



SUNSET WEST APARTMENTS

750 AVE C SW, WINTER HAVEN, FL 33880

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PROPERTY SUMMARY

750 AVE C SW, WINTER HAVEN, FL 33880

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VIDEO

OFFERING SUMMARY

Sale Price	\$3,400,000
Number of Units	15
Price Per Unit	\$226,667
Lot Size	0.73 Acres
Building Size	16,012 SF
NOI	\$175,269.33
Cap Rate	5%

PROPERTY DESCRIPTION

The Apt Brokers are pleased to present Sunset West Apartments, a newer construction, 15-unit garden-style multifamily community built in 2021, located at 750 Avenue C SW in Winter Haven, FL (Polk County). The property consists of two two-story buildings totaling 16,012 SF on a 0.73-acre lot zoned R-4.

As newer 2021 construction, the asset offers modern build quality and a low-maintenance profile rarely found in the local multifamily inventory. The buildings feature slab foundations, wood-frame exterior walls, and pitched shingle roofs, with central AC in every unit. Electricity is separately metered and paid directly by tenants, and the property is served by city water and sewer.

The unit mix offers strong variety across renter profiles: six one-bedroom/one-bath units (670–864 SF), five two-bedroom/two-bath units (1,179 SF), and four spacious three-bedroom/three-bath units (1,523 SF). Interiors feature modern finishes throughout, including wood-look plank flooring, white shaker-style cabinetry, stainless steel appliances, and contemporary bathrooms. Every unit is equipped with a dishwasher and an in-unit washer and dryer – a full-amenity offering that supports premium rents and tenant retention in a submarket where in-unit laundry remains scarce.

Located in the heart of Winter Haven within Central Florida's growing I-4 corridor region, Sunset West is a rare opportunity to acquire recently built,

PROPERTY DETAILS

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LOCATION INFORMATION

Building Name	Sunset West Apartments
Street Address	750 Ave C SW
City, State, Zip	Winter Haven, FL 33880
County	Polk

BUILDING INFORMATION

Building Size	16,012 SF
Cap Rate	5.15
Year Built	2021
Roof	Pitched Shingle Roof
Number of Buildings	2
Foundation	Slab
Exterior Walls	Wood Frame

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R-4
Lot Size	0.73 Acres
APN #	262829633500000310

UTILITIES & AMENITIES

HVAC	Central AC
Electric	Separately Metered / Paid by Tenants
Water	City Water / Paid by Landlord
Sewer	City Sewer / Paid by Landlord
Trash	Paid by Landlord



PROPERTY HIGHLIGHTS

750 AVE C SW, WINTER HAVEN, FL 33880

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- **Newer Construction** – Built in 2021 – modern build quality with minimal deferred maintenance
- **15 Units Across Two Two-Story Buildings** – garden-style/low-rise layout on 0.73 acres
- **Diverse Unit Mix** – 1BR/1BA, 2BR/2BA, and 3BR/3BA floor plans ranging from 670 to 1,523 SF
- **Modern Interior Finishes** – plank flooring, stainless appliances, shaker cabinetry
- **All units are equipped with dishwashers and in-unit washers and dryers**
- **Central AC in All Units**
- **Separately Metered Electric**
- **City Water & Sewer**
- **Pitched Shingle Roofs, Slab Foundation, Wood-Frame Construction**
- **R-4 Zoning in Winter Haven, Polk County** – Central Florida growth market

