

Coral Springs Duplex

3660 NW 80th Ave, Coral Springs FL 33065



Prepared By:

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OFFERING SUMMARY

ADDRESS	3660 NW 80th Ave Coral Springs FL 33065
COUNTY	Broward
BUILDING SF	2,877 SF
LAND SF	9,082 SF
LAND ACRES	0.2085
NUMBER OF UNITS	2
YEAR BUILT	1971 act / 1995 eff
APN	4841-14-01-4970
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$795,000
PRICE PSF	\$276.33
PRICE PER UNIT	\$397,500
OCCUPANCY	100.00%
NOI (Current)	\$50,023
NOI (Pro Forma)	\$54,823
CAP RATE (Current)	6.29%
CAP RATE (Pro Forma)	6.90%
GRM (Current)	11.50
GRM (Pro Forma)	10.75

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	2,877
LAND SF	9,082
LAND ACRES	0.2085
YEAR BUILT	1971 act / 1995 eff
# OF PARCELS	1
ZONING TYPE	RD-8 - TWO FAMILY DWELLING
GARRAGE/CARPORT	1 Carpot
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
WASHER/DRYER	2 Wahers/2 Dryers

MECHANICAL

HVAC	Central A/C
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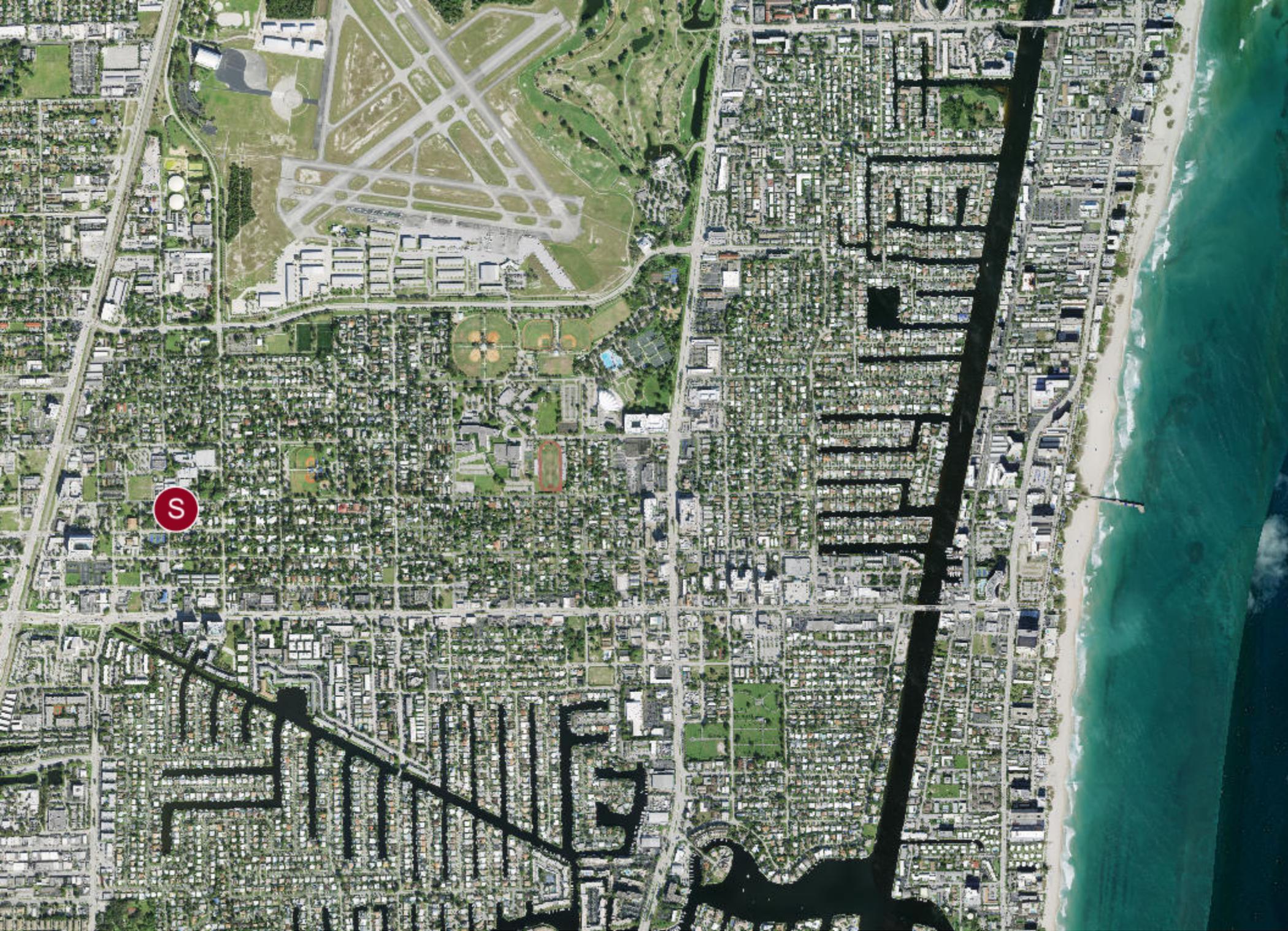
UTILITIES

WATER	1 Meters
ELECTRIC	2 Meters

CONSTRUCTION

FOUNDATION	Stem Wall
EXTERIOR	C.B. Stucco
ROOF	Hip/Gable
ROOF MATERIAL	Tile, Barrel
ROOF AGE	Flat Roof 9/Main Roof 22-25 Years





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Income

Bed	Bath	Unit #	Act Income	Projected Income	Lease Ends
3 Bed	2 Bath	3660	\$ 2,950	\$ 3,000	6/30/2026
3 Bed	2 Bath	3670	\$ 2,650	\$ 3,000	5/31/2026
Tenants Split Water About \$80 Each			\$ 160	\$ 160	
Monthly Income Total			\$ 5,760	\$ 6,160	

Annual Income Total	\$ 69,120	\$ 73,920
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Grand Totals

	Act Year	Projected Year
Listing Price	\$ 795,000	\$ 795,000
Gross income	\$ 69,120	\$ 73,920
Expenses	\$ 19,097	\$ 19,097
Net Income	\$ 50,023	\$ 54,823

Estimated Cap Rate	6.29%	6.90%
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Expense Breakdown

Expenses	Yearly Cost
Taxes	\$ 11,577
Landscaping	\$ 600
Insurance Estimate	\$ 5,000
Water	\$ 1,920
Trash	Included In Taxes
Expenses	\$ 19,097



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DISCLAIMER: All information is believed to be accurate but is not guaranteed.

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

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Exclusively Marketed by:

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