

Coral Springs Duplex

3660 NW 80th Ave, Coral Springs FL 33065



Prepared By:

Carlos Montoya
Fidelity Real Estate Group
(954) 234-7653
carlos@234sold.com

3660 NW 80th Ave Coral Springs, FL 33065

Income

Bed	Bath	Unit #	Act Income	Projected Income	Lease Ends
3 Bed	2 Bath	3660	\$ 2,950	\$ 3,000	6/30/2026
3 Bed	2 Bath	3670	\$ 2,650	\$ 3,000	5/31/2026
Tenants Split Water About \$80 Each			\$ 160	\$ 160	
Monthly Income Total			\$ 5,760	\$ 6,160	

Annual Income Total	\$ 69,120	\$ 73,920
----------------------------	------------------	------------------

Visit www.InvestPropFL.com for our other properties

Grand Totals

	Act Year	Projected Year
Listing Price	\$ 795,000	\$ 795,000
Gross income	\$ 69,120	\$ 73,920
Expenses	\$ 19,097	\$ 19,097
Net Income	\$ 50,023	\$ 54,823

Estimated Cap Rate	6.29%	6.90%
---------------------------	--------------	--------------

Expense Breakdown

<u>Expenses</u>	<u>Yearly Cost</u>
Taxes	\$ 11,577
Landscaping	\$ 600
Insurance Estimate	\$ 5,000
Water	\$ 1,920
Trash	Included In Taxes
Expenses	\$ 19,097



10100 W Sample Rd Ste 401
 Coral Springs FL 33065
 Cell: (954)234-7653
 Office: (954)345-9144
 Email: carlos@234sold.com

DISCLAIMER: All information is believed to be accurate but is not guaranteed.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections.

Coral Springs Duplex

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Fidelity Real Estate Group and it should not be made available to any other person or entity without the written consent of Fidelity Real Estate Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Fidelity Real Estate Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Fidelity Real Estate Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Fidelity Real Estate Group has not verified, and will not verify, any of the information contained herein, nor has Fidelity Real Estate Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Carlos Montoya
Fidelity Real Estate Group
(954) 234-7653
carlos@234sold.com