

ACTUAL INCOME STATEMENT

1362 SW 2 St, Miami, FL 33135
20-Unit Multifamily Property

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Coldwell Banker Realty | RealEstateBulldog.com

Unit Mix & Current Rents

Unit	Beds	Baths	Monthly Rent
1	1	1	\$1,400
2	2	1	\$2,000
3	2	1	\$1,800
4	2	2	\$1,700
5	1	1	\$1,400
6	1	1	\$1,400
7	1	1	\$1,400
8	1	1	\$1,390
9	1	1	\$1,300
10	1	1	\$1,400
11	1	1	\$1,400
12	1	1	\$1,400
13	1	1	\$1,400
14	1	1	\$1,400
15	2	1	\$1,600
16	1	1	\$1,400
17	1	1	\$1,350
18	1	1	\$1,375
19	2	1	\$1,600
20	2	1	\$1,600

Total Monthly Rental Income: \$29,715

Total Annual Rental Income: \$356,580.00

Annual Operating Expenses

Expense	Annual Amount
Real Estate Taxes	\$47,949.00
Insurance	\$30,309.00
Local Business Tax / City Fees	\$1,600.50

FPL (Electric)	\$8,553.33
Water & Sewer	\$7,537.49
Maintenance	\$6,900.00
Repairs	\$7,658.44
Waste / Garbage	\$5,018.16
Fire & Safety	\$310.50
Landscaping	\$1,440.00
Pest Control	\$649.00
Gas	\$1,753.47
Total Operating Expenses	\$119,678.89

Net Operating Income (NOI): \$236,901.11

Cap Rate: 5.94%