



# KINGS LAKE

## Income & Development Opportunity

Seven-Parcel Owner-Direct Portfolio Offering  
2708-2716 Santa Cruz Boulevard | Naples, Florida 34112

# \$2,650,000

**Immediate rental income today. Long-term multifamily development potential for tomorrow.**

| ASSEMBLAGE        | PARCELS  | OCCUPIED RESIDENCES | DEVELOPMENT PARCELS |
|-------------------|----------|---------------------|---------------------|
| <b>1.54 Acres</b> | <b>7</b> | <b>4</b>            | <b>2</b>            |

A rare opportunity to acquire a fully occupied four-unit income property, a separately deeded common-area and pool parcel, and two vacant development parcels positioned on the west/lake side and east/Kings Lake Boulevard side of the assemblage. The portfolio combines current income, land value, and future development flexibility only minutes from Downtown Naples, Fifth Avenue South, Gulf beaches, shopping, dining, and major transportation corridors.

#### CONTACT

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#### PHONE

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# PORTFOLIO COMPOSITION

Seven separately deeded parcels assembled as one coordinated investment and development opportunity.



Approximate assemblage boundary shown for general orientation only; not a survey. Shaded area depicts the offering.

## INVESTMENT HIGHLIGHTS

- Four fully occupied townhome residences providing immediate rental income
- Four separately deeded fee-simple residences under one roof
- Two vacant multifamily development parcels - west/lake side and east/Kings Lake Boulevard side
- Separately deeded common-area parcel with private pool and recreational improvements
- Professional boundary survey, County zoning verification, engineering, and concept plans available
- Detached garages, private outdoor areas, mature landscaping, and impact-rated windows
- Seller prefers the complete assemblage but may consider alternative acquisition structures

## EXISTING INCOME COMPONENT

| Residence            | Configuration               | Approx. Interior Area | Occupancy   |
|----------------------|-----------------------------|-----------------------|-------------|
| 2708 Santa Cruz Blvd | 2 BR / 2 BA                 | 1,027 SF              | Occupied    |
| 2710 Santa Cruz Blvd | 2 BR / 2 BA + Den           | 1,176 SF              | Occupied    |
| 2712 Santa Cruz Blvd | 2 BR / 2 BA + Den           | 1,176 SF              | Occupied    |
| 2714 Santa Cruz Blvd | 2 BR / 2 BA                 | 1,053 SF              | Occupied    |
| <b>TOTAL</b>         | <b>8 BR / 8 BA + 2 Dens</b> | <b>4,432 SF</b>       | <b>100%</b> |

### DEVELOPMENT & DUE DILIGENCE

The Seller has obtained a Collier County Zoning Verification Letter documenting the property's development history and identifying potential for additional multifamily development on the two vacant parcels. Any future yield is subject to applicable development standards, governmental approvals, private covenants, title restrictions, association requirements, and independent purchaser verification.



Existing Fourplex



Private Pool & Common Area



Kings Lake Setting

**Operating summary, redacted rent roll, survey, zoning verification, concept plans, and other due diligence are available to qualified purchasers.**

Information is seller-reported and believed reliable but is not guaranteed. Prospective purchasers must independently verify all facts, dimensions, zoning, density, development potential, expenses, income, title matters, and intended use.