

608 Dundee Road Overview

608 Dundee Road, Dundee, FL 33838

Listing Agents: Kennedy Matthews & Julie Matthews

Julie Matthews Group, LLC

List Price: \$724,900	Gross Annual Income: \$105,600
One Parcel 1/3 Acre	Annual Expenses*: \$14,109
Cap Rate: 12.62%	Annual NOI: \$91,491
Quadruplex (2,131 H sq ft) & Duplex (1,384 H sq ft)	Duplex Age: 1925 (effective yr 1992) Quadruplex: 1986 (effective yr 2000)

Unit #	Bed/Bath Count	Rent Amount (Monthly)	Rent Amount (Annually)	H Sq Ft (est.)	Lease Length (Total)	Start of Lease
610 #1	3 Bedroom 1 Bathroom	\$1,800/mo	\$21,600	~809	1 year	07/2026
610 #2	2 Bedroom 1 Bathroom	\$1,500/mo	\$18,000	~575	1 year	04/2026
608 #1	Studio 1/2 Bathroom	\$1,500/mo	\$18,000	~500	5 years	05/2026
608 #2	Studio 1 Bathroom	\$1,500/mo	\$18,000	~500	5 years	05/2026
608 #3	Studio 1 Bathroom	\$1,250/mo	\$15,000	~500	1 year	01/2026
608 #4	Studio 1 Bathroom	\$1,250/mo	\$15,000	~500	Monthly**	03/2025

Annual Expenses	Amount (Annually)	Notes
Property Taxes	\$5,335/yr	For Entire Lot
Insurance: Quadruplex	\$3,210/yr	For Quadruplex
Insurance: Duplex	\$3,500*/yr	Currently Self-Insured: Projected Estimate
Trash & Water	\$1,224/yr	For Entire Lot
Lawn Care	\$840/yr	For entire Lot
Total:	\$14,109	

Notes + Frequently Asked Questions

(All measurements are approx & all information should be confirmed by Buyer)

Notes



- The Seller has been managing/maintaining the property since he's owned it (bought in the 1980's)
- Reason for Selling: He simply wants to retire & become a full-time grandfather to his 2 grandchildren.
- Zoning: Mixed Use (1204 / STORE/OFFICE W/RESIDENCE (county) 12 / MIXED USE (state)
- The Seller is not interested in any seller-financing and/or creative financing

Age of Big Ticket Items

Quadruplex Roof: ~2 years old (Metal)

Duplex Roof: ~10 years old (Shingle)

HVAC: ~6-8 years

- 608 Unit #1 is Central Heat/Air
- 5/6 Units have mini-splits that are ~1 year old

Plumbing: Duplex Septic maintenance 1 year ago



Tenant Info:

610 #1: Family that signed for 1 year

610 #2: Family that has lived there and already completed 1 yr lease, resigned in April 2026 for another 1-year lease

608 #1: Beauty Salon that signed for a 5 year-lease

608 #2: Miscellaneous Store that signed for a 5-year lease

608 #3 & #4: Call-Collections Agency. Tenant began renting one of the units & half-way through the 1-year lease, she signed on the other lease- she loves having her business there and would like to stay as long as possible

