

Location: 421 1st St., Marathon, Florida, Monroe Cty.		Zoning: RL (Residential Low)	Mile Marker: 53.5
Subdivision: Hawaiian Village		Taxes: \$ 5,310/yr. (2013)	Exemptions: None
Area: 17 - Vaca Cut - Both sides Holiday Inn/Key Colony		Waterfront: Yes	Bay/Gulf water view
Rentals: Yes, 7 day minimum		Dock: 100' wood dock	Control depth: 6'
Owner: Rainek Trust	Terms: Negotiable	Poss: Contractual Agreement	
Style: Single Family	Roof: Tar/Gravel	Construction: CBS	Sq. ft.: 1,636
Lot: 0.17 ac. (7,585 sq. ft.)	Year Built: 1974	Interior: Drywall	Floors: Tile
Bdrms: 4	Baths: 2 full		

Util: Cable available, electricity provided by FKEA; water provided by FKKA, public sewer hookup

Cooling/Heating: Central air conditioning, ceiling fans

Community Ammenities: Airstrip, beach, community boat ramp, community dock, great restaurants and more

Sleeping Quarters: Queen-size bed in the master suite, queen-size 2nd, full size 3rd, two full-size 4th

Creature Comforts: Satellite TV, DVD player and stereo

Kitchen: Newly remodeled with side-by-side refrigerator with in-door water and ice, tile counter tops, microwave, dishwasher, small appliances, dishes, pots and pans, glass ware and towels

Bed & Bath: Two full baths with well-designed floorplan provide easy access from bedrooms, towels and linens

Outdoor: Gas grill, deck furniture, boardwalks, long wood dock with step-down platform, spectacular panoramic views of the Gulf of Mexico

Price to Incl: What you see is what you get. Completely furnished, turn-key home ready for you to move in or to offer as an income-producing vacation rental.

**For more information, call Jeanne at
305-304-8733 or
visit www.IslandsAndWaterfrontHomes.com**

Information herein deemed reliable but not guaranteed.



Brokers: bring a buyer and we will pay 3% commission

2015 Financials:

Revenue	2014 Revenue	\$ 97,000
	2015 Revenue	95,000
Expenses	Property taxes:	\$ 6,000
	Property insurance	\$ 8,225
	Advertising	\$ 2,730
	Electric	\$ 3,000
	Cable/Internet/Phone	\$ 2,734
	Water	\$ 2,500
	Maintenance	\$ 2,000
	Supplies	\$ 1,000
	Pool/Yard	\$ 1,800
	Licensing	\$ 940
	Total:	\$ 30,959

Net Operating Income:
\$95,000 - \$30,959 = \$ 64,041

Cleaning fee is collected at \$150/week and given to the cleaning person.

