

SINGLE-FAMILY PORTFOLIO AND TWO EXTRA LOTS

2004-2009 ROSA CT, LEHIGH ACRES, FL 33972



PROPERTY OVERVIEW

Offered for sale is a rare, contiguous portfolio opportunity in Lehigh Acres, Florida, consisting of three newly constructed single-family homes (2025 builds) plus two vacant residential lots, all located on Rosa Ct. This offering is structured for investors seeking immediate rental income with future development optionality.

Improved Properties (Built 2025)

2004 Rosa Ct – 3 Bed / 2 Bath
 1,306 SF living area
 407 SF garage
 Lot size: 15,974.95 SF

2005 Rosa Ct – 3 Bed / 2 Bath
 1,393 SF living area
 437 SF garage
 Lot size: 15,981.95 SF

2006 Rosa Ct – 3 Bed / 2 Bath
 1,504 SF living area
 452 SF garage
 Lot size: 12,763.10 SF

Each home was constructed in 2025 with strong attention to detail and higher-end finishes, offering investors a true zero-deferred-maintenance acquisition. Metal roofs, new HVAC, new plumbing, new electrical, and modern interiors significantly reduce capital expenditure risk and improve long-term operating efficiency. These properties are ideally suited for long-term rentals, benefiting from strong tenant demand for modern single-family housing in Lehigh Acres.

Vacant Lots (Included in the Offering)

2007 Rosa Ct – 12,763.10 SF
 2009 Rosa Ct – 12,365.87 SF

PROPERTY SUMMARY

Sale Price:	\$1,180,000
Number Of Units:	3
Cap Rate:	5.35%
NOI:	\$63,123
Lot Size:	1.6 Acres
Building Size:	0 SF
Year Built:	2025
Zoning:	RS-1
Market:	Fort Myers
Sub Market:	Lehigh Acres
Cross Streets:	

