



## For Sale...3 Fully leased and occupied rental units, Palm Bay, Florida



This property offering consists of one duplex and one single family rental property. The duplex is located at 1069 Bacon Circle. Tenants have been in place for years and both have just executed one-year extensions. The units are rented for \$1,075 and \$1,065 respectively. The property has recently had a new roof and numerous interior upgrades.

1336 Pace Drive has had over \$50,000 in upgrades in the last year new roof, windows, master bathroom upgrades, appliances, hot water heater, and air conditioning. Tenant just executed a new one year lease at \$1,895 per month. Owner wants to sell as a package.

**Offered for only \$620,000 as a package.**

Call JT Alvarez at 954-806-2536 or Adam P Von Romer, CCIM at 954-495-1818 for additional details

- ◆ Ideal for "beginning" investor
- ◆ Critical upgrades including roof, bathroom, hot water heater, and windows...low capital expenditures
- ◆ In place tenants...instant income...no lease up
- ◆ Easy to finance and even easier to operate

