

Zvezda Inc Sale Portfolio (4 condos)

Royale Gardens (4 units)----\$999,995

Total NOI (10% of monthly rent allocated towards expenses for management/repairs)- \$68,304 annually (based on the vacant unit being rented for \$2350)

ROI- 6.76%

(4) 2 bedroom, 2 bath units

Royale Gardens Condominium is a 144 unit condominium association in North Lauderdale, Florida built between 1984-1989. Community has fully funded reserves and is extremely well-managed with having one of the lower monthly maintenance fees in south Florida at \$355 per month. They have around \$400,000 in reserves and buildings were painted last year and new roofs installed on all buildings within the last 4 years. All of the landlord's units have a 3rd bedroom converted from the patio (legally and permitted) which creates additional living space/storage and revenue. Tenants pay for their own water, sewer and electricity.