



## Financial Summary

300 N Dixie Avenue, Fruitland Park, FL

2025

### Income

Item	Amount
Gross Rental Income	\$90,000

### Operating Expenses

Item	Amount
Water (Annual)	\$4,000
Lawn Care	Owner Maintained
Electricity	Tenant Paid

### Net Operating Income

Item	Amount
Total Expenses	\$4,000
Net Operating Income	\$86,000

### Investment Highlights

- Strong rental income performance
- Efficient operating structure with limited expenses
- Tenant-paid utilities enhance net returns
- Owner-managed landscaping contributes to cost efficiency