

600 Oakridge Blvd Revenue & Expenses Summary

Revenue		08/31/2024	12/31/24
		Actual	Projected
	Total Income Net of Sales Taxes	\$77,274.30	\$115,911.45
	NOI	\$57,874.30	\$86,811

2024 Estimated Expenses

Expense Item	Monthly Avg	Annual
Electricity (FPL)	\$500	\$6,000
Water/Sewer/Drainage/Garbage (CoDB)	\$333	\$4,000
Gas (Teco)	\$83	\$1,000
Cable TV / Internet / WiFi (Spectrum)	\$208	\$2,500
Real Estate Taxes	\$583	\$7,000
Insurance (GL, Property, Wind) (Flood is not required)	\$500	\$6,000
Cleaning / Maintenance / Supplies	\$167	\$2,000
Pest Control	\$50	\$600
Monthly Total:		\$2,425
Annual Total:		\$29,100

Rent Roll

Unit	Style	Monthly Rent
1	1-BR	\$1,695
2	Studio	\$1,500
3	Studio	\$1,600
4	Studio	\$1,500
5	Studio	\$1,375
6	1-BR	\$1,695
Total:		\$9,365

Stated Value:		\$1,050,000
Computed Cap Rate:		8.3

Stated Cap Rate:		8.3
Computed Value:		\$1,045,921