

Emerson

Six Home Package @ \$1.29m

Suggestion- go to LEEPA.COV and search each address and that will give you the most accurate info on most of the homes and the other info is as follows;

1302 NE 4th Ter. 3/2/1 (garage is single door, but size of double?), City water/sewer-assess. PD., in ground vinyl POOL and on a fresh water canal. Currently listed for \$315,000 and having many showings? Other age, needs little TLC? (Market rent- \$1995-\$2250)

129 Trafalgar Pkwy – 3/2/2, City water/sewer-assess. PD., CMA @ \$250,000, Listed @ \$235,000, TLC-\$15,000 off price for new kitchen, Market rent \$1850.

1815 NW 13th St. – 3/2/2, Well & Septic, 3 year old Metal Roof, listed @ \$245,000, TLC-minor for rental (Kitchen???), market rent \$1850-\$1950.

402 Tropicana Pkwy- 3/2/2, City water/sewer-assess. Owed \$12,000?, sold on Lease Purchase @ \$235,000 (Buyer/tenant in default?-so can cancel?), both baths and kitchen remodeled with in last 10 years. Rent is \$1900 with \$100 credit @ closing.

738 NE 7th Ave. – 2/2/2, City water/sewer-assess. Owed \$12,000?, CMA @ \$265,000, TLC needed? leased @ \$1650 per month. Market rent \$1850-\$1950.

2304 NE 23rd Place – 3/2/2, well & septic, CMA @ \$265,000, TLC needed?, Leased @ \$2,200 Mo. Market rent \$1850-\$1950.

Seller will pay Selling Broker & listing Broker 2.5% EACH. Home Hunters USA will continue to manage @ 8%, if Buyer desires?

I calculated and @ \$1.29M, the Buyer is buying @ about 82% of Market Value!! Good Luck!!!

Thank you for your business. Please share your experience with us by leaving us a review.
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