DRONE PHOTOS

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DRONE PHOTOS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
Bldg A Unit 101	3	3	1,523 SF	\$1,900	\$1.25	\$1,950	\$1.28
Bldg A Unit 102	1	1	864 SF	\$1,400	\$1.62	\$1,450	\$1.68
Bldg A Unit 103	2	2	1,179 SF	\$1,650	\$1.40	\$1,700	\$1.44
Bldg A Unit 104	3	3	1,523 SF	\$1,900	\$1.25	\$1,950	\$1.28
Bldg A Unit 201	3	3	1,523 SF	\$1,800	\$1.18	\$1,950	\$1.28
Bldg A Unit 202	1	1	670 SF	\$1,200	\$1.79	\$1,350	\$2.01
Bldg A Unit 203	1	1	670 SF	\$1,325	\$1.98	\$1,350	\$2.01
Bldg A Unit 204	1	1	670 SF	\$1,275	\$1.90	\$1,350	\$2.01
Bldg A Unit 205	3	3	1,523 SF	\$1,850	\$1.21	\$1,950	\$1.28
Bldg B Unit 101	1	1	864 SF	\$1,400	\$1.62	\$1,400	\$1.62
Bldg B Unit 102	2	2	1,179 SF	\$1,600	\$1.36	\$1,650	\$1.40
Bldg B Unit 103	2	2	1,179 SF	\$1,600	\$1.36	\$1,650	\$1.40
Bldg B Unit 201	1	1	864 SF	\$1,175	\$1.36	\$1,350	\$1.56
Bldg B Unit 202	2	2	1,179 SF	\$1,600	\$1.36	\$1,650	\$1.40
Bldg B Unit 203	2	2	1,179 SF	\$1,600	\$1.36	\$1,650	\$1.40
TOTALS			16,589 SF	\$23,275	\$22.00	\$24,350	\$23.05



INCOME AND EXPENSES

750 AVE C SW, WINTER HAVEN, FL 33880

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INCOME SUMMARY	CURRENT	CURRENT
Vacancy Cost	(\$8,379)	(\$8,766)
GROSS INCOME	\$270,921	\$283,434
EXPENSES SUMMARY	CURRENT	CURRENT
Real Estate Taxes	\$47,502	\$47,502
Insurance	\$15,000	\$15,000
Electricity (Separately Metered)	\$0	\$0
Water	\$24,000	\$24,000
Repairs & Maintenance	\$6,750	\$6,750
Lawn care & Pest Control	\$2,400	\$2,400
OPERATING EXPENSES	\$95,652	\$95,652
NET OPERATING INCOME	\$175,269	\$187,782



FINANCIAL SUMMARY

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INVESTMENT OVERVIEW	CURRENT	CURRENT
Price	\$3,400,000	\$3,400,000
Price per SF	\$212	\$212
Price per Unit	\$226,667	\$226,667
GRM	12.17	11.64
CAP Rate	5.15%	5.52%
Total Return (yr 1)	\$27,309	\$39,822
Debt Coverage Ratio	1	1.07
OPERATING DATA	CURRENT	CURRENT
Gross Scheduled Income	\$279,300	\$292,200
Total Scheduled Income	\$279,300	\$292,200
Vacancy Cost	\$8,379	\$8,766
Gross Income	\$270,921	\$283,434
Operating Expenses	\$95,652	\$95,652
Net Operating Income	\$175,269	\$187,782
FINANCING DATA	CURRENT	CURRENT
Down Payment	\$1,020,000	\$1,020,000
Loan Amount	\$2,380,000	\$2,380,000
Debt Service	\$175,849	\$175,849
Debt Service Monthly	\$14,654	\$14,654
Principal Reduction (yr 1)	\$27,889	\$27,889

SALE COMPS

750 AVE C SW, WINTER HAVEN, FL 33880

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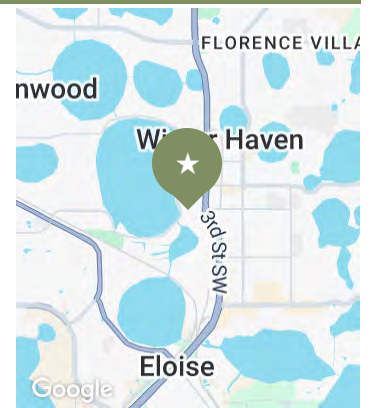


SUNSET WEST APARTMENTS

750 Ave C SW, Winter Haven, FL 33880

Subject Property

Price:	\$3,400,000	Bldg Size:	16,012 SF
Lot Size:	0.73 Acres	No. Units:	15
Year Built:	2021	Price/Unit:	\$226,667

