

Income and Expenses

1236 nw 28th st, Miami, FL 33142

Zoning: T3O I Land Use Multifamily 2-9 Units

4 Units I 4 Baths - 4 Baths

Lot Size: **5,880 Sqft**

		Monthly	Annual	Proforma Annually
Gross Rental Income		\$5,850	\$70,200	\$91,200
Effective Gross Income		\$5,850	\$70,200	\$91,200
Expenses				
R.E Taxes		\$711.94	\$8,543.27	\$8,543.27
Property Insurance		\$250	\$3,000	\$6,500
Garbage Removal		\$150	\$1,800	\$1,800
MDWS- Water & Sewer		\$120	\$1,440	\$1,440
Maintenance & Repairs		\$100	\$1,200	\$1,200
Florida Power & Light				
Total Expenses		\$1,331.94	\$15,983.27	\$19,483.27
Net Operating Income NOI		\$4,518	\$54,217	\$71,717
ASKING PRICE			\$955,000.00	\$955,000.00
CAP RATE			5.68%	7.51%