



**Hampton**  
 REAL ESTATE ADVISORS, LLC

multi-family · residential · commercial



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**Address:** 708 Bon Air Street, Lakeland, FL 33805

**List Price:** \$495,000

**Property Type:** Duplex

**Flood Zone:** X

**Heated Area:** 2,082SqFt

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Address 708 Bon Air St, Lakeland, FL 33805			Cap Rate = NOI/Market Value																																																																										
Property Type Duplex - (3/2 + 3/2)			Cash on Cash Return = Cash Flow/Cash Invested									<table border="1"> <thead> <tr><th colspan="4">Mortgage Calculator</th></tr> </thead> <tbody> <tr><td>Purchase Price</td><td></td><td></td><td>\$480,000.00</td></tr> <tr><td>Principle Loan Amount</td><td></td><td></td><td>\$288,000.00</td></tr> <tr><td>Interest Rate</td><td></td><td></td><td>7%</td></tr> <tr><td>Loan Term</td><td></td><td></td><td>30</td></tr> <tr><td>Monthly Mortgage Payment</td><td></td><td></td><td>\$1,916.07</td></tr> <tr><td>Annual Debt Service</td><td></td><td></td><td>\$22,992.85</td></tr> </tbody> </table>			Mortgage Calculator				Purchase Price			\$480,000.00	Principle Loan Amount			\$288,000.00	Interest Rate			7%	Loan Term			30	Monthly Mortgage Payment			\$1,916.07	Annual Debt Service			\$22,992.85																																			
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<b>Income and Expenses</b>				<b>Monthly</b>		<b>Annual</b>		<b>Financial Indicators</b>																																																																					
Gross Rent			\$ 3,700.00		\$ 44,400.00	Capitilization Rate				5.3%																																																																			
Vacancy Losses			\$ (185.00)		\$ (2,220.00)	Cash on Cash Return				1.5%																																																																			
<b>Operating Income</b>			<b>\$ 3,515.00</b>		<b>\$ 42,180.00</b>	<b>Total Return on Investment</b>				<b>20.2%</b>																																																																			
<b>Operating Expenses</b>			<b>\$ 1,393.50</b>		<b>\$ 16,722.00</b>	<b>Assumptions</b>																																																																							
<b>Net Performance</b>						Real Estate Appreciation Rate				6%																																																																			
<b>Net Operating Income</b>			<b>\$ 2,121.50</b>		<b>\$ 25,458.00</b>	Vacancy Rate				5%																																																																			
(-) Mortgage Payments			\$ (1,916.07)		\$ (22,992.85)	Management Fee				8%																																																																			
<b>(=) Cash Flow</b>			<b>\$ 205.43</b>		<b>\$ 2,465.15</b>	<b>Comments</b>																																																																							
(+) Principal Reduction			\$ 243.79		\$ 2,925.53																																																																								
(+) First Year Appreciation			\$ 2,400.00		\$ 28,800.00																																																																								
<b>(=) Gross Equity Income</b>			<b>\$ 2,849.22</b>		<b>\$ 34,190.68</b>																																																																								

**LTR Rent Comps: \$3,500 - \$3,700 monthly = \$42,000 - \$44,400 annually**

- Per 3 Bed / 2 Bath Unit: \$1,750 - \$1,850 monthly
- [View Comps](#)

**STR/MTR Rent Comps: \$4,338 monthly = \$52,056 annually**

- Per 3 Bed / 2 Bath Unit: \$2,169 monthly; \$155 ADR; 45% Occupancy Rate
- [View Comps](#)

**Sale Comps: \$470,000 - \$480,000**

- [View Comps](#)

**Taxes Based on List Price: \$7,774 - \$8,550 annually (Dependent on Homestead)**

**Property Notes:**

- Built in 2021, this property is perfect for an investor looking for a truly turn-key, hassle free, investment.
- Newly constructed in 2021, this modern duplex boasts two identical residences, each featuring three bedrooms and two bathrooms.
- Enjoy the luxury of tile flooring throughout and relax on the covered rear porch.
- Conveniently situated within a short distance to Lakeland Regional Health Hospital, Lake Parker, and various medical facilities, this property is a short drive from downtown Lakeland.
- With no HOA, it's ideal for both owner occupants and savvy investors seeking rental opportunities.
- Its proximity to the hospital makes it a strategic choice for corporate rentals, especially catering to traveling nurses.
- Embrace the perfect blend of comfort and investment potential in this prime location.
- Seller is open to offers with a 2/1 buy down.