



972 Lincoln Street, Babson Park, FL

Property Information

Asking Price	\$75,000	County	Polk County
Property type	Single family	Subdivision	BRIGGS SURVEY
Parking		Construction	CBS
Total bedrooms	2	Roof	Shingle
Total bathrooms	1	Water source	City
Building size	792 sq. ft.	Water disposal	Sewer
Lot size	0.10 acres	Heating	Central
Year built	1960	Cooling	Central air

Property Description

10K SPECIAL! Buy this property with \$10,000 down! Awesome single family rental. Great condition, minor work is needed. Tons of appreciation potential. Perfect for students. Solid structure. Located in one of the fastest growing counties in the state, part of the Lakeland-Winter Haven Metropolitan area. Minutes from Webber International University, a private institution of higher learning. Easily rents for \$950+ a month and will generate a 10%+ net return on investment.



Property Financial Summary

Asking price	\$75,000	Type	Proforma
Gross income (annually)	\$11,400	Gross income (monthly)	\$950
Operating expenses (annually)	\$2,675	Operating expenses (monthly)	\$223
Net income (annually)	\$8,725	Net income (monthly)	\$727
Gross return	14.62%	Net return	11.19%

