

# SELF DIRECTED RETIREMENT PLANS

PURCHASING RESIDENTIAL OR  
COMMERCIAL REAL ESTATE IN  
YOUR RETIREMENT PLAN

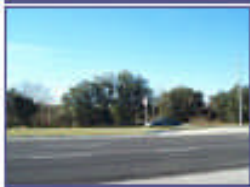


# PURCHASE VACANT LAND



## Property For Sale

Brett Vogeler · (863) 255-1613 · [bvogeler@tampabay.rr.com](mailto:bvogeler@tampabay.rr.com)



### South Florida Ave - Lakeland, FL 33813

<b>Property Type:</b>	Land Commercial/Other (land)	<b>Price:</b>	\$350,000	<a href="http://listing.loopnet.com/15595429">http://listing.loopnet.com/15595429</a>
		<b>LoopNet ID:</b>	15595429	
		<b>Status:</b>	Active	

**Property Description:**

Ideal location for retail, professional office, small strip center, this property consists of 5 parcels to total 4.8 acres



### but001 - 2705 New Tampa Hwy., Lakeland, FL 33801

<b>Property Type:</b>	Land Industrial (land)	<b>Price:</b>	\$369,000	<a href="http://listing.loopnet.com/15585039">http://listing.loopnet.com/15585039</a>
		<b>LoopNet ID:</b>	15585039	
		<b>Status:</b>	Active	

**Property Description:**

Three parcels sold together to create 4.03 acres. There is 700 feet of frontage on New Tampa Hwy. Convenient to I-4 running between Tampa and Orlando



### Highlands-in-the-Woods - Lakeland Highlands Rd. & Broken Arrow Trail, Lakeland, FL 33813

<b>Property Type:</b>	Land Residential (land)	<b>Price:</b>	\$140,000	<a href="http://listing.loopnet.com/14749960">http://listing.loopnet.com/14749960</a>
		<b>LoopNet ID:</b>	14749960	
		<b>Status:</b>	Active	

**Property Description:**

Wooded lots available! 1/3 to 1/2 acre lots. Approximately 37 left! Minimum ground floor square footage required is 2,800 sq.ft. Buy now and save! Build later with your own builder. Deed Restricted Community. Clubhouse, Community pool & tennis courts.

# PURCHASE RESIDENTIAL PROPERTY



## Property For Sale

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### Frontage Road Complex - 3629 Frontage Road, Lakeland, FL 33810

<b>Property Type:</b>	Multifamily Duplex/Triplex/Fourplex	<b>Price:</b>	\$210,000	<a href="http://listing.loopnet.com/15490039">http://listing.loopnet.com/15490039</a>
<b>No. Units:</b>	4	<b>Price/Unit:</b>	\$52,500.00	
<b>Building Size:</b>	2,904 SF	<b>Cap Rate:</b>	10.00%	
<b>Year Built:</b>	1981	<b>Occupancy:</b>	100%	
		<b>LoopNet ID:</b>	15490039	
		<b>Status:</b>	Active	

#### Property Description:

Duplex in great condition with ceramic tile throughout & new roof. Each unit features central HVAC, carport, & utility room with washer & dryer hook-ups. Excellent rental history with long-term tenants.



### 1114 Atlantic Road - Lakeland, FL 33805

<b>Property Type:</b>	Multifamily Duplex/Triplex/Fourplex	<b>Price:</b>	\$99,900	<a href="http://listing.loopnet.com/15365801">http://listing.loopnet.com/15365801</a>
<b>No. Units:</b>	2	<b>Price/Unit:</b>	\$49,950.00	
<b>Building Size:</b>	1,511 SF	<b>Cap Rate:</b>	13.00%	
		<b>Occupancy:</b>	100%	
		<b>LoopNet ID:</b>	15365801	
		<b>Status:</b>	Active	

#### Property Description:

Masonry duplex located close to historic Downtown Lakeland. Many recent improvements & renovations. Tenants pay all utilities.



