



Residential Income Customer Financial Report



General Information

List Price: \$775,000
MLS#: 221065658
Address: 839 92ND AVE N
 NAPLES, FL 34108
County: Collier
Status Type: Resale Property
Unit Tot Sqft/Sold \$:
Tot Apprx. Liv Area: 2,000
Property ID: 62712760003
Lot: 21
Block/Bldg:
Zoning: Residential
Potential Short Sale: No
Virtual Tour URL:

ML# 221065658
Sold Price: \$755,000
Status: Sold (01/25/22)
Property Class: Residential Income
GEO Area: NA03 - Naples Park Area
Subdivision: NAPLES PARK
Development: NAPLES PARK
Sec/Town/Rng: 33/48/25
Legal Unit: 0
Building Design: Duplex
Year Built: 1982
Foreclosed REO: No

Detailed Property Information

Property Information: Great rental property on double lot, below-market rents, located on 92nd Ave N close to Vanderbilt Beach and Mercato. Naples Park is a highly desirable area, especially the streets located so close to Vanderbilt Beach Road and US 41. Long term tenants in place, expired leases, ready for a new owner to take over and make improvements. Property has potential as an Air B&B or a future location for a new home, on a double lot. Two brand new multi-million dollar homes being built two properties over from duplex. ACs replaced in the last 5 years, roof is two years old, brand new paint, recently replaced about 75% of the windows on the property, new gutters. 2015 Survey available. No flood insurance requirement, FEMA eLOMA. The right unit had an efficiency added with permits several years ago, it's currently rented as one unit, but could be rented separately. It rents currently as one Bring all offers. Thanks.

ML# 221065658

Private Pool: No
Private Spa: No
Building Style: Duplex
Units In Building: 2
Amenities: None
Boat Access: None
Cooling: Central Electric
Heat: Central Electric
Gas YN: No
Gas Description:
Construction: Concrete Block
Flooring: Tile
Irrigation: None
Lot Desc.: Oversize
Road:
Roof: Shingle
Tenant Pays: Cable, Full Electric, Water

Total Buildings:
Cable: Yes
Elevator: None
Approx. Lot Size: 135x100x100x135
Community Ty: Non-Gated
Golf Type:
Exterior Finish: Stucco
Exterior Features: Storage
Sewer: Central
Water: Central
Windows: Single Hung
Waterfront Desc.: None

Unit Information

Bedrooms	Full Baths	Half Baths	Approx Living Area	Garage Spaces	Carport Spaces	Furnished	Efficiency	Monthly Gross Inc	Parking
2 Bed	1	1	800	0	0	Unfurnished	No	\$1,300	Open

ML# 221065658

Equip Incl:

Rooms: Family, Laundry in Residence, Screened Lanai/Porch
 3 Bed 2 0 1,200 0 0 Unfurnished No \$1,550 Open

Equip Incl:

Rooms: Family, Laundry in Residence, Screened Lanai/Porch

Financial/Transaction Information

Total Tax Bill: \$4,389
Tax Year: 2020
Tax Description: County Only
Tax District Type: Municipal Service Tax Develo

Info Available: Deposits
Terms: Buyer Finance/Cash
Possession: At Closing

ML# 221065658

Annual Net Op Inc: \$27,500
Gross Op Inc:
Gross Rent Inc: \$34,200
Other Income:

Transfer Fee: \$0
Annual Total Exp: \$6,700

Special Info:

Property Location: Municipal Service Tax Development
Legal Desc: NAPLES PARK UNIT 4 BLK 53 LOTS 21 + 22
Listing Broker: Imperial Realty of Naples, Inc

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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Robert Alpizar
 Broker/Realtor®
 Cell: 239-537-1943
 RA@AlpizarRE.com
 www.AlpizarRE.com

Residential Income Customer Financial Report



General Information

List Price: \$799,000
MLS#: 221078484
Address: 551 97TH AVE N
 NAPLES, FL 34108
County: Collier
Status Type: Resale Property
Unit Tot Sqft/Sold \$:
Tot Apprx. Liv Area: 1,286
Property ID: 62645080009
Lot: 12
Block/Bldg:
Zoning: 8
Potential Short Sale: No
Virtual Tour URL:

ML# 221078484
Sold Price: \$755,000
Status: Sold (04/26/22)
Property Class: Residential Income
GEO Area: NA03 - Naples Park Area
Subdivision: NAPLES PARK
Development: NAPLES PARK
Sec/Town/Rng: 28/48/25
Legal Unit: 0
Building Design: Duplex
Year Built: 1969
Foreclosed REO: No

Detailed Property Information

Property Information: Investment opportunity in the 500 BLOCK of Naples Park! One bedroom one bath on each side of this duplex. Owner currently lives on one side and rents out the other. Needs TLC but with a little design love and imagination, these could be very cute units. In the past, owner thought about building a second story -- adding a second bedroom to each unit as well as a powder bath townhouse-style. Nice-sized pool on property. Bike ride or walk to Vanderbilt Beach and Delnor-Wiggins. Lots of shopping and restaurants nearby including the fabulous Mercato complex!