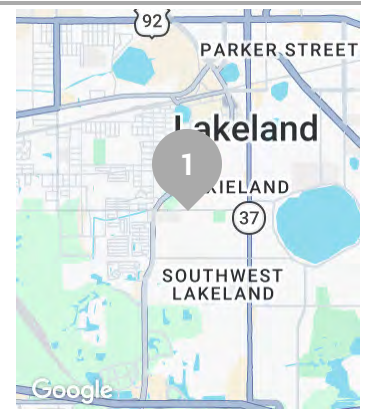


915 ARIANA ST

Lakeland, FL 33803

Sold 1/16/2026

Price:	\$10,000,000	Bldg Size:	47,140 SF
Lot Size:	2.59 Acres	No. Units:	56
Year Built:	2024	Price/Unit:	\$178,571

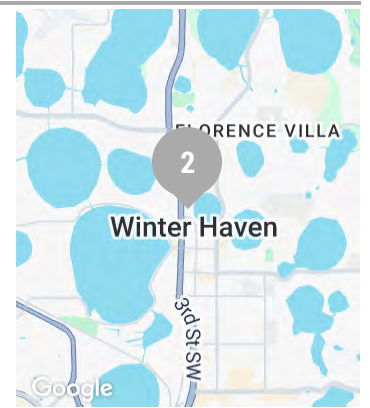


510 AVE K NW

Winter Haven, FL 33881

Sold 12/17/2025

Price:	\$855,000	Bldg Size:	5,256 SF
Lot Size:	0.29 Acres	No. Units:	6
Year Built:	1978	Price/Unit:	\$142,500

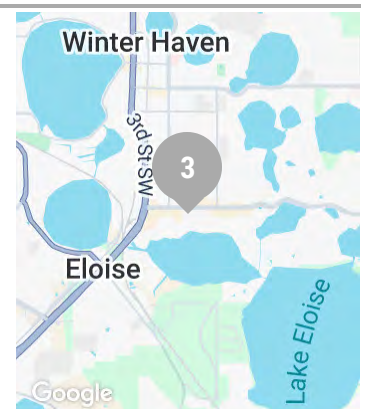


1801 3RD COURT SE

Winter Haven, FL 33880

Sold 8/15/2025

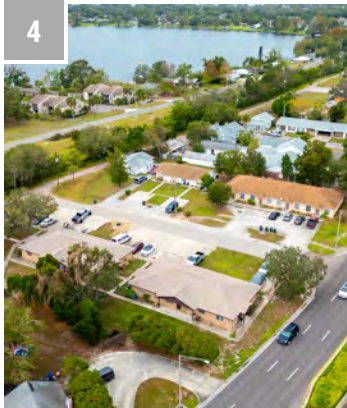
Price:	\$800,000	Bldg Size:	3,667 SF
Lot Size:	0.25 Acres	No. Units:	5
Year Built:	1968	Price/Unit:	\$160,000



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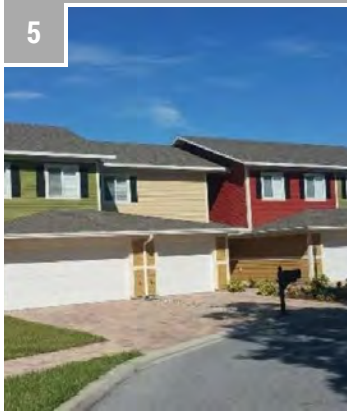
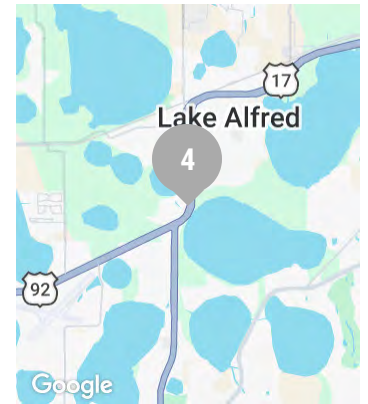
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1100 S LAKE SHORE WAY

Lake Alfred, FL 33850

Sold 10/17/2025

Price:	\$3,500,000	Bldg Size:	22,158 SF
Lot Size:	2.30 Acres	No. Units:	28
Year Built:	1980	Price/Unit:	\$125,000



