



IMPERIAL
POLK COUNTY
Property Appraiser

Date: March 12, 2026

Tax District: 91510 LAKELAND/SWFWMD/LKLD MASS
Parcel ID: 232824117500033260
Owner: BROWNRIDGE RAY
Location Address: 609 W PARK ST
LAKELAND FL 33803

Unofficial Tax Estimate

At this time, neither the assessment nor millage rate has been finalized for the tax year. All finalized figures will be properly reflected on the Proposed Property Tax Notice, which will be mailed in August. The Tax Estimator provides you with an estimate of taxes based solely on a projected assessment from the values you have entered. This document is provided as a service to Polk County residents and is not an official record of property taxes.

The unofficial estimated tax range of the above referenced property is **\$3,004 to \$3,337**. This tax range is based on the supplied Market value of **\$185,000** with a homestead exemption of **\$0**, a portability amount of **\$0** and a Non Ad Valorem Assessment of **\$0.00**.

Note: Additional exemptions are available for Polk County residents; these exemptions must be applied for and require supporting documentation. Information on available exemptions can be found at <https://exemptions.polkflpa.gov/Content/Help/ExemptionsAvailable.html>.

Bartow

255 North Wilson Ave.
Bartow, FL 33830
Ph: 863-534-4777 Fax: 863-534-4753

Lakeland

930 East Parker St, Ste. 272
Lakeland, FL 33801
Ph: 863-802-6150 Fax: 863-802-6163

Lake Alfred

200 Government Center Blvd.
Lake Alfred, FL 33850
Ph: 863-401-2424 Fax: 863-401-2428

Karl's Mortgage Calculator

160,000

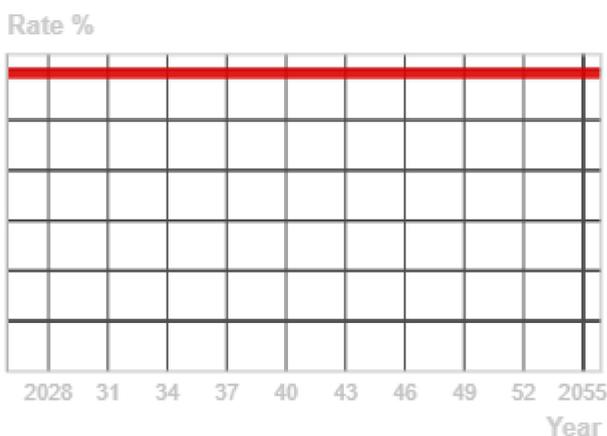
Principal 6 0 0 0

Interest 30 Dec .0 .00 2025 .000

Years Start month Start year

Payment 959.28

Amort Repay Balance Interest



Interest

Annual Monthly Payments Summary

Property	\$200,000	Start date	Dec 22, 2025
Downpay	\$40,000 (20%)	End date	Nov 22, 2055
Principal	\$160,000	Length	30y
Interest	6%	Reduction	None
Term	30 years	Total int	\$185,341.10
Payment	\$959.28	Total pay	\$345,341.10
Expenses	\$444.75	Extra pay	\$0.00
Total	\$1,404.03	Savings	\$0.00

INCOME PROPERTY CALCULATION WORKSHEET

Property Address: Buybox

	Monthly Rent	Annual Rent
Property Price \$200,000	\$3,400	\$40,800

Taxes	\$3,608
Insurance	\$2,500
HOA	\$0
Management	\$680
Utilities	\$0
Trash	\$0
Lawn Service	\$0
Maintenance	\$0
Vacancy Reserve	\$220

Lender Expectations

	Expense %	
Total Expenses=	20%	\$8,160

Gross Annual Rent	\$40,800	Gross Annual Rent	\$40,800
Total Expenses	\$7,008	Total Expenses	\$8,160
NOI=	\$33,792	NOI=	\$32,640
Cap Rate	16.90%	Cap Rate	16.32%

Debt Service Assumptions

# of Years	30		
Payments per Year	12		
Rate	6.00%	\$160,000	Loan Amount
% Down	20%	\$40,000	Down Payment Amount
Closing Costs	\$4,000 (using 2%)	\$114,000	Cash to Close
Improvement Costs	\$70,000		

Payment	\$11,511 (annually)	\$959.28 (monthly)
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Cash Flow=	\$22,281	\$1,857	Cash Flow=	\$21,129	\$1,761
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Debt Service Ratio	2.94	Debt Service Ratio	2.84
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Cash-On-Cash Return	19.54%	Cash-On-Cash Return	18.53%
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REVERSE SCENARIOS

Cap Rate Goal	10.00%		
Net Operating Income	\$33,792		
		<i>current</i>	<i>difference</i>
Purchase Price Should Be	\$337,919	\$200,000	\$137,919
C-O-C Return Goal	19.00%		
Cash Flow	\$22,281	<i>current</i>	<i>difference</i>
Total Cash Needed	\$117,266	\$114,000	\$3,266
		<i>current</i>	<i>difference</i>
Monthly Cash Flow Goal	\$1,800	\$1,857	\$57
Annual Cash Flow Goal	\$21,600	\$22,281	\$681

TOTAL RETURN ON INVESTMENT 1ST YEAR

		<i>Anticipated Annual Appreciation</i>	
Amount Invested	\$114,000	Property Value	\$200,000
		Appreciation Rate	4%
Annual Cash Flow	\$22,281	Annual Appreciation	\$7,000
1st Year Principal Reduction	\$1,965		
Anticipated Appreciation	\$7,000		
		<i>Tax Benefit & Depreciation</i>	
Tax Benefit (Depreciation)	\$2,287	Property Value	\$200,000
		Improved Value	\$170,000
		Annual Depreciation	3.636%
		Investor Tax Rate	37%
		Annual Tax Benefit	\$2,287
1st Year ROI (amount)			
\$33,532			
1st Year Return (%)			
29.41%			
1st Year Equitable Gain			
\$8,965			

609 Park is a single family 2/1 with equity upside. It's located in Dixieland and is a short walk from Lake Hunter. Similar short term rentals in the area have no problem renting for \$80-\$90 a month as a one bedroom one bath room at 600 ft.². The main home is a two bedroom one bath at 900 ft.² that needs very light work in order to be ready to short term rent. It needs a bit of cosmetics and a washer dryer hybrid stackable unit installed in the main hallway in order to be self-sufficient. The rear unit in the backyard had a fire recently, and is a completely blank slate with a slab and walls that can be fixed up and



rented for an easy \$1700 a month to \$2200 a month depending on vacancy rate. Putting the numbers into account conservatively, it will output a cash on cash return nearing 20% monthly. I have estimated that it will take roughly \$70,000 to get the home in extremely good shape, however I believe it could be cheaper with the right vendors or an individual willing to do the work themselves. A potential owner could also look into doing a hybrid rental, where they house hack and live in the mother-in-law suite or the main house, and then rent the other available unit once both are ready to go. The main home will sit at breakeven or a few hundred dollars a month in positive cash flow once again depending on vacancy rate.