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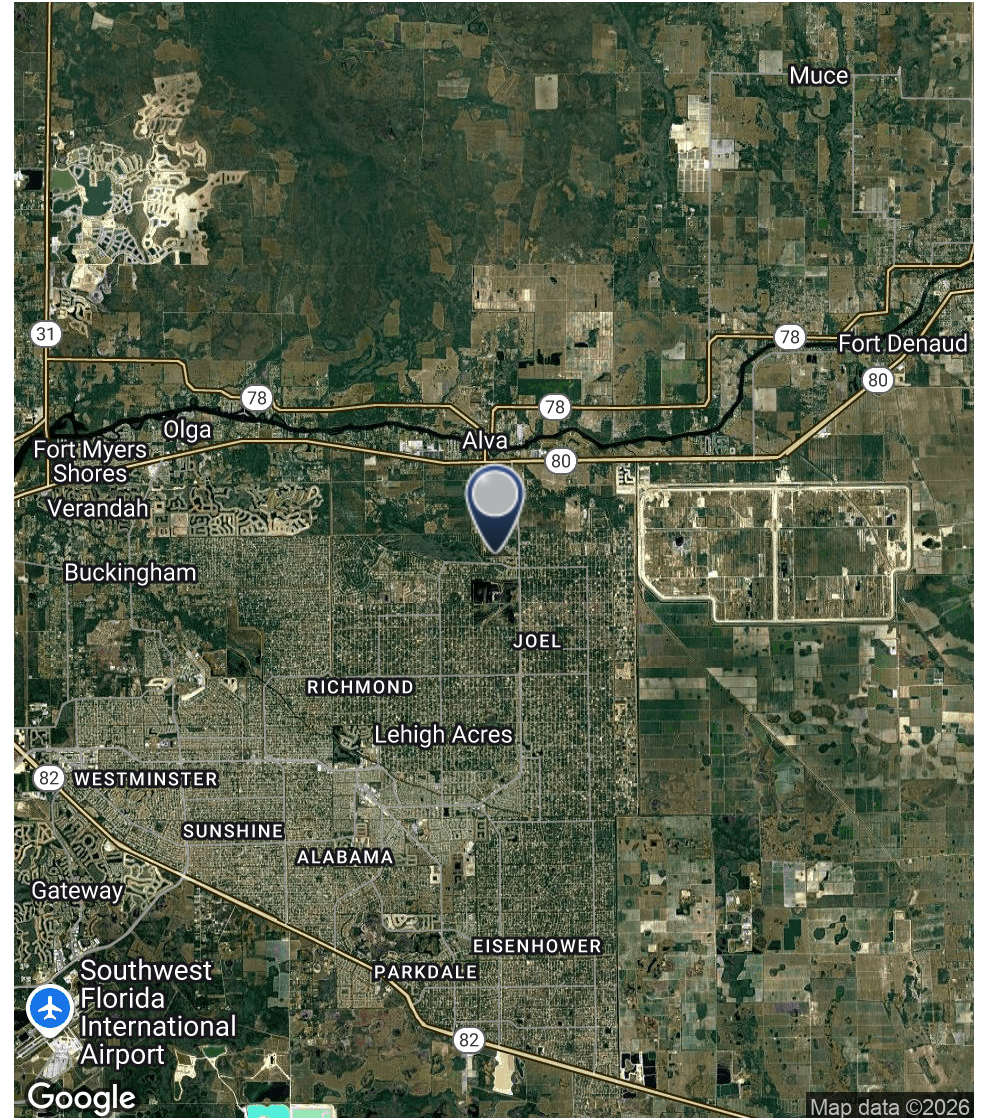
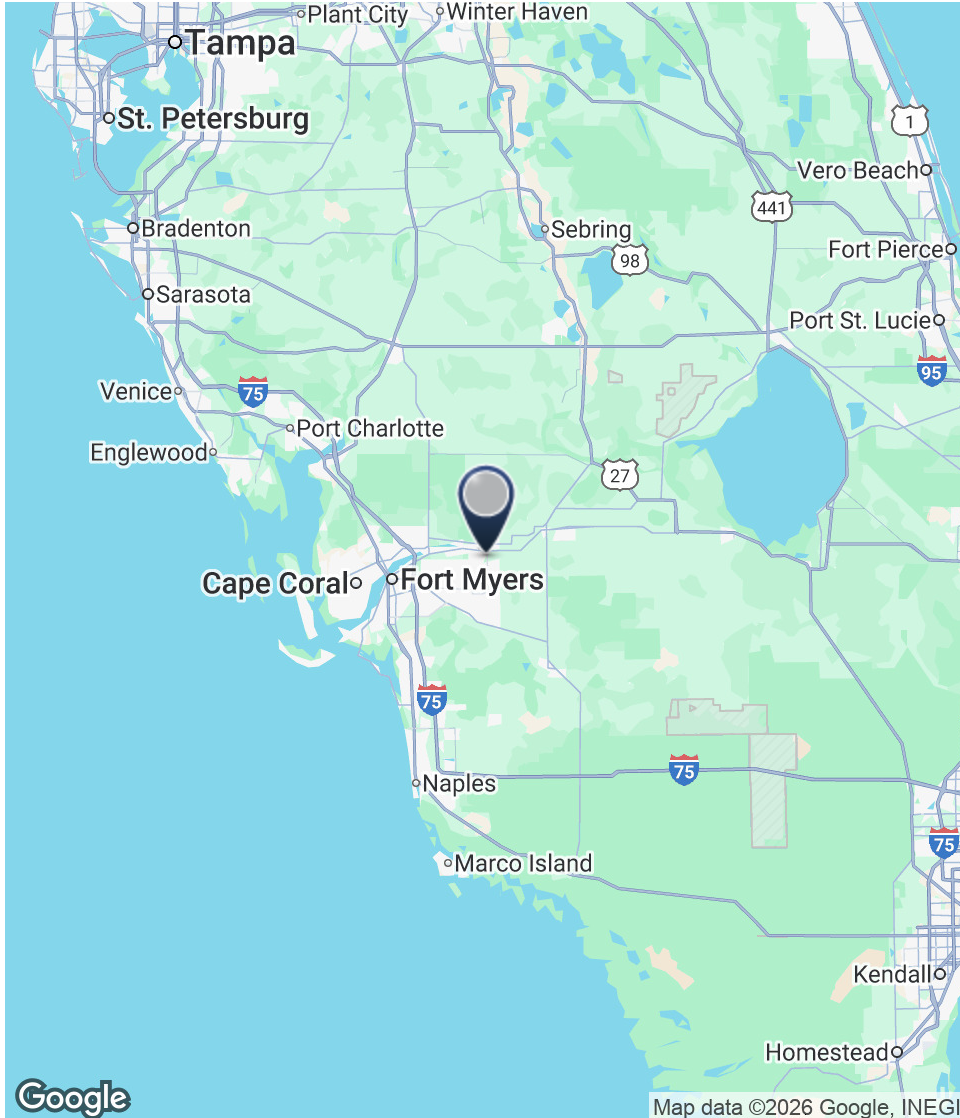


