

## INVESTMENT PRO-FORMA: 210 NE 110 St., Miami, FL 33161

### EXECUTIVE SUMMARY

- **List Price:** \$679,000
  - **Property Type:** Duplex (2/1 + 1/1)
  - **Condition:** Turnkey / Remodeled
  - **Major Upgrade:** NEW 2024 Permitted Roof (Full Insurance Credits)
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### ANNUAL INCOME PROJECTION

Unit	Description	Monthly Rent	Annual Rent
Unit A	2 Bed / 1 Bath + Private Yard & Pergola	\$2,550	\$30,600
Unit B	1 Bed / 1 Bath + Private Yard & Pergola	\$1,750	\$21,000
<b>TOTAL</b>	<b>Gross Scheduled Income</b>	<b>\$4,500</b>	<b>\$51,600</b>

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### ESTIMATED OPERATING EXPENSES

- **Real Estate Taxes:** \$8,400
  - **Insurance (with New Roof Credit):** \$3,800
  - **Landscaping & Maintenance:** \$1,800
  - **Water, Sewer & Trash:** \$1,200
  - **TOTAL ANNUAL EXPENSES:** \$15,200
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### FINANCIAL PERFORMANCE

- **Net Operating Income (NOI):** \$36,400
  - **Capitalization Rate:** 5.36%
  - **Gross Yield:** 7.6%
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## INVESTMENT HIGHLIGHTS

- **MAXIMIZED INSURANCE SAVINGS:** The new 2024 roof significantly lowers the cost of windstorm insurance, increasing your bottom-line monthly cash flow.
  - **PRIVATE OUTDOOR AMENITIES:** Unique gated yards and custom pergolas for both units allow for premium rental rates and attract long-term, high-quality tenants.
  - **FINANCING READY:** Ideal for FHA/VA "House Hacking" or traditional investment loans due to the excellent structural and cosmetic condition.
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