



Hampton

REAL ESTATE ADVISORS, LLC

multi-family · residential · commercial



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Address: 5929 Van Buren Street, New Port Richey, FL 34653

List Price: \$294,900

Property Type: Duplex

Flood Zone: X

Heated Area: 1,540 SqFt

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Address 5929 Van Buren St, New Port Richey, FL 34653			Cap Rate = NOI/Market Value					
Property Type Duplex (1/1 + 1/1)			Cash on Cash Return = Cash Flow/Cash Invested			Mortgage Calculator		
Purchase Price \$294,900			Total Return on Investment = Gross Equity Income/Cash Invested			Purchase Price \$294,900.00		
Initial Market Value \$294,900						Principle Loan Amount \$191,685.00		
Down Payment \$103,215						Interest Rate 7%		
Closing Costs \$6,709						Loan Term 30		
Initial Cash Invested \$109,924						Monthly Mortgage Payment \$1,275.29		
						Annual Debt Service \$15,303.42		
Income and Expenses	Monthly	Annual	Financial Indicators			Expenses		
Gross Rent	\$ 2,500.00	\$ 30,000.00	Capitalization Rate	5.4%		Property Taxes	\$605.17	\$7,262.00
Vacancy Losses	\$ (125.00)	\$ (1,500.00)	Cash on Cash Return	0.5%		Insurance	\$122.88	\$1,474.50
Operating Income	\$ 2,375.00	\$ 28,500.00	Total Return on Investment	18.4%		Management Fees	\$200.00	\$2,400.00
Operating Expenses	\$ 1,053.04	\$ 12,636.50	Assumptions			Leasing/Advertising Fees	\$0.00	\$0.00
Net Performance	Monthly	Annual	Real Estate Appreciation Rate	6%		Association Fees	\$0.00	\$0.00
Net Operating Income	\$ 1,321.96	\$ 15,863.50	Vacancy Rate	5%		Maintenance	\$125.00	\$1,500.00
(-) Mortgage Payments	\$ (1,275.29)	\$ (15,303.42)	Management Fee	8%		Other	\$0.00	\$0.00
(=) Cash Flow	\$ 46.67	\$ 560.08	Comments			Operating Expenses	\$1,053.04	\$12,636.50
(+) Principal Reduction	\$ 162.26	\$ 1,947.16						
(+) First Year Appreciation	\$ 1,474.50	\$ 17,694.00						
(=) Gross Equity Income	\$ 1,683.44	\$ 20,201.23						

Current Rent: \$2,000 monthly = \$24,000 annually

- Per 1/1 Unit: \$1,000 monthly
- Each Unit is 770 SqFt

LTR Rent Comps: \$2,300 - \$2,500 monthly = \$27,600 - \$30,000 annually

- Per 1/1 Unit: \$1,150 - \$1,250 monthly
- [View Comps](#)

Sale Comps: \$285,000 - \$300,000

- [View Comps](#)

Taxes Based on List Price: \$6,266 - \$7,262 annually (Dependent on Homestead)

Property Notes:

- This Duplex would work well as a LTR or a House-Hack.
- It is listed at under-market value, so this would be a good opportunity to build equity.
- Short distance to downtown, restaurants, bars, entertainment venues, boat ramp, shopping, park and aquatic center.
- Duplex consists of one-bedroom, one-bath units. Each unit has inside laundry rooms.
- Roof was replaced in 2019.
- X-zone, so no flood insurance required.
- Both units are occupied.
- Seller has never occupied the property and is being sold in "as-is" condition.