

Dania Beach 4Plex!

224 SW 15th St, Dania FL 33004



Carlos Montoya
Fidelity Real Estate Group
(954) 234-7653
carlos@234sold.com

PROPERTY SUMMARY 224 SW 15TH ST DANIA BEACH, FL

List Price **\$ 689,500**

INCOME				
Bed/Bath	Unit #	Act Income	Proforma	Lease
1 Bed/1 Bath	1	\$ 1,450	\$ 1,750	July-26
1 Bed/1 Bath	2	\$ 1,475	\$ 1,750	November-26
1 Bed/1 Bath	3	\$ 1,450	\$ 1,750	Vacant
1 Bed/1 Bath	4	\$ 1,320	\$ 1,750	November-26
Monthly Income Total		\$ 5,695	\$ 7,000	

EXPENSES	
Expense	Amount
Taxes	\$ 10,797
Landscaping	\$ 960
Insurance	\$ 2,380
Water	\$ 2,520
Total Expenses	\$ 16,657

Annual Income Total **\$ 68,340** **\$ 84,000**

GRAND TOTALS		
Annual	Act Year	Proforma Year
Gross income	\$ 68,340	\$ 84,000
Expenses	\$ 16,657	\$ 16,657
Net Income	\$ 51,683	\$ 67,343

Estimated Cap Rate	7.50%
Proforma	9.77%



Fidelity Real Estate Group

10100 W Sample Rd Suite 401
Coral Springs, FL 33065
Mobile: (954) 234-7653
Office: (954) 345-9144
Email: Carlos@234Sold.com

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Exclusively Marketed by:

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