

# Coral Springs Duplex

3580 NW 110th Ave, Coral Springs FL 33065

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Property Details



*Prepared By:*

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# Coral Springs Duplex

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
- 02 **Property Description**
  - Property Features
  - Aerial Map
- 03 **Rent Roll**
  - Rent Roll
- 04 **Financial Analysis**
  - Income & Expense Analysis
- 05 **Demographics**
  - Demographics
  - Demographic Charts

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## OFFERING SUMMARY

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ADDRESS	3580 NW 110th Ave Coral Springs FL 33065
COUNTY	Broward
BUILDING SF	2,528 SF
LAND SF	8,700 SF
LAND ACRES	0.1997
NUMBER OF UNITS	2
YEAR BUILT	1972
APN	4841-17-04-2930

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## FINANCIAL SUMMARY

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PRICE	\$695,000
PRICE PSF	\$274.92
PRICE PER UNIT	\$347,500
OCCUPANCY	100.00 %
NOI (CURRENT)	\$27,331
NOI (Pro Forma)	\$42,931
CAP RATE (CURRENT)	3.93 %
CAP RATE (Pro Forma)	6.18 %
GRM (CURRENT)	16.55
GRM (Pro Forma)	12.07

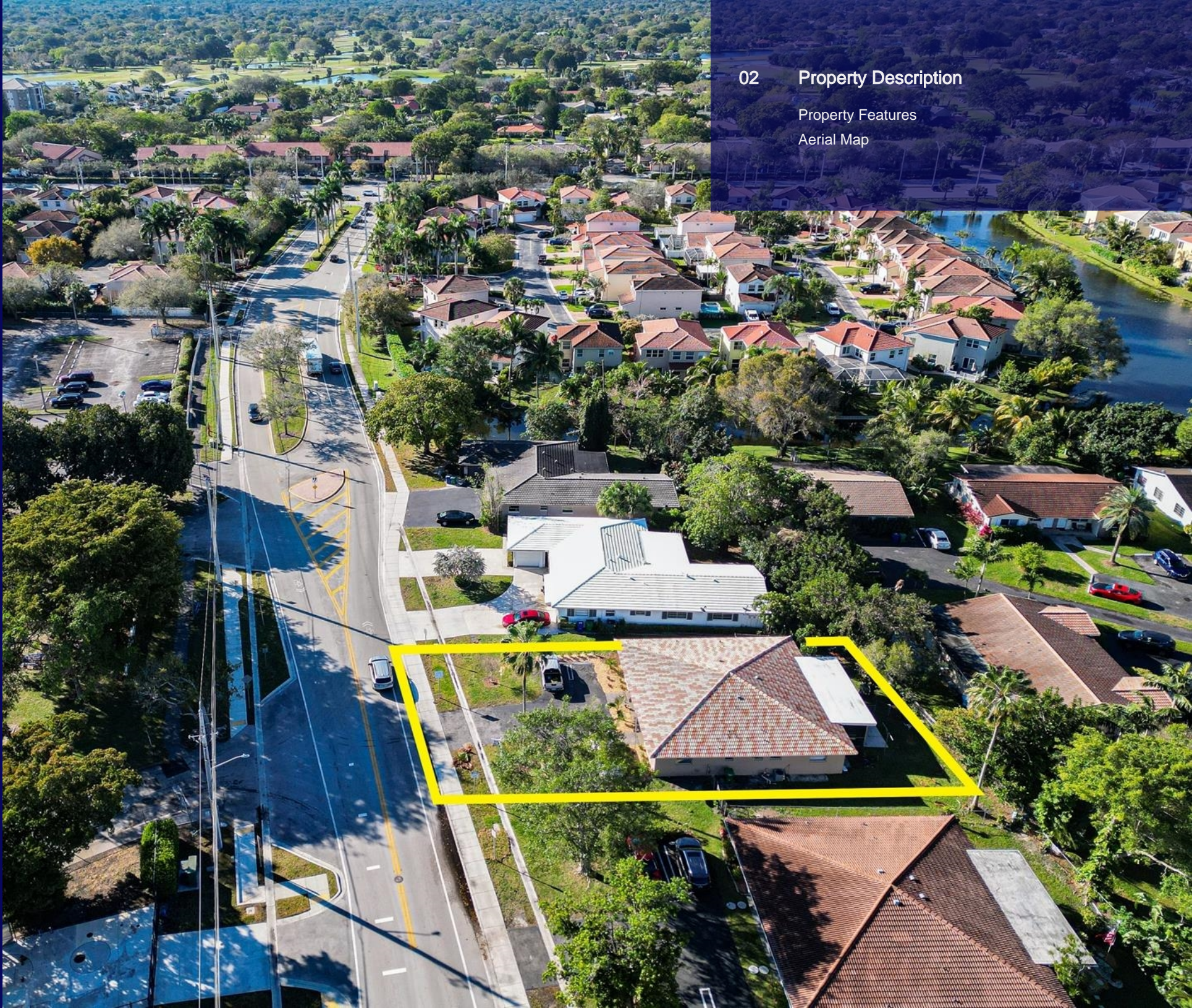
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## 02 Property Description

