

Florida Villas - Lehigh Acres, SW Florida

Villa Address	Built	Size	Original Price (USD)	Current Sale Price (USD)	Gross Rental	Expenses (Ins, Tax & Mngt fee)	NET Rental	NET Income per year	NET Yield	STATUS
2716 Rena	2007	1391	271,000		800	251	549	6588		SOLD
724 Chambers	2003	1800	260,000		900	261	639	7668		SOLD
3910 2nd St W	2007	1408	225,000		800	218	582	6984		SOLD
2013 Wanda Ave N	2007	1408	201,000		800	260	540	6480		SOLD
405 Hedgewood St	2007	1408	235,000	70,000	800	222	578	6936	9.91%	AVAILABLE
1143 Fogia	2006	1804	237,500		900	269	631	7572		SOLD
641 Dauphine Ave	2002	1777	242,000		900	266	634	7608		SOLD
3105 44th St SW	2005	1272	200,000	65,000	750	197	553	6636	10.21%	AVAILABLE
233 Nebraska Ave	2007	1400	204,500		800	211	589	7068		SOLD
2710 52nd St W	2007	1666	206,250		850	238	612	7344		SOLD
2915 51st St	2003	1136	180,000	56,900	750	194	556	6672	11.73%	AVAILABLE
4001 E 21st St Alva	2007	1777	223,000		900	253	647	7764		SOLD
2711 75th S (82)	2007	1272	112,000		750	255	495	5940		SOLD
2820 21st St W	2007	1472	240,000		800	221	579	6948		SOLD
739 Newell St E	2007	1472	208,000		800	230	570	6840		SOLD

Summary...

- 3 Bed detached homes in Lehigh Acres, close to Fort Myers
- Prices from \$56,900 USD
- Discounts from original sale price up to 78%
- Fully tenanted and professionally managed
- Strong rental market Net yields up to 12%
- Optional buyback on some properties
- Property prices rising around 6% in the last two months

Purchase process...

1. Select unit
2. Fill out reservation form & secure with \$3,000 admin fee (additional fee)
3. Receive confirmation of reservation
4. Pay 10% deposit into title companies escrow account
5. Receive full purchase contract – sign and return
6. Receive HUD, Pay balance of 90%
7. Pay fees at closing (approx 750-1000 USD)



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