

1708 NE 20 Ave Fort Lauderdale
Sale Price \$1,649,000

Actual - Rent Rolls

Income			Expenses	
Unit #	Type	Rent rolls		
1	1 Bed/1 Bath	\$1,500	Property Tax	\$24,425
2	1 Bed/1 Bath	\$1,500	Vacancy 5%	\$7,890
3	1 Bed/1 Bath	\$1,500	Insurance	\$10,000
4	1 Bed/1 Bath	\$1,500	FPL	\$480
5	2 Bed/2 Bath	\$2,000	Repair & Maintenance	\$5,000
6	1 Bed/1 Bath	\$1,500	Water, Sewer ,Waste	\$5,180
7	1 Bed/1 Bath	\$1,600	Management Fee 5%	\$7,496
8	1 Bed/1 Bath	\$1,700	Landscaping	\$1,200
Laundry	Coin income	\$350	Total Expenses	\$61,671
Total monthly		\$13,150	% of Gross Income	39%
Total/Year		\$157,800		

Net Operating Income

Net Operating I **\$96,130**

Cap Rate **5.83%**

Pro-forma - Rent Rolls

Income			Expenses	
Unit #	Type	Rent rolls		
1	1 Bed/1 Bath	\$1,900	Property Tax	\$24,425
2	1 Bed/1 Bath	\$1,850	Vacancy 5%	\$9,630
3	1 Bed/1 Bath	\$1,850	Insurance	\$10,000
4	1 Bed/1 Bath	\$1,900	FPL	\$480
5	2 Bed/2 Bath	\$2,600	Repair & Maintenance	\$5,000
6	1 Bed/1 Bath	\$1,850	Water, Sewer ,Waste	\$5,180
7	1 Bed/1 Bath	\$1,850	Management Fee 5%	\$9,149
8	1 Bed/1 Bath	\$1,900	Landscaping	\$1,200
Laundry	Coin income	\$350	Total Expenses	\$65,064
Total monthly		\$16,050	% of Gross Income	34%
Total/Year		\$192,600		

Net Operating Income

Net Operating I **\$127,537**

Cap Rate **7.73%**