



Hampton
REAL ESTATE ADVISORS, LLC

multi-family · residential · commercial



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Address: 1419 18th Street West, Bradenton, FL 34205

List Price: \$430,000

Property Type: Triplex

Flood Zone: X

Heated Area: 1,260 SqFt

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Address		1419 18th Street West, Bradenton, FL 34205		Cap Rate = NOI/Market Value						
Property Type		Triplex - (2/1 + 1/1 + Studio)		Cash on Cash Return = Cash Flow/Cash Invested				Mortgage Calculator		
Purchase Price		\$430,000		Total Return on Investment = Gross Equity Income/Cash Invested				Purchase Price		\$430,000.00
Initial Market Value		\$430,000						Principle Loan Amount		\$322,500.00
Down Payment		\$107,500						Interest Rate		7%
Closing Costs		\$11,288						Loan Term		30
Initial Cash Invested		\$118,788						Monthly Mortgage Payment		\$2,145.60
								Annual Debt Service		\$25,747.21
Income and Expenses			Monthly	Annual	Financial Indicators					
Gross Rent	\$	4,600.00	\$	55,200.00	Capitilization Rate		9.0%			
Vacancy Losses	\$	(230.00)	\$	(2,760.00)	Cash on Cash Return		10.8%			
Operating Income	\$	4,370.00	\$	52,440.00	Total Return on Investment		35.3%			
Operating Expenses	\$	1,153.42	\$	13,841.00	Assumptions			Expenses		
Net Performance			Monthly	Annual	Real Estate Appreciation Rate		6%	Property Taxes	\$376.25	\$4,515.00
Net Operating Income	\$	3,216.58	\$	38,599.00	Vacancy Rate		5%	Insurance	\$179.17	\$2,150.00
(-) Mortgage Payments	\$	(2,145.60)	\$	(25,747.21)	Management Fee		8%	Management Fees	\$368.00	\$4,416.00
(=) Cash Flow	\$	1,070.98	\$	12,851.79	Comments			Leasing/Advertising Fees	\$0.00	\$0.00
(+) Principal Reduction	\$	273.00	\$	3,275.99				Association Fees	\$0.00	\$0.00
(+) First Year Appreciation	\$	2,150.00	\$	25,800.00				Maintenance	\$230.00	\$2,760.00
(=) Gross Equity Income	\$	3,493.98	\$	41,927.78				Other	\$0.00	\$0.00
								Operating Expenses	\$1,153.42	\$13,841.00

Current Rent: \$4,600 monthly = \$55,200 annually

- 2 Bed / 1 Bath Unit: \$1,800 monthly
- 1 Bed / 1 Bath Unit: \$1,600 monthly
- Studio Unit: \$1,200 monthly

LTR Rent Comps: \$4,600 monthly = \$55,200 annually

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- [View Comps](#)

Sale Comps: \$430,000 - \$450,000

- [View Comps](#)

Taxes Based on List Price: \$4,515 annually

Property Notes:

- Great cashflowing opportunity, but it will be necessary to examine the lease agreements closely during the due diligence period.
- This property will likely require some renovation and/or rehab after the current tenants move on.
- Known as the "Tree House" this CASH COW triplex provides an opportunity to immediately receive return on your investment.
- Producing \$4,600/ month between all 3 units.
- This 3-unit includes a 2/1, a 1/1, and a studio unit, all of which are occupied by tenants.
- But this isn't your average triplex... set back on the large lot providing maximum privacy with mature Florida landscaping surrounding you, making this property one of a kind.
- Enough room in the front of the lot for future development of more units with its unique zoning.
- A little bit of TLC could go a long way.
- Just over a mile from the expanding downtown Bradenton, just over 10 miles to beautiful Anna Maria Island, and less than a mile to LECOM park.