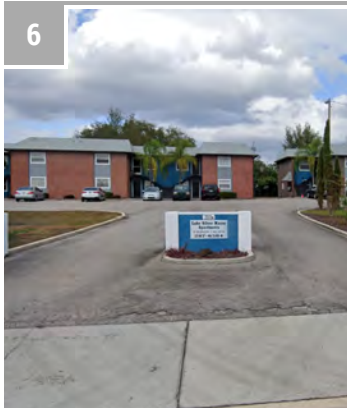
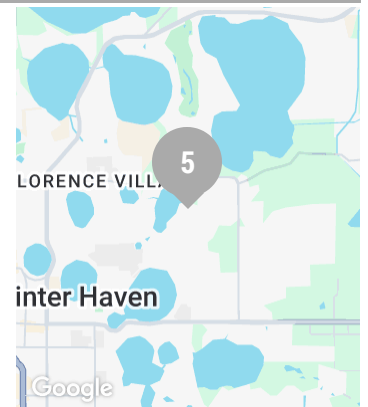
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1125 EVERGREEN CT SW

Winter Haven, FL 33881

Sold 11/25/2024

Price:	\$8,250,000	Bldg Size:	58,372 SF
Lot Size:	7.75 Acres	No. Units:	38
Year Built:	2012	Price/Unit:	\$217,105



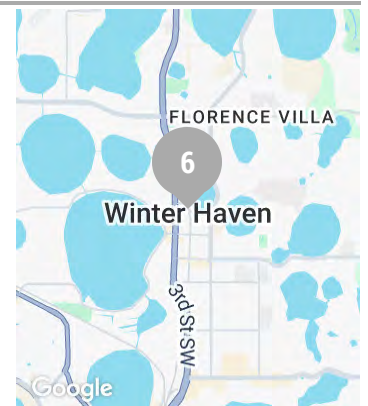
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211 N LAKE SILVER DR NW

Winter Haven, FL 33881

Sold 1/2/2024

Price:	\$1,900,000	Bldg Size:	11,212 SF
Lot Size:	1.52 Acres	No. Units:	12
Year Built:	1977	Price/Unit:	\$158,333



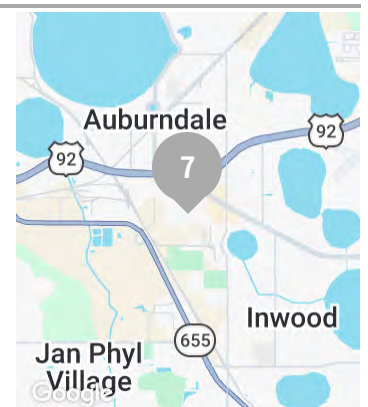
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201 KENNEDY CT