Property Features

Aerial Map





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## PROPERTY FEATURES

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NUMBER OF UNITS	2
BUILDING SF	2,528
LAND SF	8,700
LAND ACRES	0.1997
YEAR BUILT	1972
# OF PARCELS	1
ZONING TYPE	RD-8 - TWO FAMILY DWELLING
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	4
WASHER/DRYER	Washer Dryer Hookups (Each Unit)

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## MECHANICAL

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HVAC	Central A/C
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## UTILITY METERS

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WATER	2 meters
ELECTRIC	2 meters

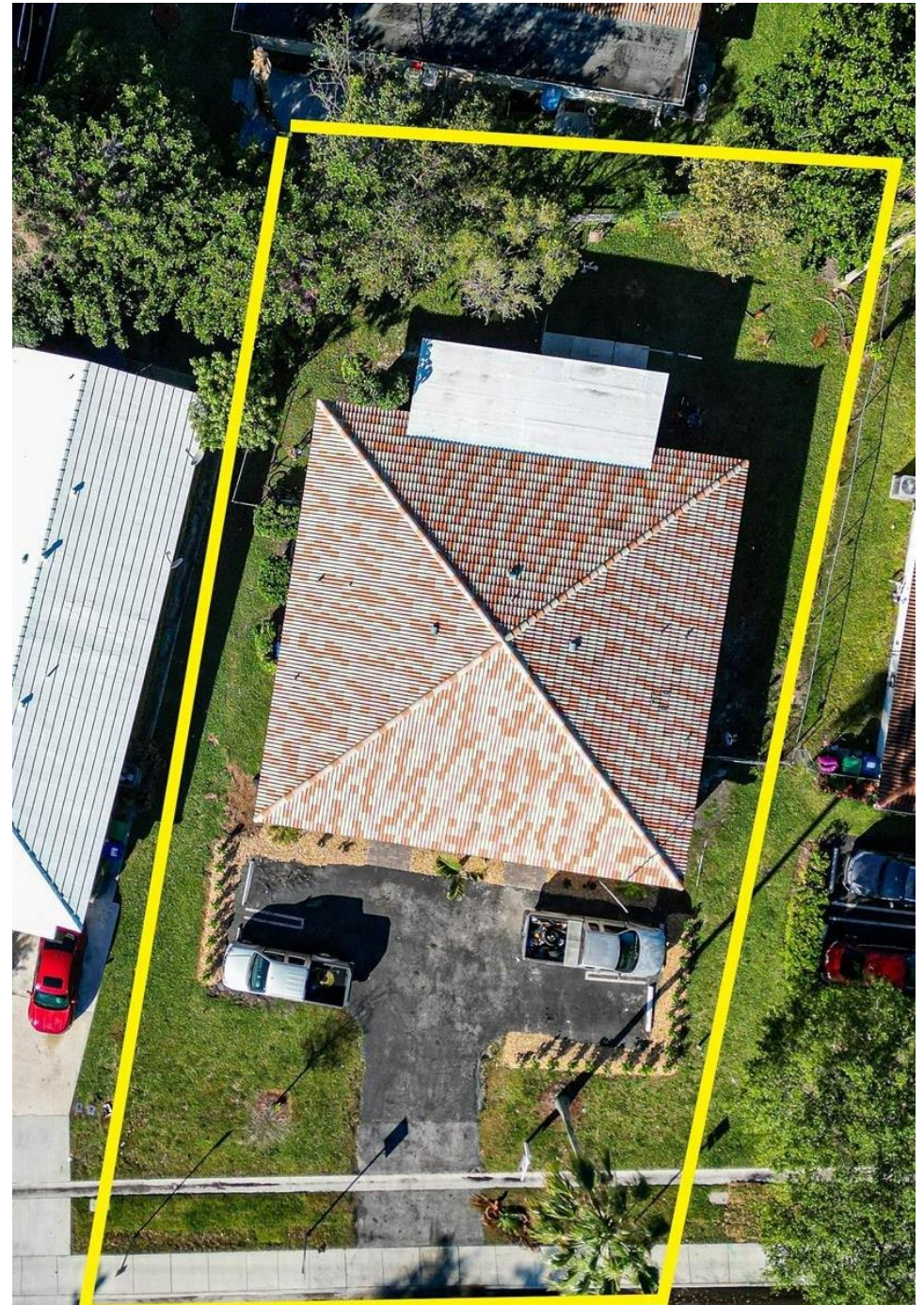
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## CONSTRUCTION