### Mercury Quadraplex - 1105 Mercury Drive, Lakeland, FL 33810

<b>Property Type:</b>	Multifamily Garden/Low-Rise	<b>Price:</b>	\$219,900	<a href="http://listing.loopnet.com/15055408">http://listing.loopnet.com/15055408</a>
<b>No. Units:</b>	4	<b>Price/Unit:</b>	\$54,975.00	
<b>Building Size:</b>	2,888 SF	<b>Cap Rate:</b>	9.00%	
<b>Year Built:</b>	1980	<b>Occupancy:</b>	100%	
		<b>LoopNet ID:</b>	15055408	
		<b>Status:</b>	Active	

#### Property Description:

Quadraplex located in North Lakeland. Each unit contains 2 bedrooms & 1 bathroom, central HVAC, carport, & interior utility room with washer & dryer hook-ups. Property maintained professionally by a property management company. Tenants pay ALL utilities.

# PURCHASE ABSOLUTE NNN PROPERTY



Click for Tenant/Investment Details	Sale Price	Cap Rate	State	Status	Existing Financing	Lease Term
<a href="#">Applebee's</a>	\$ 5,165,585	7.00%	FL	Available	No	20.00
<a href="#">Applebee's</a>	\$ 4,530,643	7.00%	FL	Available	No	20.00
<a href="#">Applebee's</a>	\$ 4,235,729	7.00%	FL	Available	No	20.00
<a href="#">Applebee's</a>	\$ 3,999,999	7.00%	FL	Available	No	20.00
<a href="#">Hertz Equipment Rental Corporation</a>	\$ 3,882,600	7.00%	FL	Available	No	20.00
<a href="#">GCR Tire Center</a>	\$ 2,928,000	6.75%	FL	Available	No	15.00
<a href="#">Tire Kingdom</a>	\$ 2,731,514	6.50%	FL	Available	No	25.00
<a href="#">Tire Kingdom</a>	\$ 2,681,726	6.65%	FL	Available	No	25.00
<a href="#">Tuffy Auto Service Center</a>	\$ 2,107,000	6.75%	FL	Available	No	20.00
<a href="#">Tuffy Auto Service Center</a>	\$ 1,711,000	6.75%	FL	Available	No	20.00
<a href="#">Taco Bell/Long John Silver</a>	\$ 863,636	5.50%	FL	Available	No	20.00



# Purchase Investment Property



**GAR001**  
2105-2109 East Edgewood Dr  
Lakeland, FL 33803  
County: Polk

**CONTACT LISTING BROKER**

**Toni Keyes** (863) 838-7717

**CDC Properties of Central  
Florida, LLC**



For Sale	Active
<b>Property Use Type:</b>	Investment
<b>Type:</b>	Office Office-Warehouse
<b>Building Size:</b>	7,500 SF
<b>Price:</b>	\$465,500
<b>Price/SF:</b>	\$62.07
<b>Cap Rate:</b>	9.00%
<b>Year Built:</b>	1975
<b>Date Last Verified:</b>	7/14/2008
<b>Property ID:</b>	15754866

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#### Additional Information

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#### **Property Description:**

Excellent investment opportunity, and owner/user possibilities. This space consists of multiple spaces, some with warehouse space. One unit is currently occupied. Cap rate reflects 100% occupancy. This space has lots of potential and is in a great location with access on all sides of building.

#### **Location Description:**

Hwy 98 south to Edgewood Dr., turn West building located on South side of road. Excellent location with easy access to Hwy. 98, and Polk Parkway.

# DECISION TIME

- GOALS
- CREDIBILITY
- LOCATION
- FINANCIAL CONSIDERATIONS
- QUALITY vs. RETURN



# GOALS

- What is the purpose of your purchase/investment?
  - Capital Appreciation (land)
  - Income Stream (rental property)
  - How will the property be managed? (LLC)



# CREDIBILITY

- If you lack firsthand knowledge of real estate, how do you pick a partner / advisor?
  - What is the experience in different areas?
  - Do they own and operate the same investments?
  - How long have they invested in real estate?
  - What is their track record of success?



# LOCATION

- As always, this remains the first principal of real estate.
  - Is the property in a appreciating area or depreciating area?
  - What does future growth look like?
  - What is the exit strategy?



# FINANCIAL CONSIDERATIONS

- How much cash do you have for an investment?
- Do you want leverage through financing?
- What reserves do you need for a property?
- Do you want partners? How many?
- What type of returns do I need and can I get guaranteed returns?



# QUALITY vs. RETURN

- The level of quality of an investment will raise or lower your return and also correlate to the risk on investment.



# CONTACT US TO HELP!

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