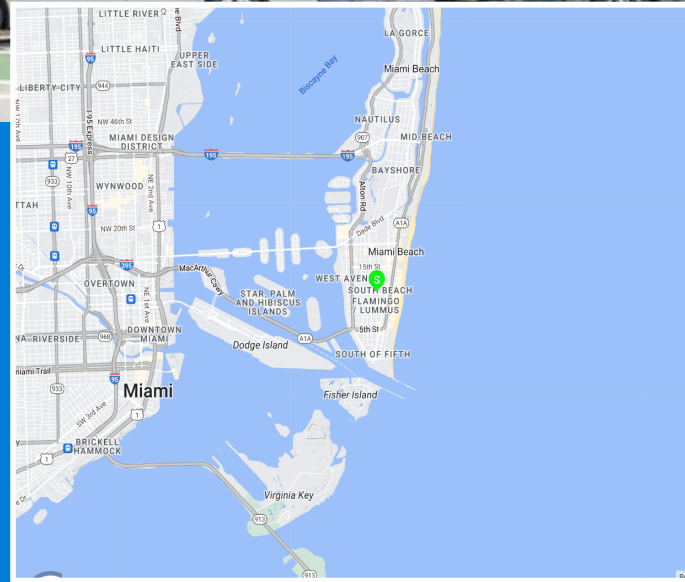


EUCLID MIAMI APARTMENTS

1115 EUCLID AVE.
Miami FL 33139



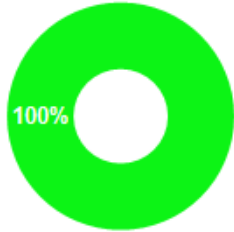
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	30,555	47,917	243,312
2024 Average HH Income	\$114,797	\$141,469	\$131,206

Exclusively Marketed by:

Damian Nusynkier
DALAN REALTY LLC
Lic. Real Estate Broker
(786) 553-7228
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Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
Studio + 1 ba	16	490	\$1,788	\$3.65	\$28,600	\$1,800	\$3.67	\$28,800.00
Totals/Averages	16	490	\$1,788	\$3.65	\$28,600	\$1,800	\$3.67	\$28,800.00



PROPERTY SUMMARY

Number of Units	16
Building SF	8,860
Land SF	7,000
Land Acres	0.16
Year Built	1950
Year Renovated	2021
# of parcels	1
Building Class	B
Topography	Flat
Location Class	B

INVESTMENT SUMMARY

Price	\$4,600,000
Price PSF	\$519.19
Occupancy	100%
NOI (CURRENT)	\$202,783
NOI (Year 2)	\$224,489
CAP RATE (CURRENT)	4.41%
CAP RATE (Year 2)	4.88%
GRM (CURRENT)	13.64
GRM (Year 2)	12.65

	INCOME	CURRENT	YEAR 2		
Gross Scheduled Rent		\$337,200	\$363,600		
Effective Gross Income		\$337,200	\$363,600		
Less Expenses		\$134,417	39.86%	\$139,111 38.25%	
Net Operating Income		\$202,783	\$224,489		
	EXPENSES	CURRENT	Per Unit	YEAR 2	Per Unit
Real Estate Taxes		\$57,782	\$3,611	\$59,516	\$3,720
Insurance		\$24,349	\$1,522	\$25,079	\$1,567
Management Fee		\$13,488	\$843	\$14,544	\$909
Trash Removal		\$5,028	\$314	\$5,179	\$324
Repairs & Maintenance		\$12,000	\$750	\$12,360	\$773
Water / Sewer		\$13,328	\$833	\$13,757	\$860
Landscaping		\$2,400	\$150	\$2,472	\$155
Electricity		\$1,014	\$63	\$1,044	\$65
Pest Control		\$2,400	\$150	\$2,472	\$155
Gas		\$2,028	\$127	\$2,088	\$131
Business Licence		\$600	\$38	\$600	\$38
Total Operating Expense		\$134,417	\$8,401	\$139,111	\$8,694
Expense / SF		\$15.17		\$15.70	
% of EGI		39.86%		38.25%	