



INBOX STRUCTURES LEHIGH ACRES AFFORDABLE HOUSING OPPORTUNITY



Floorplan View 1

Modern Light-Filled Haven With an open floor plan and ample natural light, this home offers a bright, welcoming ambiance for any lifestyle.

\$245K (LOT INCLUDED)
19% ROI FOR FLIP
8% CAP RATE FOR HOLD



Floorplan View 3
Your Private Summer Oasis

An optional pool adds the ultimate touch of relaxation, letting you enjoy sun-soaked days and refreshing swims all season long.

Flip

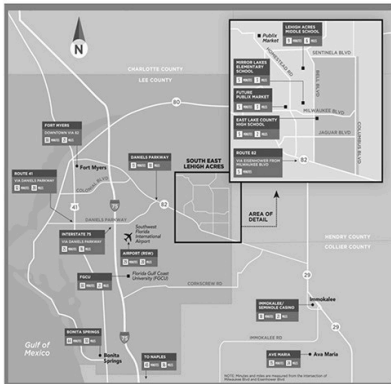
Price	Market or Appraised Value	Initial Equity
\$245,000	\$319,000	74,000
Closing Cost	Total Cash Investment	List Price
\$4,500	\$249,500	\$319,000
Closing Cost:	Flip Profit	ROI
8% (High End)	\$48,480	19.43%

Hold

This property offers immediate equity with a strong ROI potential. Minimal vacancy, low maintenance costs, and no HOA fees optimize annual income. It is a solid investment opportunity with an 8.2% cash-on-cash return.

Price	Market or Appraised Value	Initial Equity	Closing Cost
\$245,000	\$319,000	\$74,000	\$4,500
Monthly Rent (GSI)	Gross Operating Income (GOI)	Annual Property Tax	HOA
\$2,200	\$26,400	\$1,500	\$0
Total Cash Investment	Annual Insurance Premium	Cash On Cash ROI	NOI
\$249,500	\$1,100	8.2%	\$19,567

SE LEHIGH ACRES BOOMING EXPANSION SINGLE FAMILY



COZZA REALTY GROUP, INC.



Model Option

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Model | \$245,000

- 3 bedrooms, 2 bathrooms
- 1280 sq ft Shingle Roof
- Impact Windows
- Smart Home
- Open Concept Kitchen
- Washer / Dryer



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