

# FACTSHEET

## Gulf Access – Eight Lakes Area – Lake View

Investment opportunity for \$500,000 - Annual rental contract already in place until Dec 2019

### LOCATION / BUILDING

- 705 SW 49<sup>th</sup> Ln, Cape Coral, Florida 33914 – Eight Lakes Neighborhood
- Very attractive neighborhood, no thru-traffic (cul de sac)
- Built 1979 - living area 1,915 square feet, fully air-conditioned
- 3 bedrooms, 2 bathrooms, 2 living rooms plus kitchen
- 2-car garage, lanai and pool deck
- Swimming pool, cage / screen enclosure, automatic sprinkler system
- Well maintained landscaping
- Hurricane protection (electric shutters / accordion shutters) already in place

### LOT / PARCEL (VALUE about **\$325,000**)

- Northern rear exposure – about 10,000 square feet – 80 feet on lake water
- Located on the northern 4 lakes of the Eight Lakes
- Gulf access by boat without lock
- Seawall, concrete dock with boat lift in place

### ADDITIONAL INFORMATION HOUSE

- Great view of the lake from lanai, kitchen and living room
- Annual rental contract already in place until Dec 2019
- Income about \$21,500 p.a. – estimated costs about \$17,000 p.a.
- Newer carpets in bedrooms, all other rooms tiled
- **NEW in 2015 / 2017:**
  - o New A/C
  - o New shingle roof
  - o New pool heater and new water heater
  - o New breaker box
  - o New granite countertop kitchen
  - o Fresh paint inside and outside

### ADDITIONAL INFORMATION: AREA

- Rose Garden / Rotary Park Environmental Area (nature trails) only a few minutes by bicycle
- Tarpon Point Marina (restaurants, live music, bars, etc.): 15 minutes by bicycle
- Playgrounds: 5-10 minutes by car: Camelot Park, Rotary Park or Four Freedoms Park
- Many bike and walking lanes in the neighborhood (Rose Garden, Eight Lakes)

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