Bradenton Duplexs

Income

Annual Rents @ $2095 per month	**$**	**201,120.00**

Expenses

RE Tax	$	17,000.00
Insurance	$	14,500.00
Annual COA Fee @ N/A per month	$	-
Annual Property Management	$	12,067.20
5% Vacancy Loss	$	10,056.00
Total Expenses	**$**	**43,567.20**
NOI before DS	**$**	**157,552.80**
Annual Debt Service	$	-
1st Year Principle Reduction	$	-
Total NOI	$	157,552.80
Purchase Price	**$**	**2,400,000.00**

ROI - Yr 1	**6.56%**
ROI - Yr 2	**13.13%**
ROI - Yr 3	**19.69%**