

INVESTMENT PRO-FORMA: 281 NE 112 St., Miami, FL 33161

EXECUTIVE SUMMARY

- **List Price: \$695,000**
- **Property Type: Single Family Home (3 Bed / 2 Bath)**
- **Occupancy: Leased thru April 30, 2026**
- **Current Monthly Rent: \$4,500**

ANNUAL INCOME PROJECTION

Item	Monthly	Annual
Gross Scheduled Rent	\$4,500	\$54,000
Additional Tenant Charges	\$0	\$0 (Tenants handle lawn care)
TOTAL GROSS INCOME	\$4,500	\$54,000

ESTIMATED OPERATING EXPENSES

- **Real Estate Taxes: \$8,200 (Estimated 2025 non-homestead)**
- **Insurance (Homeowners/Wind/Flood): \$4,200 (Market average for updated 33161 homes)**
- **Maintenance & Repairs (Capital Reserves): \$1,500 (Property is remodeled)**
- **Landscaping/Lawn Care: \$0 (TENANT PAID)**
- **TOTAL ANNUAL EXPENSES: \$13,900**

FINANCIAL PERFORMANCE

- **Net Operating Income (NOI): \$40,100**
- **Capitalization Rate (Cap Rate): 5.8% * Gross Yield: 7.7%**

INVESTMENT HIGHLIGHTS

- **REDUCED OVERHEAD:** Unlike most rentals, this property features a lease agreement where the tenants are responsible for landscaping, saving the owner ~\$1,200+ per year in maintenance.
- **IMMEDIATE REVENUE:** Guaranteed income of \$4,500/month locked in until Spring 2026.
- **PRIME 33161 LOCATION:** Located in a high-demand rental corridor with zero vacancy risk.

SHOWING INSTRUCTIONS: Property is tenant-occupied. Strictly 24-hour notice required for all showings. Lease and Estoppel available upon request.