

Pompano Beach Duplex

404 NE 4th St, Pompano Beach FL 33060

Property Details

Prepared By:

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Income

Bed	Bath	Unit #	Act Income	Projected Income	Lease Ends
3 Bed	1 Bath	1	\$ 2,000	\$ 2,800	9/1/2026 Sec 8
3 Bed	1 Bath	2	\$ 2,624	\$ 2,800	4/30/2026
Monthly Income Total			\$ 4,624	\$ 5,600	

Annual Income Total	\$ 55,488	\$ 67,200
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Grand Totals

	Act Year	Projected Year
Listing Price	\$ 690,000	\$ 690,000
Gross income	\$ 55,488	\$ 67,200
Expenses	\$ 13,532	\$ 13,532
Net Income	\$ 41,956	\$ 53,668

Estimated Cap Rate	6.08%	7.78%
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Expense Breakdown

Expenses	Yearly Cost
Taxes	\$ 8,632
Landacaping	\$ 600
Insurance	\$ 3,100
Water Paid For Sec 8	\$ 1,200
Trash	Included With Water
Expenses	\$ 13,532



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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.

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