



88 31ST STREET SOUTHWEST
NAPLES, FLORIDA
\$1,150,000

88 31ST STREET SOUTHWEST
NAPLES, FLORIDA
\$1,150,000

Month	January	February	March	April	May	June	July	August	September	October	November	December
Rental Gross Monthly	\$16,000	\$16,000	\$16,000	\$15,000	\$14,000	\$13,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Rent Per Square Foot	\$64	\$64	\$64	\$60	\$56	\$52	\$48	\$48	\$48	\$48	\$48	\$48

Annual Gross	\$162,000
Less Expenses	
Property Taxes	\$8,028
Home Insurance	\$4,620
HOA Fees	\$0
Total Expenses	\$12,648
Net Operating Income (NOI)	\$149,352
Net Monthly (Blended)	\$13,500

BLENDLED MONTHLY RENT

NOI (NET OPERATING INCOME)

88 31ST STREET SOUTHWEST
NAPLES, FLORIDA
\$1,150,000

Years	0	1	2	3	4	5	6	7	8	9	10
Total Cost	(\$1,150,000)										
Going In Cap Rate	13.0%										
YOY Rent Escalations	5.0%										
Blended Cash		\$149,352	\$156,820	\$164,661	\$172,894	\$181,538	\$190,615	\$200,146	\$210,153	\$220,661	\$231,694
Exit Cap Rate											5%
Exit Value											\$4,633,879
Total Cash Flow	(\$1,150,000)	\$149,352	\$156,820	\$164,661	\$172,894	\$181,538	\$190,615	\$200,146	\$210,153	\$220,661	\$4,865,573

**Rental Income
Increases 5% a year in
Naples, Florida*

**Sales Price Year 10*

***88 31ST STREET SOUTHWEST
NAPLES, FLORIDA
\$1,150,000***

Return on Investment

Net Cash Flow	\$5,362,413
Total Return	24%
Multiple	5X

*Summation of all net
income over 10 years
inclusive of sales
proceeds year 10.*

*At \$1,150,000 an investor will get 5 times their original
investment over 10 years*