Pencil · Deal screen

4180 Wrenfield Lake Rd, Lakeland

Review · Fits Central Florida 40+ units, but unit count overstated and 1 more flag

Asking price	Price / unit	Units (OM / record)	Broker cap	Corrected cap
$6.2M	**$140,909**	**48 / 44**	**7.23%**	**6.69%**

Broker vs records

Unit count overstated

OM says 48 units; the public record shows 44.

Taxes understated

OM uses $61,200; after a sale at $6,200,000 the bill resets to about $94,500.

Recorded debt

Recorded loan of $4,100,000 (2021); matures 2028-06-01.

Last sale and basis

Last sold 2016-03-18 for $3,900,000; the $6,200,000 asking is 1.6x that ($140,909 a unit).

Broker Lena Brightwater · Brightwater Moss Realty · lena@brightwatermoss.com

Open the deal

Attached: the underwrite workbook (record values with their sources) and this memo. A reply to the broker is drafted on the deal page; nothing was sent to the broker.