

## PROPERTY SUMMARY 330 SW 20th St Ft Lauderdale, FL 33315

**List Price** \$ 979,000

INCOME				
Bed/Bath	Unit #	Act Income	Proforma	Lease
2 Bed/2 Bath+Den	A	\$ 2,100	\$ 2,600	May-26
1 Bed/1 Bath	B	\$ 1,700	\$ 1,800	MTM
1 Bed/1 Bath	C	\$ 1,500	\$ 1,800	MTM
<b>Monthly Income Total</b>		<b>\$ 5,300</b>	<b>\$ 6,200</b>	
<b>Annual Income Total</b>		<b>\$ 63,600</b>	<b>\$ 74,400</b>	

EXPENSES	
Expense	Amount
Taxes	\$ 10,832
Landscaping	\$ 540
Insurance	\$ 5,000
Water	\$ 2,220
Electric	\$ 360
<b>Total Expenses</b>	<b>\$ 18,952</b>

GRAND TOTALS		
Annual	Act Year	Proforma Year
Gross income	\$ 63,600	\$ 74,400
Expenses	\$ 18,952	\$ 18,952
Net Income	\$ 44,648	\$ 55,448

Estimated Cap Rate	4.56%
Proforma	5.66%



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections.