



L4959450 1339 7TH ST SW, WINTER HAVEN, FL 33880



Subdiv: LAKE SHIPP OR PORTERS ADD
Subdiv/Condo:
Property Style: Multi Family (5+)
Property Description:
Ownership: Fee Simple
Annual Gross Income:
Annual Expenses:
Annual Net Inc: 38,000.00
Year Built: 1920
Building Name/#:
Total Num Bldg: 1
Total Acreage: 1/4 to less than 1/2
Flood Zone Code: X
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Active
List Price: \$459,000
Lease Price:
Special Sale Provision(s): None
ADOM: 117 **CDOM:** 117
LP/SqFt: \$151.99
Total Units: 5
Lease Terms: Other
Heated Area: 3,020 SqFt / 281 SqM
Total Area: 3,140 SqFt / 292 SqM
Property Condition:
New Construction: No

Virtually Staged. Fully occupied 5-unit multifamily investment property located minutes from Downtown Winter Haven in a high-demand rental market. Zoned multifamily and currently producing immediate cash flow with all units leased. Strong location near major thoroughfares, retail, and ongoing residential development, including a planned townhome project that is expected to support future rental demand. Opportunity exists for additional income growth through rent optimization. Situated in one of Central Florida's fastest-growing submarkets, this stabilized asset offers current income, long-term appreciation potential, and portfolio expansion opportunities. Contact for rent roll and financial information.

Beds Total: 6 **Baths Total:** 5

<u>Units</u>	<u># Beds</u>	<u># Baths</u>	<u># FB</u>	<u># HB</u>	<u># of Units</u>	<u># Occupied</u>	<u>Exp Rent</u>	<u>Sq Ft Heated</u>	<u>Garage Spcs</u>	<u>Garage Att.</u>
Type: 2 Bedroom	2	1	1	0	1	1	\$950			
Type: 1 Bedroom	1	1	1	0	1	1	\$700			
Type: 1 Bedroom	1	1	1	0	1	1	\$950			
Type: 1 Bedroom	1	1	1	0	1	0	\$950			
Type: 1 Bedroom	1	1	1	0	1	0	\$950			

Est Annual Market Income: \$51,000

Total Monthly Rent:

Total Monthly Expenses:

Deposits Y/N:

Financial Source: Owner

Financing Avail: Cash, Conventional

Land, Site, and Tax Information

Legal Desc: LAKE SHIPP OR PORTERS ADD PB 1 PG 96 BLK 5 LOTS 17 & 18

Lot Dimensions: 143x100

Lot Size Acres: 0.33

Lot Size: 14,270 SqFt / 1,326 SqM

Lot Features:

SE/TP/RG: 32-28-26

Subdivision #:

Between US 1 & River:

Tax ID: 26-28-32-647000-005170

Taxes: \$8,538.00

CDD: No

Homestead:

Census Block:

Other Exemptions:

Census Tract:

Zoning: BR

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2025

Section #: 32

Block/Parcel: 5

Front Exposure:

Lot #: 17

Plat Book/Page: 1-96

Total Acreage: 1/4 to less than 1/2

Auction Firm/Website:

Alt Key/Folio #:

Flood Zone: X

Flood Zone Date:

Subdivision Name: LAKE SHIPP OR PORTERS ADD

Additional Parcel: No

of Parcels:

Complex/Comm Name:

Floor #:

Auction Type:

Property Access:

Buyers Premium:

Flood Zone Panel:

Additional Tax IDs:

Subdv Condo #:

Annual CDD Fee:

SW Condo#:

Water Frontage: No

Water Access: No

Water View: No

Addtl Water Info:

Subd Comm Name:

Development:

Waterfront Ft: 0

Water Name:

Water Extras: No

Interior Information

A/C: Mini-Split Unit(s), Wall/Window Unit(s)

Heat/Fuel: Wall Units / Window Unit

Water: Public

Sewer: Public Sewer

Accessibility Features:

Window Feat:

Interior Feat: Ceiling Fans(s)

Appliances Incl:

Utilities Data: Cable Connected, Public

Individually Metered:

Furnishings:

Flooring Covering:

Fireplace: No

Security Feat:

Additional Rooms:

Floors in Unit/Home: