

Cross Property 360 Property View

240 OAKLAND AVENUE, BROOKSVILLE, Florida 34601

Listing

U8173476 240 OAKLAND AVE, BROOKSVILLE, FL 34601



County: Hernando
Ownership: Fee Simple
Annual Expenses: 5,500
Annual Net Inc: 8,500.00
Security Deposit:
Building Name/#:
Total Num Bldg:1
Property Style: Duplex
SqFt Source: Public Records
Heated Area: 1,350 SqFt / 125 SqM
New Construction: No
Lease Terms: Gross Lease
Flood Zone Code:X

Status: Active
List Price: \$175,000
LP/SqFt: \$129.63
Year Built: 1955
Special Sale: Auction
ADOM: 16
CDOM: 16
Total Units: 2

Proj Comp Date:

Auction Property. Auction Property. Auction Property. Auction Property. DO NOT DISTURB TENANTS. Welcome to Brooksville! This 2-unit duplex with a split floor plan rents well! This property features One 2 (two) bedroom/1 (One) bathroom unit and one 1 (one) Bedroom/ 1 (one) Bathroom unit. The property is 50% occupied and ready to start generating a return on your investment right away! ***Auction will Run September 5th-15th, 2022***. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to view or bid on the auction at receivership-auctions.com You may schedule an appointment to view and perform due diligence on the property prior to the auction close. There will be a 5% buyers premium applied to the winning bid. ***All property information to be verified by buyers*** Receivership-Auctions.com

Baths Total: 1 **Beds Total:** 2

<u>Units</u>	<u># Baths</u>	<u># Beds</u>	<u># of Units</u>	<u># Occupied</u>	<u>Expected Rent</u>	<u>Sq Ft Heated</u>	<u>Garage Spcs</u>	<u>Garage Att.</u>
Type: 2 Bed/1 Bath	1	2	2		\$900			

Land, Site, and Tax Information

Legal Desc: PARK VIEW COURTS REPLAT BLK 2 LOT 1
Lot Dimensions: 77x93

SE/TP/RG: 22-22S-19E
Subdivision #:
Tax ID: [R22-222-19-3001-0020-0010](#)
Taxes: \$1,898.08 **CDD:** No
Homestead:
Other Exemptions:
Auction Firm/Website: <https://www.receivership-auctions.com>
Flood Zone Code:X
Alt Key/Folio #:
Subdivision Name: PARK VIEW COURTS REP
Additional Parcel:No **# of Parcels:**
Floor #: **Building Elevator:**
Water Frontage: No
Water Access: No
Water View: No

Lot Size Acres: 0.16
Lot Size: 6,978 SqFt / 648 SqM
Section #: 22
Block/Parcel: 2
Front Exposure:
Lot #: 1
Plat Book/Page: 7-15

Zoning: RESI
Future Land Use:
Future Comp:
Tax Year: 2021

Auction Type: Reserve
Property Access: Yes
Flood Zone Date:

Buyers Premium:5%
Flood Zone Panel:

Additional Tax IDs:
Tot Acreage: 0 to less than 1/4
Waterfront Ft: 0
Water Name:
Water Extras: No

Annual CDD Fee:

Interior Information

A/C: Central Air
Fireplace: No
Heat/Fuel: Central

Flooring Covering:
Fireplace Desc:
Security Feat:
Sewer: Public Sewer

Heated Area Source: Public Records
Total Area:
Heated Area: 1,350 SqFt / 125 SqM

Water: Public
Interior Feat: None
Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected
Individually Metered:

Exterior Information

Pool: None
Garage: No **Gar Spcs:** **Attached:**
Carpport: No **Carpport Spcs:**
Ext Features: Other
Foundation: Slab

Ext Construction: Concrete
Garage Dim:
Roof: Shingle

Road Surface Type: Asphalt

Green Features

Community Information

Master Assn/Name: No
Housing for Older Per: No

Master Assn Fee:
Affidavit YN:
Master Assn Ph:
Expire Renewal Date:

Realtor Information

List Agent: [Tony Kelly](#)
List Agent E-mail: tonyjmkellypa@gmail.com

List Agent ID: 261550851
List Agent Fax: 727-521-7378

List Agent Direct: 863-287-4672
List Agent Cell: 863-287-4672
List Office Phone: 727-521-7378
List Office Fax: 727-521-7378
Call Center #:
LP/SqFt: \$129.63

List Office: [A BETTER LIFE REALTY](#)
List Office ID: 260031862
On Market Date: 08/17/2022
Owner: EQUIALT FUND II LLC
Expiration Date: 11/30/2022

Original Price: \$175,000
Owner Phone:
Representation:

Listing Type: Exclusive Right To Sell

Listing Service Type: Full Service

Spec List Type: Exclusive Right To Sell

Single Agent: 2%

Dual Variable Compensation YN:No

Showing Instructions: Call Listing Agent

Driving Directions: From Broad St, turn left on Bell Ave, Turn Left on Irene and left on Oakland. Property is on the left.

Realtor Remarks: ***Auction will Run September 5th-15th, 2022***. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to view or bid on the auction at receivership-auctions.com You may schedule an appointment to view and perform due diligence on the property prior to the auction close. There will be a 5% buyers premium applied to the winning bid. ***All property information to be verified by buyers*** Receivership-Auctions.com

Distribute To: Homes.com, HomeSnap, International MLS, Realtor.com

Bonus:

Non-Rep: 0%

Bonus Exp Date:

Trans Broker: 2%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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