Auburndale, FL 33823

Sold 1/15/2026

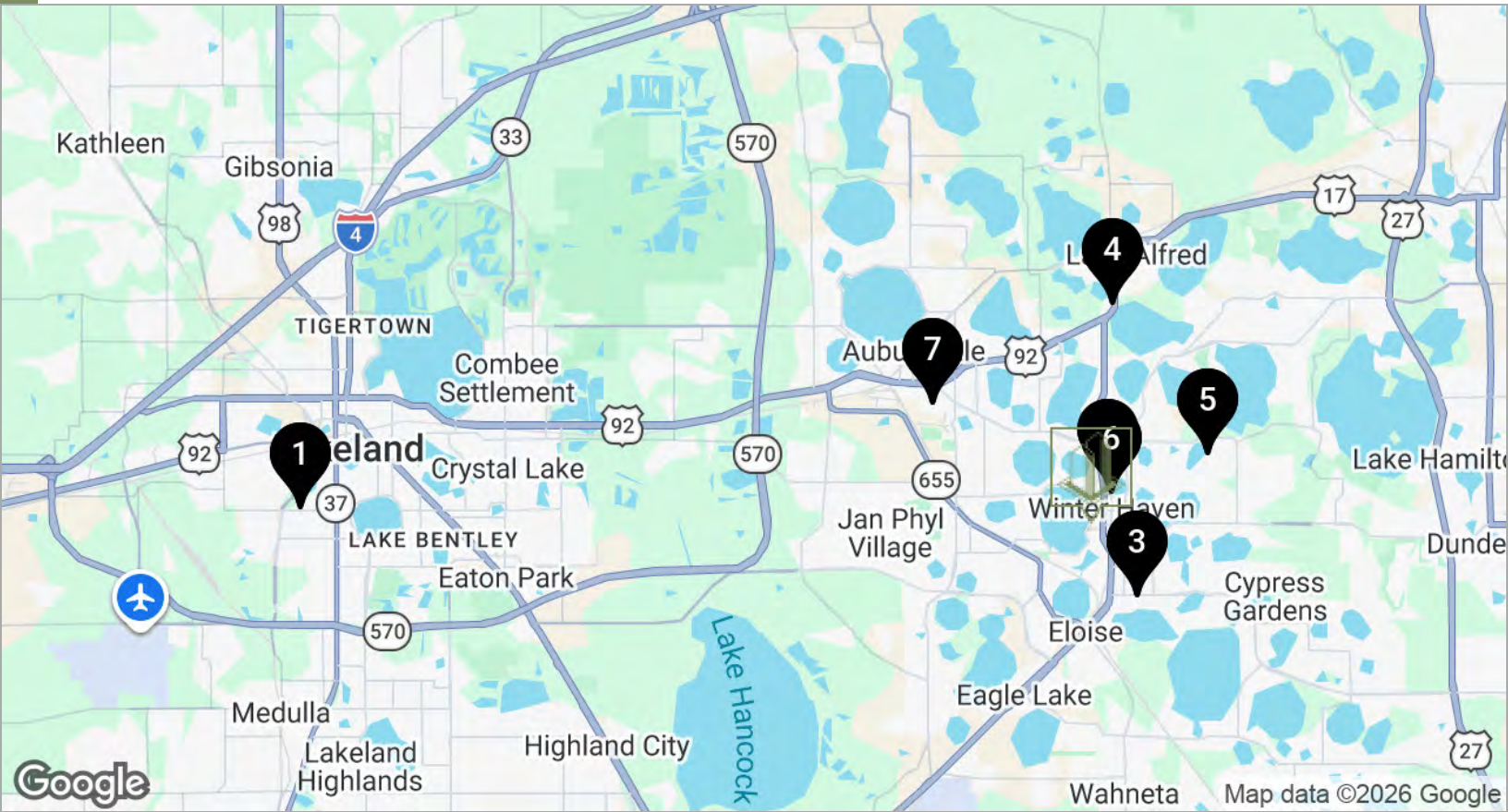
Price:	\$2,300,000	Bldg Size:	11,250 SF
Lot Size:	1.38 Acres	No. Units:	20
Year Built:	1970	Price/Unit:	\$115,000



