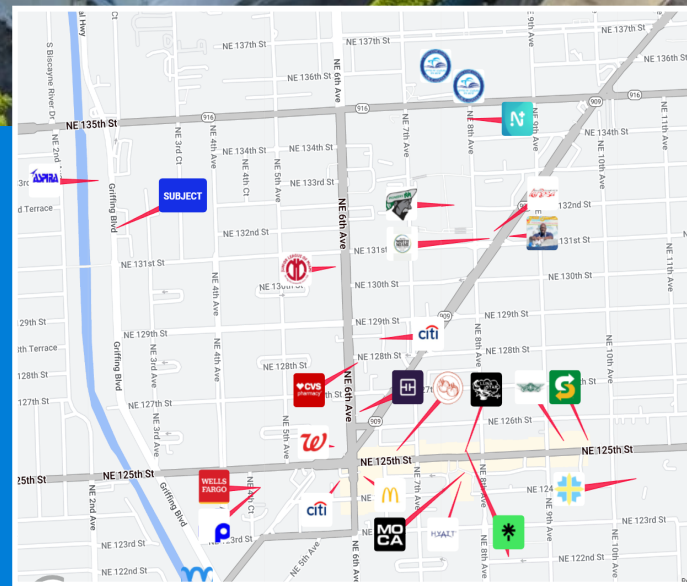


DORIAN APARTMENTS

13201 Memorial Hwy
Miami FL 33161



Exclusively Marketed by:

Damian Nusynkier

DALAN REALTY LLC

Lic. Real Estate Broker

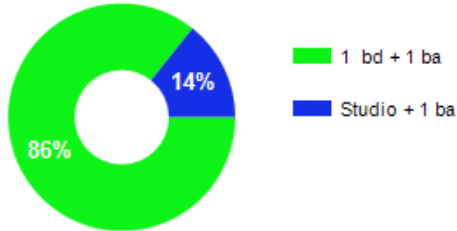
(786) 553-7228

damian@dalanrealty.com

Lic: BK3126276



Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
Studio + 1 ba	4	600	\$1,138	\$1.90	\$4,550	\$1,200	\$2.00	\$4,800.00
1 bd + 1 ba	24	875	\$1,525	\$1.74	\$36,600	\$1,600	\$1.83	\$38,400.00
Totals/Averages	28	836	\$1,470	\$1.76	\$41,150	\$1,543	\$1.85	\$43,200.00



PROPERTY SUMMARY

Number of Units	28
Building SF	15,578
Land SF	29,185
Land Acres	0.67
Year Built	1968
Year Renovated	2020
Building Class	B
Topography	Flat
Location Class	B
Number of Parking Spaces	32

INVESTMENT SUMMARY

Price	\$5,560,000
Price PSF	\$356.91
Occupancy	100%
NOI (CURRENT)	\$286,407
NOI (Year 2)	\$309,248
CAP RATE (CURRENT)	5.15%
CAP RATE (Year 2)	5.56%
GRM (CURRENT)	11.32
GRM (Year 2)	10.68

	INCOME	CURRENT		YEAR 2	
Gross Scheduled Rent		\$489,900	99.8%	\$519,600	99.8%
Laundry		\$1,082	0.2%	\$1,092	0.2%
Effective Gross Income		\$490,982		\$520,692	
Less Expenses		\$204,575	41.66%	\$211,444	40.60%
Net Operating Income		\$286,407		\$309,248	

	EXPENSES	CURRENT	Per Unit	YEAR 2	Per Unit
Real Estate Taxes		\$83,475	\$2,981	\$85,979	\$3,071
Insurance		\$25,975	\$928	\$26,754	\$956
Management Fee		\$24,495	\$875	\$25,980	\$928
Trash Removal		\$11,320	\$404	\$11,660	\$416
Repairs & Maintenance		\$23,000	\$821	\$23,690	\$846
Water / Sewer		\$24,232	\$865	\$24,959	\$891
Landscaping		\$4,000	\$143	\$4,120	\$147
Electricity		\$2,124	\$76	\$2,188	\$78
Pest Control		\$2,700	\$96	\$2,781	\$99
Internet/Fire Extinguisher		\$2,654	\$95	\$2,733	\$98
Business Licence		\$600	\$21	\$600	\$21
Total Operating Expense		\$204,575	\$7,306	\$211,444	\$7,552
Expense / SF		\$13.13		\$13.57	
% of EGI		41.66%		40.60%	