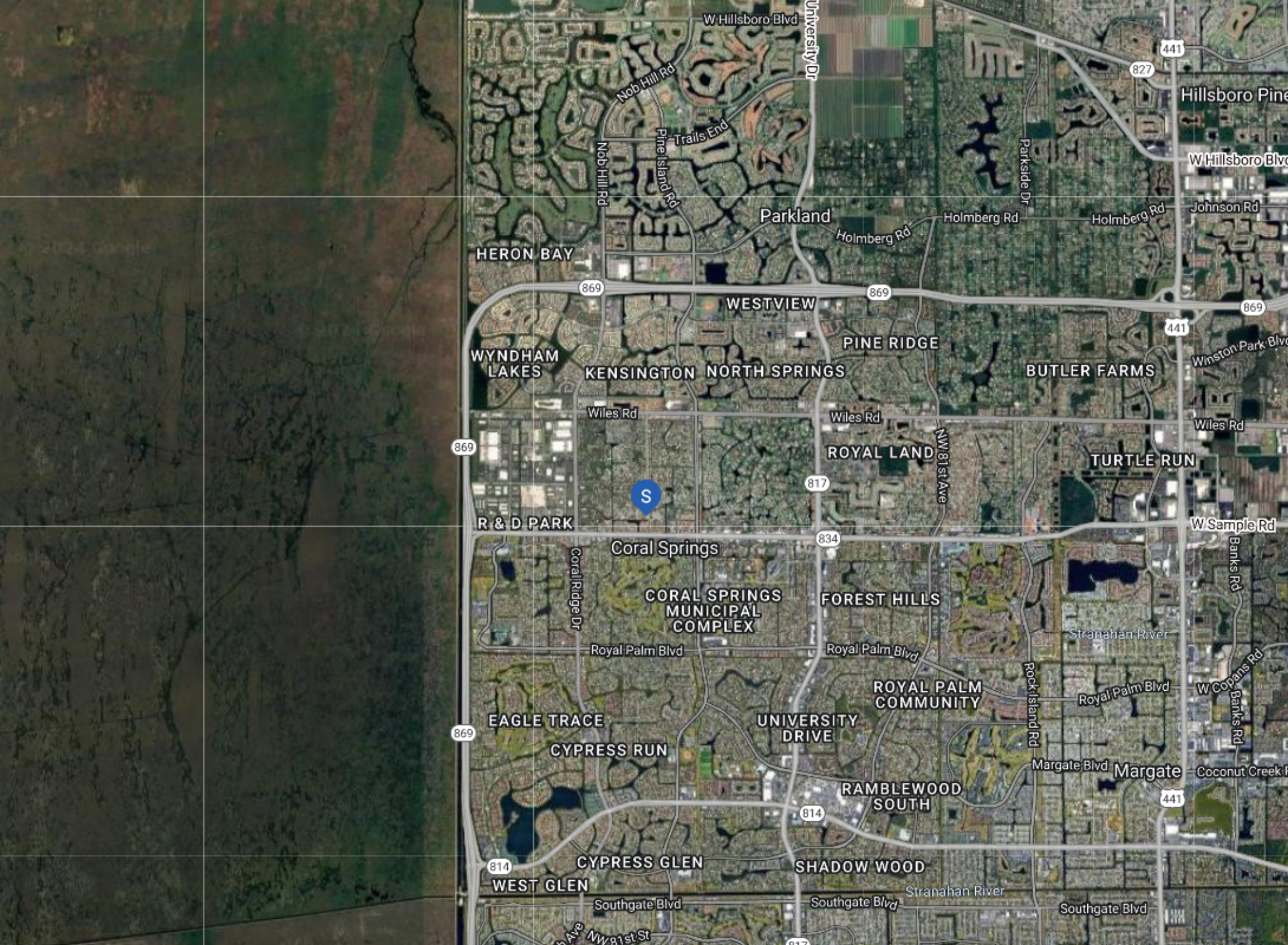
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EXTERIOR	CB Stucco
PARKING SURFACE	Pavement
ROOF	Barrel Tile

