

RPM LUXE

— R E A L T Y —
RODGER P MORELLI, MBA

Address: 4341 Riverside Dr Coral Springs FL 33071

ACQUISITION INFORMATION

Asking Price:	\$1,225,000
Units:	4
Price Per Door:	\$306,250
Total Acquisition Price:	\$1,225,000

INCOME

	Units	Type	Current Income		Pro-Forma Income		Notes:
			Rent/ Mo	Rent/ Yr	Rent/ Mo	Rent/ Yr	
	1	2 bed / 2bath	\$2,000	\$24,000	\$2,300	\$27,600	
	2	2 bed / 2 bath	\$2,350	\$28,200	\$2,300	\$27,600	
	3	2 bed / 2 bath	\$1,800	\$21,600	\$2,300	\$27,600	
	4	2 bed / 2 bath	\$2,200	\$26,400	\$2,300	\$27,600	
Total Rental Income:			\$8,350	\$100,200	\$9,200	\$110,400	
Other Income		Laundry	\$250	\$3,000	\$250	\$3,000	
Total Gross Income:			\$8,600	\$103,200	\$9,450	\$113,400	
Total Effective Gross Income:				\$103,200		\$113,400	

EXPENSES

Current Expenses			Pro-Forma Expenses		
		Notes:			Notes:
Property Taxes (Current Total)	\$19,784	2025 Current	Property Taxes	\$21,438	Broker Estimate
Insurance	\$6,500	Insurance Estimate	Insurance	\$6,500	Insurance Estimate
Electricity	\$600	Owner provided	Electricity	\$600	Owner provided
Water/Sewer/Trash	\$2,400	Owner provided	Water/Sewer/T	\$2,400	Owner provided
Landscaping	\$900	Owner provided	Landscaping	\$900	Owner provided
Total Expenses:	\$30,184.00			\$31,837.50	
NOI	\$73,016.00			\$81,562.50	

SUMMARY

	Current	Proforma
NOI	\$73,016.00	\$81,562.50
CAP Rate	6.0%	6.7%

NOTES:

2026 RPM LUXE REALTY. All material presented herein is intended for information purposes only. While, this information is believed to be correct, the information is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to zoning, square footage, investment returns, taxes, insurance, room count in property listings should be verified by your own attorney, accountant or zoning expert. Broker or Owner do not make any representations or warranty, express or implied as to the completeness of any information provided by them. Principal/Buyer assumes full and complete responsibility for confirmation and verification of all information received. Equal Housing Opportunity.