

1005 N Wheeler Street Plant City, FL

Pro Forma Analysis Report

Property Details

Property Type: Multifamily Property

Unit 1: 3-bedroom, 3.5-bathroom, 2042 sq. ft.

Unit 2: 3-bedroom, 1.5-bathroom, 1190 sq. ft.

Current Occupancy Rate: 0% (Both Units Vacant)

Income Projections

Unit 1 Monthly Rent: \$1,700

Unit 2 Monthly Rent: \$2,500

Total Gross Monthly Income (before vacancy adjustment): \$4,200

Annual Gross Income (before vacancy): \$50,400

Vacancy Rate Assumption: 8%

Vacancy Deduction (8%): \$4,032

Effective Gross Income (after vacancy): \$46,368

Operating Expenses

Property Taxes: \$4,373 annually

Insurance: \$4,400 annually

Repairs and Maintenance (5% of Gross Income): \$2,520 annually

Total Annual Operating Expenses: \$11,293

Net Operating Income (NOI)

Effective Gross Income (after vacancy): \$46,368

Total Operating Expenses: \$11,293

Net Operating Income (NOI): \$35,075

Return on Investment (ROI)

Purchase Price: \$565,000

Capitalization Rate (Cap Rate): 6.21%

Cash-on-Cash Return: 6.21%