

# 301, 283 & 325 SW Leisure Lane

## Investment Property Information Sheet

### Purchase Information

- Includes all three parcels
  - Total Site Area: 1.82 Acres
  - Total Units: 6
  - Property Type: Duplex Portfolio (3 Duplex Buildings)
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### Rental Income

| Property       | Monthly Rent Per Unit |
|----------------|-----------------------|
| 325 SW Leisure | \$1,350 per side      |
| 301 SW Leisure | \$1,295 per side      |
| 283 SW Leisure | \$1,295 per side      |

#### Additional Income:

- Storage Shed Lease: \$50/month

#### Estimated Gross Annual Income:

- Approximately \$95,160
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### Operating Expenses

#### Insurance

| Property       | Annual Premium                                                     |
|----------------|--------------------------------------------------------------------|
| 325 SW Leisure | \$2,931/yr with Security First Insurance, 877-333-9992, 01/08/2026 |
| 301 SW Leisure | \$4,268/yr with IPFS Insurance/Brightway, 904-862-7411, 03/08/2026 |
| 283 SW Leisure | \$3,400/yr with Security First Insurance, 877-333-9992, 01/08/2026 |

**Total Insurance:** \$10,599/year

## Property Taxes

| Property       | Annual Taxes |
|----------------|--------------|
| 283 SW Leisure | \$2,438      |
| 301 SW Leisure | \$2,438      |
| 325 SW Leisure | \$3,187      |

**Total Taxes:** \$8,063/year / 12 mo = \$672/mo

## Utilities & Maintenance

- Shared Well Electric (FPL): \$38/month
- City Sewer (City of Lake City): \$320/month
- Lawn Care (Preston's Lawn Care): \$449/month
- Water Softener Maintenance (Fred): \$45/month

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## American Home Shield Coverage (Current)

| Property   | Coverage      | Annual Cost |
|------------|---------------|-------------|
| 283 (#101) | Septic        | \$140       |
| 301 (#102) | Roof & Septic | \$429       |
| 325 (#101) | Septic        | \$369       |

Coverage remains in place through the current policy term.

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## Property Improvements & History

### Roofs

| Property       | Roof Type | Year Installed |
|----------------|-----------|----------------|
| 325 SW Leisure | Metal     | 2014           |
| 301 SW Leisure | Metal     | 2026           |
| 283 SW Leisure | Metal     | 2023           |

## Septic Systems

Serviced by Raymond Howard (386-935-3334)

| Property       | Last Pumped |
|----------------|-------------|
| 325 SW Leisure | 04/15/2025  |
| 301 SW Leisure | 09/09/2024  |
| 283 SW Leisure | 01/27/2025  |

## Well

- Shared Well
- Original Installation: 1979

## Building Construction Dates

| Property       | Year Built |
|----------------|------------|
| 325 SW Leisure | 1979       |
| 301 SW Leisure | 1980       |
| 283 SW Leisure | 1980       |

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## Additional Notes

- Shared well serves all buildings.
  - Two buildings are on individual septic systems.
  - One building is connected to city sewer.
  - Two detached garages included.
  - Two units feature carports.
  - Four units feature dedicated parking pads.
  - Lease start and end dates available upon request.
  - HVAC systems, water heaters, and appliances are operational; manufacturing dates may be verified from equipment labels.
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