

# Hernando Beach Coastal Investment Offering

Asking Price	\$439,900
Square Footage	1199 Sq Ft
Projected NOI	\$35,000
Cap Rate	7.96%
Investment Strategy	Short-Term Rental / Vacation Property

The property offers a flexible layout allowing dual rental configuration (2 bedroom main + private 1 bedroom suite). Located in a tourism-driven coastal market near Weeki Wachee and Gulf boating access.