	3/2.5	1,887	\$2,900	\$34,800
15241 Lyla Ter (Townhome)	3/2.5	1,887	\$2,900	\$34,800
13989 Lilac Sky Ter (SFH)	5/3	2,214	\$2,900	\$34,800
TOTALS		7,109	\$12,200	\$146,400

EXPENSES

Category	Amount
Taxes	\$17,070
Insurance	\$3,650
HOA (combined)	\$25,800
Total Expenses	\$46,520
NOI	\$99,880
Purchase Price	\$1,615,000
Cap Rate	6.2%



7015 RIVER HAMMOCK DR #305 - CONDO (GOLF INCLUDED)



15171 SUNNY DAY DR- TOWNHOME



15241 LYLA TERRACE - TOWNHOME



13989 LILAC SKY TER - SFH



EXTERIOR PHOTOS



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