

10K SPECIAL!



941 Lincoln Street, Babson Park, FL

Property Information

Asking Price	\$99,000	County	Polk County
Property type	Multi family	Subdivision	LINDUS PARK
Total units	2	Construction	CBS
Total bedrooms	4	Roof	SHINGLE
Total bathrooms	2	Water source	City
Building size	1524 sq. ft.	Water disposal	Sewer
Lot size	0.30 acres	Heating	Window Unit
Year built	1971	Cooling	Window A/C

Property Description

10K SPECIAL! Buy this property with \$10,000 down!Awesome duplex rental property. Decent condition, needs some TLC. Tons of appreciation potential. Currently rented at \$650 per unit. Solid structure. Located in one of the fastest growing counties in the state. Minutes from Webber International University, a private institution of higher learning. 14% net return on investment. Very inexpensive property to own and maintain. Purchase this in a package with a single family on the same street.



Property Financial Summary

Asking price	\$99,000	Type	Proforma
Gross income (annually)	\$15,600	Gross income (monthly)	\$1,300
Operating expenses (annually)	\$3,916	Operating expenses (monthly)	\$326
Net income (annually)	\$11,684	Net income (monthly)	\$974
Gross return	15.76%	Net return	11.80%