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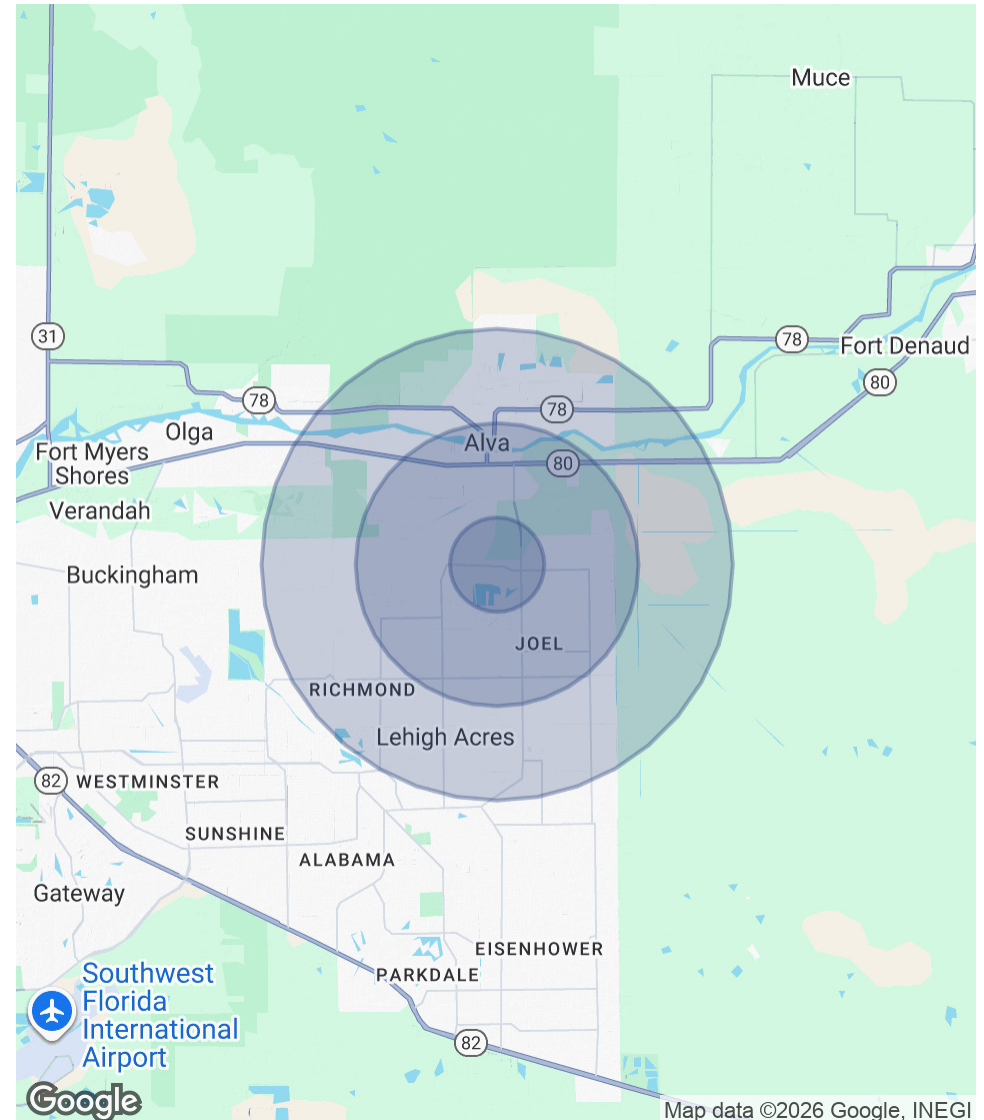


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,319	9,688	30,209
Average Age	35	39	40
Average Age (Male)	34	38	39
Average Age (Female)	35	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	401	3,195	10,313
# of Persons per HH	3.3	3	2.9
Average HH Income	\$76,834	\$76,846	\$76,081
Average House Value	\$322,373	\$327,879	\$311,218

Demographics data derived from AlphaMap



Map data ©2026 Google, INEGI

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