



7 WATERFRONT UNITS OVER A QUARTER ACRE!

11430 NE 45TH ST, COAL SPRINGS FL 33065

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11430 NW 45th St Coral Springs, FL 33065

Income

| Unit # | Type | Bed | Bath | Income | Potential Income | Lease Ends |
|-----------------------------|-----------|-----|------|------------------|------------------|------------|
| 11430 | Apartment | 2 | 2 | \$ 2,195 | \$ 2,300 | 4/30/26 |
| 11432 | Apartment | 2 | 2 | \$ 2,300 | \$ 2,300 | 7/31/26 |
| 11434 | Apartment | 2 | 2 | \$ 2,300 | \$ 2,300 | Vacant |
| 11436 | Apartment | 2 | 2 | \$ 1,995 | \$ 2,300 | 8/31/26 |
| 11438 | Apartment | 2 | 2 | \$ 2,195 | \$ 2,300 | 11/30/25 |
| 11440 | Apartment | 2 | 2 | \$ 2,300 | \$ 2,300 | Vacant |
| 11442 | Townhouse | 2 | 2.5 | \$ 2,795 | \$ 2,800 | 11/30/25 |
| Monthly Income Total | | | | \$ 16,080 | \$ 16,600 | |

| | | |
|-------------------------------------|---------------|---------------|
| Laundry Monthly Income Total | \$ 250 | \$ 250 |
|-------------------------------------|---------------|---------------|

| | | |
|------------------------------|-------------------|-------------------|
| Annual Rent Income | \$ 192,960 | \$ 199,200 |
| Laundry Annual Income | \$ 3,000 | \$ 3,000 |
| Total Annual Income | \$ 195,960 | \$ 202,200 |

| Grand Totals | Annual | Projected Year |
|----------------------|---------------------|---------------------|
| Listing Price | \$ 2,390,000 | \$ 2,390,000 |
| Gross income | \$ 195,960 | \$ 202,200 |
| Expenses | \$ 52,276 | \$ 52,276 |
| Net Income | \$ 143,684 | \$ 149,924 |

| | | |
|---------------------------|--------------|--------------|
| Estimated Cap Rate | 6.01% | 6.27% |
|---------------------------|--------------|--------------|

Expense Breakdown

| Expenses | Annual Cost |
|-----------------|---------------------|
| Taxes | \$ 32,889 |
| Lawn | \$ 3,600 |
| Insurance | \$ 9,607 |
| Water | \$ 5,340 |
| Trash | Included With Taxes |
| Electric | \$ 840 |
| Expenses | \$ 52,276 |



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DISCLAIMER: All information is believed to be accurate but is not guaranteed.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections.

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Exclusively Marketed by:

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