

RPM LUXE
 — R E A L T Y —
 RODGER P MORELLI, MBA

Address: 620 SW 7th Street 1-7 Pompano Beach, FL 33060

ACQUISITION INFORMATION

Asking Price:	\$1,450,000
Units:	7
Price Per Door:	\$207,143
Total Acquisition Price:	\$1,450,000

INCOME

Units	Type	Current Income		Pro-Forma Income		Notes:
		Rent/ Mo	Rent/ Yr	Rent/ Mo	Rent/ Yr	
1	2 bed / 1 bath	\$1,550	\$18,600	\$2,000	\$24,000	
2	2 bed / 1 bath	\$1,550	\$18,600	\$2,000	\$24,000	
3	2 bed / 1 bath	\$1,550	\$18,600	\$2,000	\$24,000	
4	1 bed / 1 bath	\$1,300	\$15,600	\$1,600	\$19,200	
5	1 bed / 1 bath	\$1,500	\$18,000	\$1,600	\$19,200	
6	1 bed / 1 bath	\$1,500	\$18,000	\$1,600	\$19,200	
7	Studio	\$1,150	\$13,800	\$1,250	\$15,000	
Total Rental Income:		\$10,100	\$121,200	\$12,050	\$144,600	
Other Income	Laundry	\$200	\$2,400	\$200	\$2,400	
Total Gross Income:		\$10,300	\$123,600		\$147,000	
Total Effective Gross Income:			\$123,600		\$147,000	

EXPENSES

Current Expenses		Pro-Forma Expenses			
		Notes:			Notes:
Property Taxes (Current Total)	\$19,543	2023 Total		Property Taxes	\$21,750
Insurance	\$5,000	Owner provided		Insurance	\$5,000
Electricity	\$600	Owner provided		Electricity	\$600
Water/Sewer/Trash	\$3,600	Owner provided		Water/Sewer/T	\$3,600
Landscaping	\$720	Owner provided		Landscaping	\$720
Total Expenses:	\$29,463.00			\$31,670.00	
NOI	\$94,137.00			\$115,330.00	

SUMMARY

	Current	Proforma
NOI	\$94,137.00	\$115,330.00
CAP Rate	6.5%	8.0%

NOTES:

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