

2100 Miami Rd Fort Lauderdale, FL

13 Units - New Construction Property

Sale Price - \$10,795,000

Total sqf 25,500 - Price Per Sqf \$423

Rent Rolls		
Unit #	Type	Rent rolls
201	3 Bed/3 bath	\$4,635
202	3 Bed/3 bath	\$5,200
203	3 Bed/3 bath	\$5,500
204	3 Bed/3 bath	\$5,300
301	3 Bed/3 bath	\$5,500
302	3 Bed/3 bath	\$5,300
303	3 Bed/3 bath	\$5,500
304	3 Bed/3 bath	\$5,100
401	3 Bed/3 bath	\$6,500
402	3 Bed/3 bath	\$6,500
403	3 Bed/3 bath	\$6,500
404	3 Bed/3 bath	\$5,500
Retail		\$4,000
Total monthly		\$71,035
Total/Year		\$852,420

Expensess	
Property Tax	\$100,000
Vacancy 5%	\$42,621
Insurance	\$35,000
FPL	\$12,312
Cleaning services	\$4,800
Comcast	\$13,440
Repair & Maintenance	\$6,000
Water, Sewer ,Waste	\$15,576
Management Fees 5%	\$40,490
Total Expenses	\$270,239
% of Gross Income	32%

Net Operating Income	
Net Operating Income	\$582,181
Cap Rate	5.39%