SALE COMPS MAP & SUMMARY

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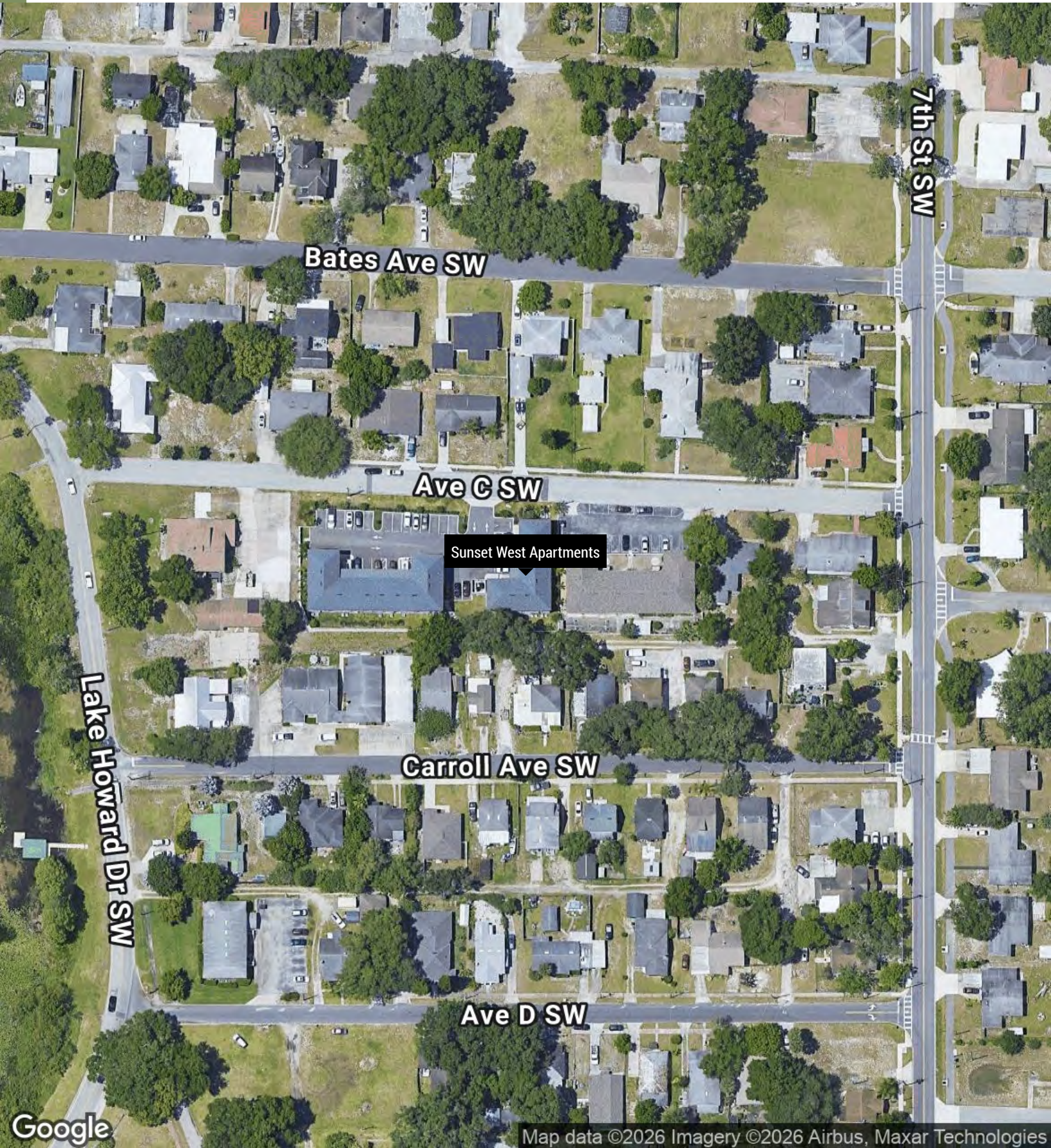


	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	YEAR BUILT	PRICE/SF	PRICE/UNIT	DEAL STATUS
★	Sunset West Apartments 750 Ave C SW Winter Haven, FL	\$3,400,000	16,012 SF	0.73 Acres	15	2021	\$212.34	\$226,667	Subject Property
1	915 Ariana St Lakeland, FL	\$10,000,000	47,140 SF	2.59 Acres	56	2024	\$212.13	\$178,571	Sold 1/16/2026
2	510 Ave K NW Winter Haven, FL	\$855,000	5,256 SF	0.29 Acres	6	1978	\$162.67	\$142,500	Sold 12/17/2025
3	1801 3rd Court SE Winter Haven, FL	\$800,000	3,667 SF	0.25 Acres	5	1968	\$218.16	\$160,000	Sold 8/15/2025
4	1100 S Lake Shore Way Lake Alfred, FL	\$3,500,000	22,158 SF	2.30 Acres	28	1980	\$157.96	\$125,000	Sold 10/17/2025
5	1125 Evergreen Ct SW Winter Haven, FL	\$8,250,000	58,372 SF	7.75 Acres	38	2012	\$141.33	\$217,105	Sold 11/25/2024
6	211 N Lake Silver Dr NW Winter Haven, FL	\$1,900,000	11,212 SF	1.52 Acres	12	1977	\$169.46	\$158,333	Sold 1/2/2024
7	201 Kennedy Ct Auburndale, FL	\$2,300,000	11,250 SF	1.38 Acres	20	1970	\$204.44	\$115,000	Sold 1/15/2026
	AVERAGES	\$3,875,625	21,883 SF	2.10 ACRES	22	1991	\$184.81	\$165,397	

