



Net return: 15.9%

Sunset Tavern 1090 SHADY COVE Road E, Haines City, FL

Property Information

Asking Price	\$795,000	County	Polk County
Property type	Multi family	Subdivision	CROFT WALTER
Total units	11	Construction	CBS
Total bedrooms	0	Roof	Shingle
Total bathrooms	11	Water source	Well
Building size	4427	Water disposal	Septic
Lot size	1.93 acres	Heating	Central
Year built	1980	Cooling	Central air

Property Description

PERFECT RETIREMENT OPPORTUNITY!!! 2 ACRES OF PRIME REAL ESTATE, RIGHT ON LAKE MARION. JUST 25 MINUTES TO WALT DISNEY WORLD RESORT! LAKEFRONT BAR/RV PARK!! KARAOKE, LIVE MUSIC, FISHING, BEAUTIFUL SUNSETS!! AMAZING LIFE-STYLE, MAKE THIS YOUR HOME!! Property currently has 11 RV pads, boat docks/ramp, a full liquor bar and package store. Comes with 4COP liquor license and an operating business. Licensing allows the sale of alcoholic beverages and tobacco, highest level of license(\$120,000 value). The parcel is fully fenced with a gate. Unlimited possibilities. Area is growing rapidly. Potential to generate 15-25% net returns on investment!. Bar and docks have been redone recently.



Property Financial Summary

Asking price	\$795,000	Type	Proforma
Gross income (annually)	\$208,800	Gross income (monthly)	\$17,400
Operating expenses (annually)	\$82,552	Operating expenses (monthly)	\$6,879
Net income (annually)	\$126,248	Net income (monthly)	\$10,521
Gross return	26.26%	Net return	15.88%

