

608 Dundee Road, Dundee, FL 33838

6-Unit Mixed-Use Income Property 1 Duplex + 1 Four-Plex Polk County, FL List Price: \$724,900

KEY METRICS — SELLER PROJECTIONS

Gross Annual Income

\$106,200

\$8,850 / mo

Annual Expenses

\$14,109

Incl. projected duplex insurance

Net Operating Income

\$92,091

Before financing costs

Cap Rate

12.70%

Based on \$724,900 list price

12.70%

Cap Rate — Seller Projection

Cap Rate = Net Operating Income ÷ Purchase Price.

A higher cap rate means stronger income relative to what you pay. Multifamily in Florida typically ranges 5-8%. Both scenarios for this property exceed that benchmark. Conservative scenario cap rate:

12.29%

UNIT BREAKDOWN — MONTHLY RENT

Unit	Status	Mo. Rent	Annual
Duplex — 2BR/1BA	LEASED	\$1,500	\$18,000
Duplex — 3BR/1BA	EXPECTED	\$1,850	\$22,200
Quad Upstairs A	LEASED	\$1,250	\$15,000
Quad Upstairs B	LEASED	\$1,250	\$15,000
Quad Downstairs A	LEASED	\$1,500	\$18,000
Quad Downstairs B	LEASED	\$1,500	\$18,000
Total		\$8,850	\$106,200

ANNUAL EXPENSES

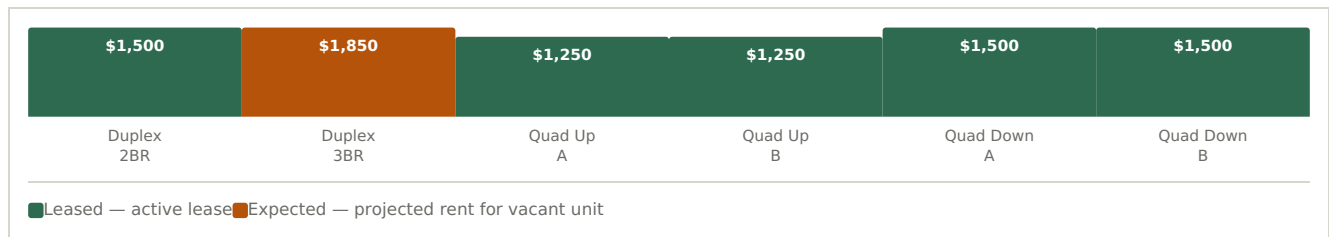
Expense Item	Annual
Property taxes	\$5,335
Insurance — quad (current)	\$3,210
Insurance — duplex (projected)	\$3,500
Trash & water	\$1,224
Lawn care	\$840
Total Projected	\$14,109

△ Duplex currently uninsured by seller — \$3,500 projected insurance added for buyer accuracy. Does not include property management, vacancy reserve, or maintenance.

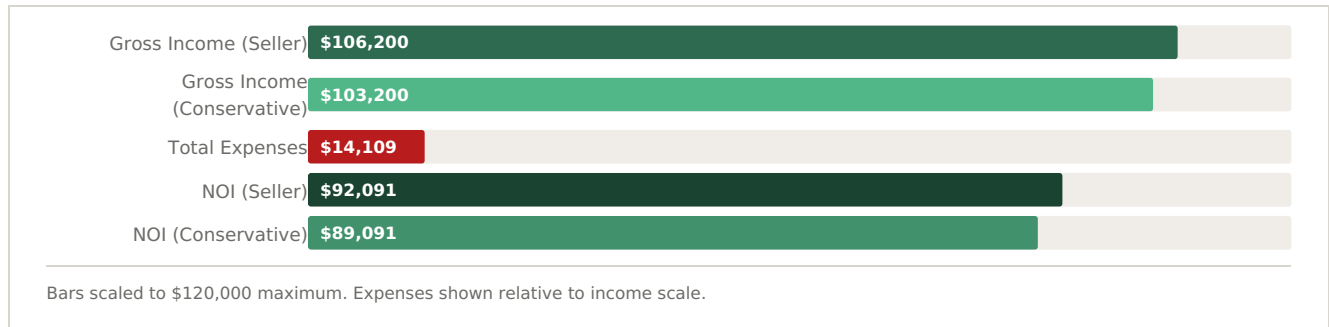
SCENARIO COMPARISON

SELLER PROJECTIONS	
Total monthly rent	\$8,850/mo
Gross annual income	\$106,200
Annual expenses	\$14,109
Net operating income	\$92,091
Cap rate	12.70%
CONSERVATIVE ESTIMATE	
Total monthly rent	\$8,600/mo
Gross annual income	\$103,200
Annual expenses	\$14,109
Net operating income	\$89,091
Cap rate	12.29%

MONTHLY RENT BY UNIT



ANNUAL INCOME, EXPENSES & NOI — BOTH SCENARIOS



WHY IS 1 UNIT CURRENTLY VACANT? — CONTEXT FOR BUYERS

Duplex — Front Unit (3BR/1BA)

Vacant by the owner's choice for just over a year. The owner pulled it offline to complete renovations at his own pace between contracting jobs, then kept it vacant during a prior listing period for easy showings. When his wife was diagnosed with cancer, selling and renting became secondary priorities; she passed away at the end of last year. He is now selling again to retire fully and has kept the unit vacant to facilitate showings. He placed a small "for rent" sign but has not actively marketed it. Seller confirms he can lease it prior to closing if a buyer requires income continuity.

Existing Lease Note: Five of six units carry active leases. The two quad downstairs units were leased in April 2026 on 5-year terms at \$1,500/mo each. Existing upstairs tenants completed their initial 1-year leases and are now month-to-month; seller reports all are interested in remaining. Updated leases with extended terms can be provided if required for buyer financing.

Income figures marked "Expected" represent projected rents for currently vacant units and are estimates only. Buyers should conduct independent due diligence. Cap rate is calculated using projected NOI divided by the list price shown above. Expense figures provided by seller; additional costs (property management, maintenance, vacancy reserve) are not included and should be factored into any buyer analysis.