



FIX AND FLIP OR HOLD PROPERTY

Haimish Homes, www.haimishhomes.com

Tropic Coast Homes, www.tropiccoasthomes.com

Subject Property: 1321 SE 25th ST, Cape Coral FL



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Contact 239-228-6618 or 239-288-1327

FIX AND FLIP OR HOLD Property Available

Opportunity

This is an assignment of purchase and sale agreement. We do not own this property. Currently under contract with a close date of **May 28**. Our company has six other rehabs in process, so we are making this available. Trying to find a home you can market for under \$300K is virtually impossible in this climate. Come see this wonderful fixer upper. Great bones with tons of potential. This home is just west of Del Prado in Cape Coral. Close to Veterans Parkway with quick access to Fort Myers or just minutes from the Yacht Club in Southeastern Cape. This solid concrete block home sits on a corner lot centrally located in a great neighborhood. The split floor plan has a great kitchen with solid wood cabinets and a granite countertop. Living room and a great room with sliders to the. Two car garage. AC is older but blows cold. **New roof in 2015 and re-pipe in 2011.** All major mechanicals are in good condition. Large, screened Lanai with room for hot tub. *Rehab based on your eventual ARV. Light rehab puts ARV in high 290's. With comps, a moderate rehab puts the ARV in the 310-320K range.*

Summary

Address: 1321 SE 25th Ln, Cape Coral FL 33904

Asking Price: \$230,000

Photos: See attached

Comps: See last page

Inspection info:

- **Inspection Monday, May 10 @ 9AM**

Repairs:

- Light to Moderate.

Offers:

- Property is expected to go highest and best.
- Email us at info@tropiccoasthomes.com
- Phone Number is 239-288-1327
- Offers due by Tuesday, May 11 @ 5pm.

Detail of lot in purchase agreement according to homeowner and public information: (please do your own due diligence)

- Built 1980.
- Living sq. ft.:1616
- 2021 projected taxes: \$1268

Important note:

- Cash or hard money required for closing.
- Nonrefundable deposit required: \$5,000
- Buyers are responsible for their own due diligence.
- Buyers pay all closing costs.
- All financial projections and estimates are based on our own analysis and opinion.

Comps

Distance	MLS #	Sts	List Price	Address	City	Beds/Baths	Approx Liv	DOM	Sold Price	Sold Price	Sold Date
0.7 mi	221003081	S	\$229,900	2314 SE 18TH PL	CAPE COR	2 Bed/2(0)	1,148	13	\$229,900	\$200.26	3/22/2021
0.8 mi	221014637	S	\$239,000	1401 SE 19TH LN	CAPE COR	3 Bed/2(0)	1,205	32	\$234,500	\$194.61	4/26/2021
0.3 mi	220077409	S	\$230,000	1204 SE 27TH ST	CAPE COR	3 Bed/2(0)	1,192	2	\$230,000	\$192.95	1/20/2021
0.9 mi	220054793	S	\$234,900	2934 COUNTRY CLUB BLVD	CAPE COR	3 Bed/2(0)	1,205	62	\$225,000	\$186.72	1/27/2021

Pictures of Subject Property



