



**County:** Hernando  
**Ownership:** Fee Simple  
**Annual Gross Income:**  
**Annual Expenses:**  
**Annual Net Inc:** 25,000.00  
**Building Name/#:**  
**Total Num Bldg:** 1  
**Total Units:** 4  
**Style:** Quadruplex  
**Description:**  
**Total Area Source:** Public Records  
**Heated Area:** 3,168 SqFt / 294 SqM  
**Total Area:**  
**SqFt Gross:**  
**New Construction:** No  
**Construction Status:**  
**Builder Name:**  
**Builder Model:**  
**Lot Features:**  
**Lease Terms:** Gross Lease  
**Total Annual Assoc Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Active  
**List Price:** \$350,000  
**Lease Price:**  
**LP/SqFt:** \$110.48  
**Year Built:** 1985  
**Special Sale:** Auction  
**ADOM:** 6  
**CDOM:** 6

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

Auction Property. Auction Property. Auction Property. Auction Property. \*\*\*Auction will Run April 17th-27th, 2023\*\*\*. Come make this your next investment property. This property is a rare opportunity to buy 4 units on Spring Hill. This properties features 4 - 2 bedroom, 1 bathroom units. Current rents are below market and all but 1 tenant is currently month to month allowing you to come in rehab and increase rents right away \*\*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 bid on the auction online. 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\*\*\*

**Beds Total:** 8      **Baths Total:** 4

Units	# Beds	# Baths	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
Type: 2 Bed/1 Bath	2	1	4	4	\$800			

**Est Annual Market Income:**  
**Total Monthly Rent:** \$3,194  
**Total Monthly Expenses:**

**Deposits Y/N:**  
**Financial Source:** Owner  
**Financing Avail:**

**Land, Site, and Tax Information**

**Lot Dimensions:** 111x153      **Lot Size Acres:** 0.39      **Lot Size:** 16,983 SqFt / 1,578 SqM

**Lot Features:**  
**SE/TP/RG:** 27-23S-17E  
**Subdivision #:**  
**Tax ID:** R32-323-17-5030-0145-0280  
**Taxes:** \$6,035.77      **CDD:** No  
**Homestead:**      **Census Block:**  
**Other Exemptions:**      **Census Tract:**  
**Auction Firm/Website:** www.receivership-auctions.com  
**Alt Key/Folio #:**  
**Flood Zone:** X      **Flood Zone Date:**  
**Legal Desc:** SPRING HILL UNIT 3 BLK 145 LOT 28  
**Subdivision Name:** SPRING HILL  
**Additional Parcel:** No      **# of Parcels:**  
**Complex/Comm Name:**      **Building Elevator:**  
**Floor #:**      **Subdivision/Condo Name:**  
**SW Condo#:**      **Additional Tax IDs:**  
**Water Frontage:** No      **Subdv Condo #:**  
                                  **Total Acreage:** 1/4 to less than 1/2      **Annual CDD Fee:**  
                                  **Subd Comm Name:**  
                                  **Development:**  
                                  **Waterfront Ft:** 0  
**Water Access:** No      **Water Name:**  
**Water View:** No      **Water Extras:** No

**Interior Information**

**A/C:** Central Air      **Flooring Covering:**  
**Fireplace:** No      **Fireplace Desc:**  
**Heat/Fuel:** Central      **Security Feat:**  
**Accessibility Features:**      **Additional Rooms:**  
**Water:** Public      **Sewer:** Public Sewer  
**Interior Feat:** Ceiling Fans(s)  
**Appliances Incl:**  
**Utilities Data:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected  
**Furnishings:**      **Window Features:**  
**Individually Metered:**

**Exterior Information**

**Other Structures:**  
**Pool:** None      **Ext Construction:** Brick, Wood Frame  
**Pool Dimensions:**      **Architectural Style:**  
**Pool Features:**  
**Garage:** No      **Gar Spcs:**      **Attached:**      **Garage Dim:**  
**Carpport:** No      **Carpport Spcs:**      **Roof:** Shingle  
**Garage/Parking Features:**  
**Ext Features:** Other  
**Foundation:** Slab  
**Porches:**

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

---

**Green Features**

---

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

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

---

**Community Information**

---

**Community Features:**  
**Amenities w/Addnl Fees:**  
**Fee Includes:**  
**HOA / Comm Assn:** No  
**Master Assn/Name:**No  
**Mo Maint\$(add HOA):**  
**Other Fee:**  
**Housing for Older Per:** No  
**Pet Size:**  
**Max Pet Weight:**  
**Elementary School:**  
**Additional Lease Restrictions:** Verify with City and County for any rental restrictions

**FCHR Website Y/N:**

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

**HOA Pmt Sched:**  
**Master Assn Ph:**  
**Monthly Condo Fee:**  
  
**Pets Y/N:** Yes  
  
**High School:**

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

**Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.