Private Pool: Yes/Below Ground, Concrete
Private Spa: No
Building Style: 1 Story/Ranch
Units In Building: 2
Amenities: None
Boat Access: None
Cooling: Central Electric
Heat: Central Electric
Gas YN: No
Gas Description:
Construction: Concrete Block
Flooring: Tile
Irrigation: None
Lot Desc.: Regular
Road: City Maintained
Roof: Shingle
Tenant Pays: Full Electric

Total Buildings:
Cable: Yes
Elevator: None
Approx. Lot Size: 50x135x50x135
Community Ty: Non-Gated
Golf Type:
Exterior Finish: Stucco
Exterior Features: None
Sewer: Central
Water: Central
Windows: Impact Resistant, Single Hung, Sliding
Waterfront Desc.: None

Unit Information

Bedrooms	Full Baths	Half Baths	Approx Living Area	Garage Spaces	Carport Spaces	Furnished	Efficiency	Monthly Gross Inc	Parking
1 Bed	1	0	643	0	0	Unfurnished	No	\$1,300	1 Assigned
Equip Incl: Cable Available, Ceiling Fan(s), Dishwasher, Disposal, Range, Refrigerator/Ice, Smoke Detector, Washer/Dryer Hookup									
Rooms: Open Lanai/Porch									
1 Bed	1	0	643	0	0	Unfurnished	No	\$1,300	1 Assigned
Equip Incl: Cable Available, Ceiling Fan(s), Disposal, Range, Refrigerator/Ice, Smoke Detector, Washer/Dryer Hookup									
Rooms: Open Lanai/Porch									

Financial/Transaction Information

Total Tax Bill: \$2,573
Tax Year: 2020
Tax Description: County Only
Tax District Type: Not Applicable
Annual Net Op Inc: \$14,520
Gross Op Inc:
Gross Rent Inc: \$15,600
Other Income:
Special Info:
Property Location: Not Applicable
Legal Desc: NAPLES PARK UNIT 3 BLK 35 LOT 12
Listing Broker: Tropics Real Estate, LLC

Info Available: Other See Remarks
Terms: Buyer Finance/Cash
Possession: At Closing
Transfer Fee: \$0
Annual Total Exp: \$1,080

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Residential Income Customer Financial Report



General Information

List Price: \$899,000
MLS#: 221067920
Address: 833/837 91ST AVE N
 NAPLES, FL 34108
County: Collier
Status Type: Resale Property
Unit Tot Sqft/Sold \$:
Tot Apprx. Liv Area: 1,688
Property ID: 62711600009
Lot: 21
Block/Bldg:
Zoning: MULTI-FAMILY LESS THAN 10 UNIT
Potential Short Sale: No
Virtual Tour URL:

ML# 221067920
Sold Price: \$900,000
Status: Sold (04/21/22)
Property Class: Residential Income
GEO Area: NA03 - Naples Park Area
Subdivision: NAPLES PARK
Development: NAPLES PARK
Sec/Town/Rng: 33/48/25
Legal Unit: 4
Building Design: Duplex
Year Built: 1969
Foreclosed REO: No

Detailed Property Information

Property Information: Location! Location! 91st Ave is located across from Beachwalk & Pavillion Club, its unique and private setting is the only one in Naples Park with no homes on the opposite side of the street! This Avenue is the first & closest Avenue to Vanderbilt Beach, Ritz, & Mercato. A beautiful bicycle and walking path is planned for the south side of 91st. Each unit has 2 Bedrooms, 1 Bath, laundry room, storage room and new doors, huge backyard that features a tropical outdoor entertaining area. Each unit has updated kitchens, appliances, new bathrooms with walk-in showers. The location also makes this extra deep double Lot (100x139) favorable for anyone looking to build a new estate home just steps from the Mercato. Snow Birds looking to collect rental income from one unit while spending the winters in sunny Naples in the other unit, this is for you! Its incredible location 91st Ave allows you to take a stroll or bike to shopping, restaurants, theaters, & Mercato, which hosts a vibrant year-round event calendar open to the public. Walk or bike to award-winning "Vanderbilt Beach" and enjoy a Beautiful Naples Sunset! Enjoy a relaxing morning sunrise sitting on your screened in front lanai

Private Pool: No
Private Spa: No
Building Style: 1 Story/Ranch, Duplex
Units In Building: 2
Amenities: None
Boat Access: None
Cooling: Ceiling Fans, Central Electric
Heat: None
Gas YN: No
Gas Description:
Construction: Concrete Block
Flooring: Tile
Irrigation: None
Lot Desc.: See Remarks
Roof: Shingle
Tenant Pays: Application Fee, Credit Application, Departure Cleaning, Pet Deposit, See Remarks, Tax

Total Buildings:
Cable: Yes
Elevator: None
Approx. Lot Size: 100x139x100x139
Community Ty: Non-Gated
Golf Type:
Exterior Finish: See Remarks, Stucco
Exterior Features: Patio, Room for Pool, Storage
Sewer: Central
Water: Central
Windows: Single Hung
Waterfront Desc.: None

Unit Information

Bedrooms	Full Baths	Half Baths	Approx Living Area	Garage Spaces	Carport Spaces	Furnished	Efficiency	Monthly Gross Inc	Parking
2 Bed	1	0	844	0	0	Unfurnished	No	\$0	2 Unassigned
Equip Incl: Dryer, Range, Refrigerator, Washer									
Rooms: Laundry in Residence, Screened Lanai/Porch									
2 Bed	1	0	844	0	0	Unfurnished	No	\$0	2 Unassigned, See I
Equip Incl: Dryer, Range, Refrigerator, Washer									
Rooms: Laundry Common, Screened Lanai/Porch									

Financial/Transaction Information

Total Tax Bill: \$4,911
Tax Year: 2020
Tax Description: County Only
Tax District Type: Municipal Service Tax Unit
Annual Net Op Inc: \$0
Gross Op Inc:
Gross Rent Inc: \$0
Other Income:
Special Info:
Property Location: Municipal Service Tax Unit
Legal Desc: NAPLES PARK UNIT 4 BLK 52 LOTS 21 & 22
Listing Broker: Sun Realty

Info Available: Other See Remarks
Terms: Cash Only, None/Other
Possession: At Closing
Transfer Fee: \$0
Annual Total Exp: \$0

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Residential Income Customer Financial Report



General Information

List Price: \$789,000
MLS#: 222003195
Address: 831 102ND AVE N
 NAPLES, FL 34108
 Collier
County: Collier
Status Type: Resale Property
Unit Tot Sqft/Sold \$:
Tot Apprx. Liv Area: 1,750
Property ID: 62761200006
Lot: 39
Block/Bldg:
Zoning: 15
Potential Short Sale: No
Virtual Tour URL:

ML# 222003195
Sold Price: \$775,000
Status: Sold (04/14/22)
Property Class: Residential Income
GEO Area: NA03 - Naples Park Area

Subdivision: NAPLES PARK
Development: NAPLES PARK

Sec/Town/Rng: 28/48/25
Legal Unit: 29
Building Design: Duplex
Year Built: 1969
Foreclosed REO: No

Detailed Property Information

Property Information: NAPLES PARK IS THE MOST DESIRED LOCATION FOR ITS PROXIMITY TO VANDERBILT BEACH & DELANOR WIGGINS STATE PARK. A FANTASTIC RENTAL WITH A RARE 3/1 IN EACH UNIT. BOTH UNITS HAVE NEW AC SYSTEMS 1/22, ROOF 3/18, FRONT "A" APT. HAS NEW STAINLESS STEEL FRIDGE, MICROWAVE & HOT WATER HEATER 12/21, "B" APT NEW STAINLESS STEEL FRIDGE, MICROWAVE AND RANGE 5/21. FENCED SIDE AND BACKYARD, PAVED PATIO FOR FRONT APT., AMPLE PARKING. FPL HAS STARTED TO BURY THE ELECTRIC LINES UNDERGROUND WITH NEW METERS AT NO COST TO THE HOMEOWNERS.

Private Pool: No
Private Spa: No
Building Style: Duplex
Units In Building: 2
Amenities: None
Boat Access: None
Cooling: Central Electric
Heat: Central Electric
Gas YN: No
Gas Description:
Construction: Concrete Block
Flooring: Tile
Irrigation: None
Lot Desc.: Regular
Road: County Maintained
Roof: Shingle
Tenant Pays: Cable, Full Electric, Internet Access, Water

Total Buildings:
Cable: Yes
Elevator: None
Approx. Lot Size: 50x135x50x135
Community Ty: No Subdivision
Golf Type:
Exterior Finish: Stucco, Vinyl Siding
Exterior Features: None
Sewer: Central
Water: Central
Windows: Casement
Waterfront Desc.: None

Unit Information

Bedrooms	Full Baths	Half Baths	Approx Living Area	Garage Spaces	Carport Spaces	Furnished	Efficiency	Monthly Gross Inc	Parking
3 Bed	1	0	875	0	0	Unfurnished	No	\$1,200	
Equip Incl: Cable Available, Ceiling Fan(s), Cooktop, Dryer, Microwave, Refrigerator, Washer Rooms: Great Room, Laundry in Residence									
3 Bed	1	0	875	0	0	Unfurnished	No	\$1,150	
Equip Incl: Cable Available, Ceiling Fan(s), Cooktop, Dryer, Microwave, Refrigerator, Washer Rooms: Great Room, Laundry in Residence									

Financial/Transaction Information

Total Tax Bill: \$3,015
Tax Year: 2021
Tax Description: County Only, No Homestead
Tax District Type: Not Applicable

Annual Net Op Inc: \$28,200
Gross Op Inc:
Gross Rent Inc: \$28,200
Other Income:

Special Info: Owner Agent
Property Location: Not Applicable
Legal Desc: NAPLES PARK UNIT 5 BLK 42 LOT 39
Listing Broker: MVP Realty Associates LLC

Info Available: Leases
Terms: Buyer Finance/Cash
Possession: At Closing, Subject To Lease

Transfer Fee: \$0
Annual Total Exp: \$3,015

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