



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
<b>Monthly Income Total</b>				<b>\$ 16,080</b>	<b>\$ 16,600</b>	

<b>Laundry Monthly Income Total</b>	<b>\$ 250</b>	<b>\$ 250</b>
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Annual Rent Income	\$ 192,960	\$ 199,200
Laundry Annual Income	\$ 3,000	\$ 3,000
<b>Total Annual Income</b>	<b>\$ 195,960</b>	<b>\$ 202,200</b>



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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.

### Grand Totals

	Annual	Projected Year
<b>Listing Price</b>	<b>\$ 2,390,000</b>	<b>\$ 2,390,000</b>
Gross income	\$ 195,960	\$ 202,200
Expenses	\$ 52,276	\$ 52,276
Net Income	\$ 143,684	\$ 149,924

<b>Estimated Cap Rate</b>	<b>6.01%</b>	<b>6.27%</b>
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### Expense Breakdown

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



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*Exclusively Marketed by:*

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