AERIAL MAP

750 AVE C SW, WINTER HAVEN, FL 33880

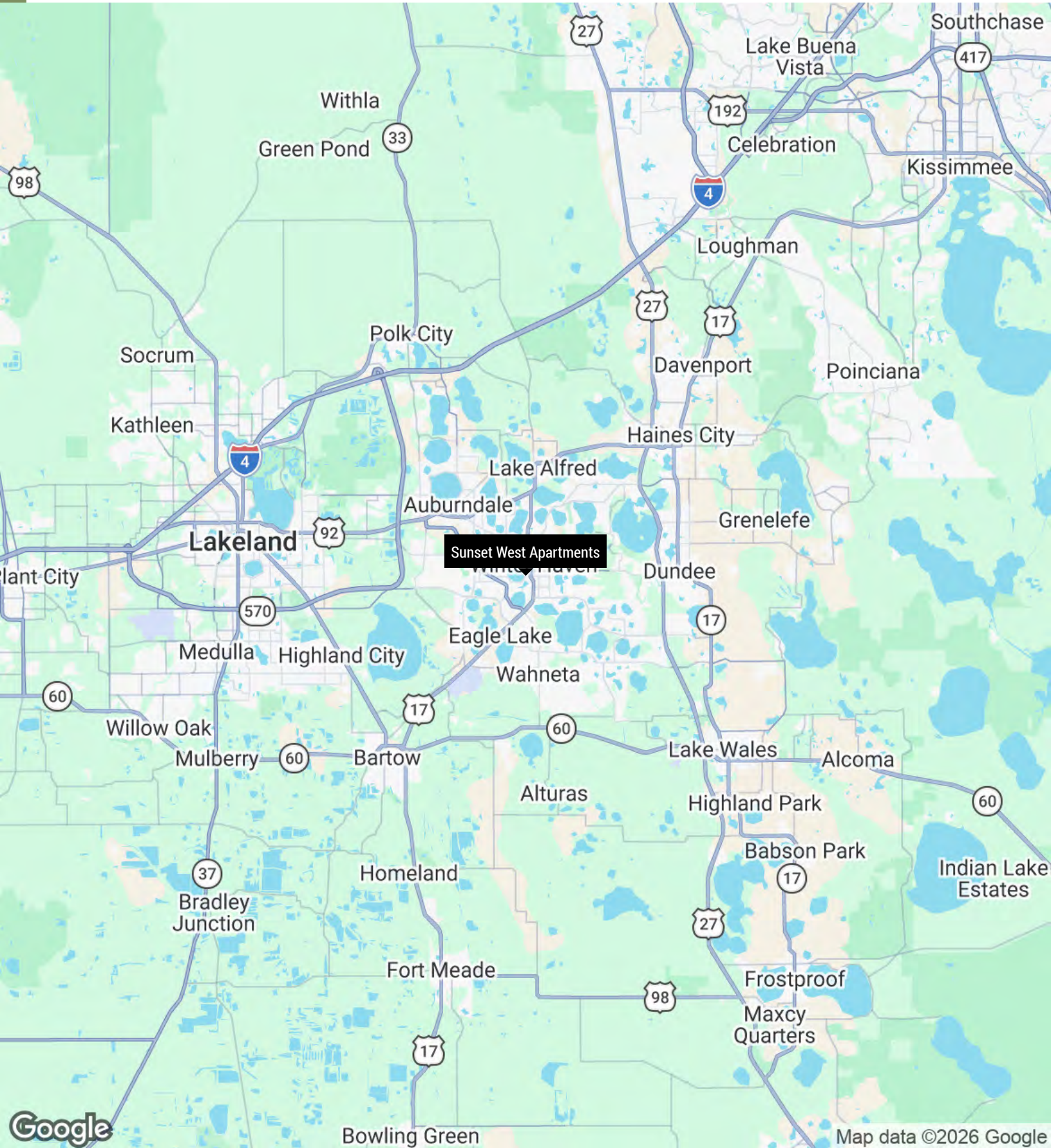
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REGIONAL MAP

