



**County:** Hernando  
**Ownership:** Fee Simple  
**Annual Gross Income:** 32,200  
**Annual Expenses:** 9,000  
**Annual Net Inc:** 23,200.00  
**Security Deposit:**  
**Building Name/#:**  
**Total Num Bldg:** 1  
**Total Units:** 4  
**Style:** Quadruplex  
**Description:**  
**Total Area Source:** Public Records  
**Heated Area:** 4,100 SqFt / 381 SqM  
**Total Area:**  
**SqFt Gross:**  
**New Construction:** No  
**Construction Status:**  
**Builder Name:**  
**Builder Model:**  
**Lot Features:**  
**Lease Terms:**  
**Total Annual Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Active  
**List Price:** \$400,000  
**Lease Price:**  
**LP/SqFt:** \$97.56  
**Year Built:** 1979  
**Special Sale:** Auction  
**ADOM:** 6  
**CDOM:** 6

**Proj Comp Date:**  
**Permit Number:**

Auction Property. Spacious Spring Hill! This sturdy Block Quadplex features 1 (3) Three Bedroom and (2) two Bathroom Units and 3 (2) Two Bedroom and (1) One Bathroom Units, All with their own garage! There is an extra owner garage for storage on the property. The living and dining area is perfect for having fun with friends and family or stretching out and relaxing after a long day! The back community area is perfect for grilling or hanging outdoors when the weather gets nice. Nearby, you can enjoy all the benefits Spring Hill has to offer from the beaches, a short drive to Tampa, and plenty of nearby parks and nature preserves! Hurry now or you may miss out on buying a townhome in this exclusive and rarely on-the-market area! AUCTION WILL BE HELD ONLINE TBD PROPERTY IS 75% OCCUPIED, DO NOT DISTURB TENANTS \*\*\*ALL INFORMATION TO BE VERIFIED BY BUYERS AND THEIR AGENTS\*\*\*

Unit Type	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
3 Bed/2 Bath	1	1	\$1,750	750	1	Yes
2 Bed/1 Bath	3	2	\$1,400	600	1	Yes

**Est Annual Market Income:** \$71,400  
**Total Monthly Rent:** \$32,220  
**Total Monthly Expenses:**

**Deposits Y/N:**  
**Financial Source:**  
**Financing Avail:** Cash, Conventional

**Land, Site, and Tax Information**

**Lot Dimensions:** 100x150  
**Lot Size Acres:** 0.34  
**Lot Size:** 15,000 SqFt / 1,394 SqM

**Lot Features:**

**SE/TP/RG:** 27-23S-17E

**Subdivision #:**

**Tax ID:** [R32-323-17-5030-0145-0290](#)

**Taxes:** \$6,176.57

**CDD:** No

**Homestead:** No

**Census Block:**

**Other Exemptions:**

**Census Tract:**

**Auction Firm/Website:** Receivership-Auctions.com

**Alt Key/Folio #:**

**Flood Zone:** X

**Flood Zone Date:**

**Legal Desc:** SPRING HILL UNIT 3 BLK 145 LOT 29 OR 417 PG 1231

**Subdivison Name:** SPRING HILL

**Additional Parcel:** No

**# of Parcels:**

**Complex/Comm Name:**

**Floor #:**

**Building Elevator:**

**SW Condo#:**

**Water Frontage:** No

**Water Access:** No

**Water View:** No

**Zoning:** R32

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2021

**Auction Type:** Reserve

**Property Access:** Yes

**Flood Zone Panel:**

**Section #:** 27

**Block/Parcel:** 145

**Front Exposure:**

**Lot #:** 29

**Plat Book/Page:** 7-80

**Expire/Renewal Dt:**

**Buyers Premium:** 5%

**Additional Tax IDs:**

**Subdv Condo #:**

**Total Acreage:** 1/4 to less than 1/2

**Annual CDD Fee:**

**Subd Comm Name:**

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Interior Information**

**A/C:** Central Air

**Fireplace:** No

**Heat/Fuel:** Electric

**Accessibility Features:**

**Water:** Public

**Interior Feat:** Ceiling Fans(s), Thermostat

**Appliances Incl:**

**Utilities Data:** Cable Connected, Electricity Connected, Sewer Connected

**Furnishings:**

**Individually Metered:**

**Flooring Covering:**

**Fireplace Desc:**

**Security Feat:**

**Additional Rooms:**

**Sewer:** Public Sewer

**Exterior Information**

**Pool:** None

**Pool Dimensions:**

**Pool Features:**

**Garage:** Yes

**Gar Spcs:** 4

**Attached:** Yes

**Carpport:** No

**Carpport Spcs:**

**Garage/Parking Features:**

**Ext Features:** Sidewalk, Sliding Doors

**Foundation:** Slab

**Porches:**

**Ext Construction:** Block

**Architectural Style:**

**Garage Dim:**

**Roof:** Shingle

**Property Condition:**  
**Road Surface Type:** Paved  
**Road Responsibility:**

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**Green Features**

**Disaster Mitigation:**  
**Indoor Air Quality:**  
**Green Energy Features:**  
**Green Energy Generation:**

**Green Water Features:**  
**Green Landscaping:**  
**Green Sustainability:**

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**Community Information**

**Community Features:**  
**Amenities w/Addnl Fees:**  
**Fee Includes:**  
**HOA / Comm Assn:** No  
**Mo Maint\$(add HOA):**  
**Other Fee:**  
**Housing for Older Per:** No  
**Pet Size:**  
**Max Pet Weight:**  
**Elementary School:**  
**Additional Lease Restrictions:**

**FCHR Website Y/N:**

**HOA Fee:**  
**Condo Fees:**  
**Condo Fee Sched:**  
**Affidavit:**  
**# of Pets:**  
**Pet Restrict:**  
**Middle School:**

**HOA Pmt Sched:**  
**Monthly Condo Fee:**  
  
**Pets Y/N:**  
  
**High School:**

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