

286 Heidt Rd. Palatka, FL 32177 - Putnam County - 23-10-26-0000-0253-0160						
Utilities: Well & Septic						
Property size: 2.38 acres						
12 total units						
<u>Unit #</u>	<u>Vacant</u>	<u>Monthly rent</u>	<u>Annual rent</u>	<u>Notes</u>		
1		\$1,100.00	\$13,200.00			
2		\$1,000.00	\$12,000.00			
3		\$1,000.00	\$12,000.00			
4	-	\$0.00	\$0.00			
5		\$900.00	\$10,800.00			
6		\$900.00	\$10,800.00			
7		\$900.00	\$10,800.00			
8		\$1,000.00	\$12,000.00	Eviction - non pay		
9		\$1,000.00	\$12,000.00			
10		\$900.00	\$10,800.00			
11		\$1,000.00	\$12,000.00	Eviction - non pay		
12		\$1,000.00	\$12,000.00			
13		\$1,000.00	\$12,000.00			
<i>Totals</i>		<i>\$11,700.00</i>	<i>\$140,400.00</i>			
<u>Annual Expenses</u>	Monthly	Annually				
Property Taxes	\$390	\$4,680				
Management fee	\$150	\$1,800				
Repairs	\$300	\$3,600				
Lawn maintenace	\$100	\$1,200				
Dumpster	\$256	\$3,072				
Electric for well	\$65	\$780				
Misc Legal fee	\$50	\$600				
<i>Totals</i>	<i>\$1,311</i>	<i>\$15,732</i>		<i>NOI</i>		<i>\$124,668.00</i>