750 AVE C SW, WINTER HAVEN, FL 33880

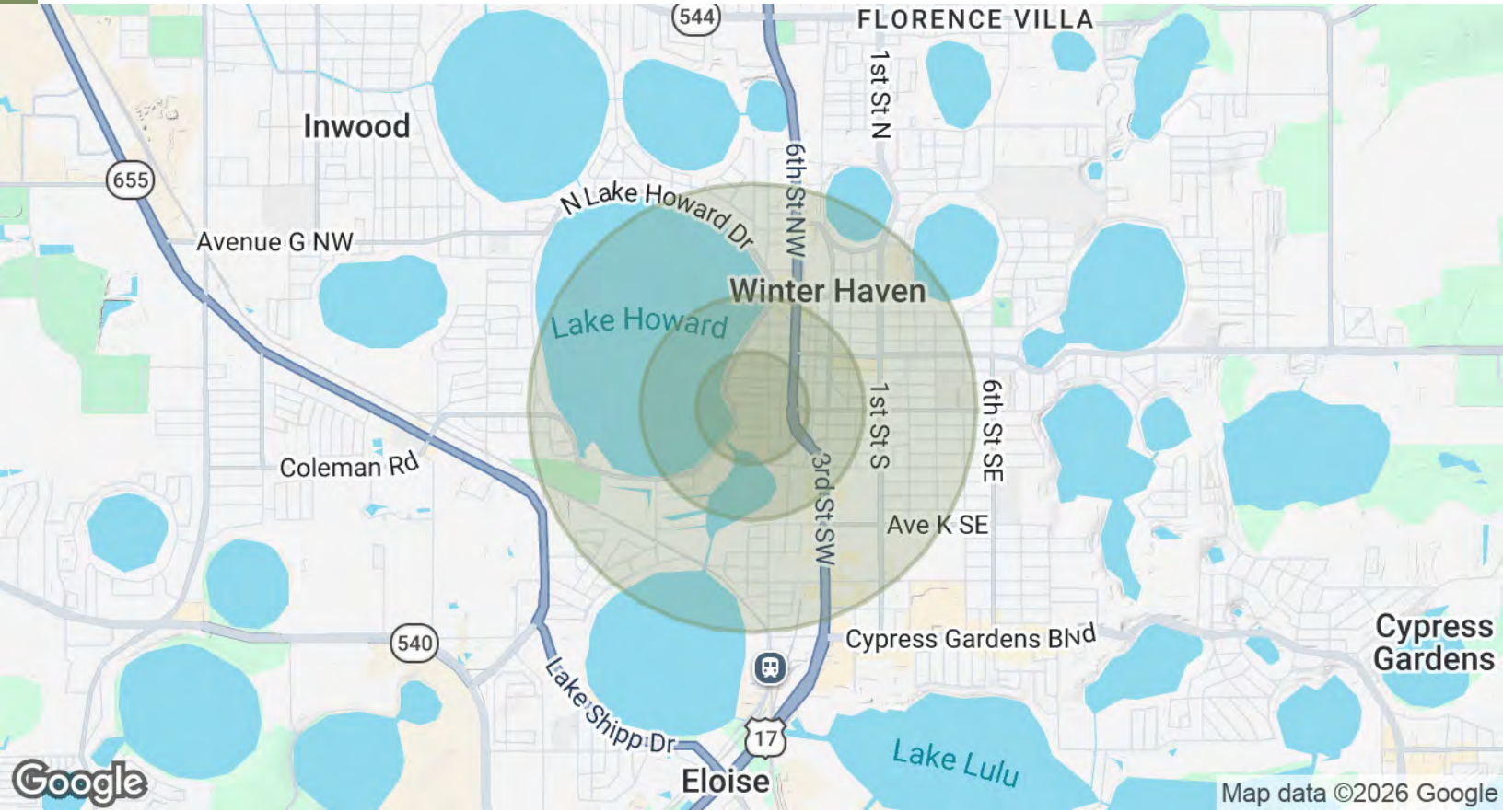
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DEMOGRAPHICS MAP & REPORT

750 AVE C SW, WINTER HAVEN, FL 33880

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	504	1,462	5,929
Average Age	51.3	40.1	37.7
Average Age (Male)	45.5	38.0	33.1
Average Age (Female)	60.2	51.7	46.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	737	2,576
# of Persons per HH	1.6	2.0	2.3
Average HH Income	\$60,350	\$66,307	\$65,645
Average House Value	\$112,908	\$154,030	\$172,078

2023 American Community Survey (ACS)

VENDOR PARTNERS

750 AVE C SW, WINTER HAVEN, FL 33880

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MEET THE TEAM

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