

NOI - Disney area Duplexes

January 2023 to December 2023

GROSS INCOME - \$50,000

HOA \$220 – 141 Coco Plum Duplex = $\$220 \times 12 = \$2,640.00$

Electric average \$250 141 Coco Plum Duplex x12 = \$3,000.00

Water average \$65.00 141 Coco Plum Duplex x12 = \$780.00

Cleaning average \$300 141 Coco Plum Duplex x12 = \$3,600.00

Property Tax – 141 Coco Plum Dr \$2,824.00

Internet - \$65.00 141 Coco Plum Duplex x12 = \$780.00

TOTAL \$ 13,624.00

Gross - \$50,000.00

Expenses \$13,624.00

NOI \$36,376.00

This would provide for a CAP RATE OF – 8.5%