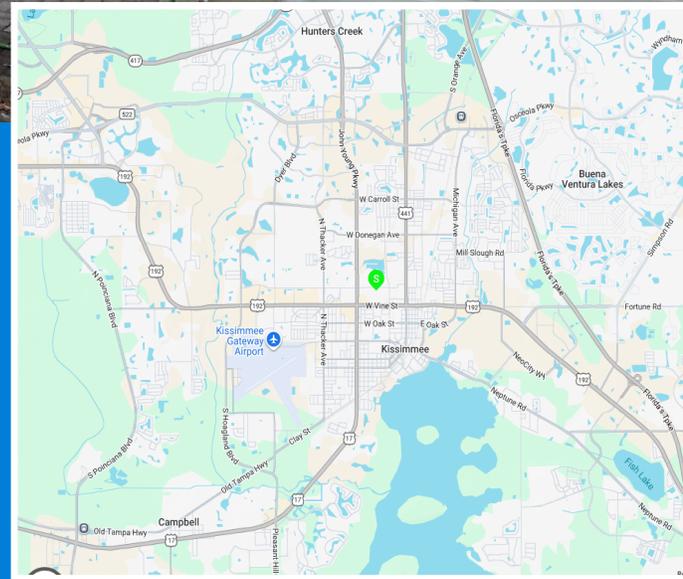


BASSI ORLANDO TOWNHOMES

1800 Bassinger Street
Kissimmee FL 34741



HIGHLIGHTS:

- » LOCATION+
- » KISSIMMEE
- » INVESTMENT OPPORTUNITY
- » 10 TOWNHOMES

Exclusively Marketed by:

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<https://www.dalanrealty.com/>

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
3 bd + 2.5 ba	10	1,666	\$1,875	\$1.13	\$18,750	\$1,875	\$1.13	\$18,750.00
Totals/Averages	10	1,666	\$1,875	\$1.13	\$18,750	\$1,875	\$1.13	\$18,750.00



PROPERTY SUMMARY

Number of Units	10
Building SF	16,660
Land SF	43,560
Land Acres	1
Year Built	2009
# of parcels	11
Building Class	B
Topography	Flat
Location Class	B

INVESTMENT SUMMARY

Price	\$2,460,000
Price PSF	\$147.66
Occupancy	100%
NOI (CURRENT)	\$162,628
CAP RATE (CURRENT)	6.61%
GRM (CURRENT)	11.22
GRM (PROFORMA)	11.11

INCOME

	CURRENT
Gross Scheduled Rent	\$219,300
Effective Gross Income	\$219,300
Less Expenses	\$56,672
Net Operating Income	\$162,628

EXPENSES

	CURRENT	Per Unit
Real Estate Taxes	\$23,705	\$2,371
Insurance	\$7,669	\$767
Management Fee	\$9,513	\$951
Trash Removal	\$4,401	\$440
Software / Bank / Legal	\$1,449	\$145
Landscaping	\$3,432	\$343
Electricity	\$330	\$33
Community Pool	\$5,148	\$515
License	\$1,025	\$103
Total Operating Expense	\$56,672	\$5,667
Expense / SF	\$3.40	
% of EGI	25.84%	