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03 Rent Roll

Rent Roll





Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
A	2 bd + 2 ba	1,264	\$1.34	\$1,700.00	\$2,400.00	Month To Month
B	2 bd + 2 ba	1,264	\$1.42	\$1,800.00	\$2,400.00	Lease End March 2024
<b>Totals/Averages</b>		<b>2,528</b>	<b>\$1.38</b>	<b>\$3,500.00</b>	<b>\$4,800.00</b>	





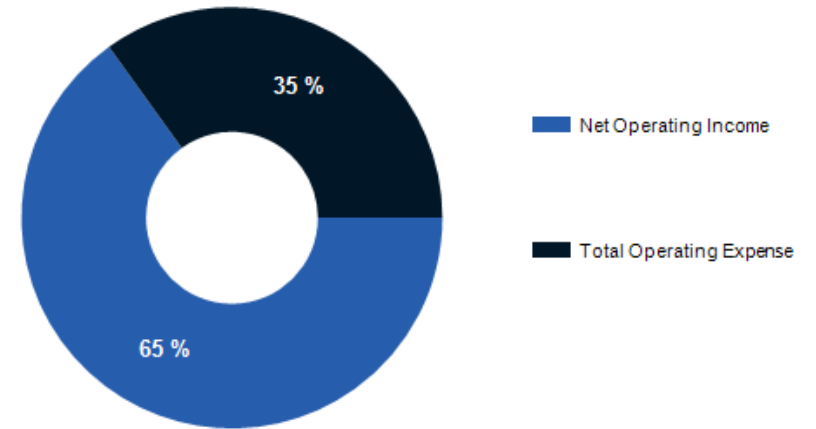
04 Financial Analysis  
Income & Expense Analysis



## REVENUE ALLOCATION CURRENT

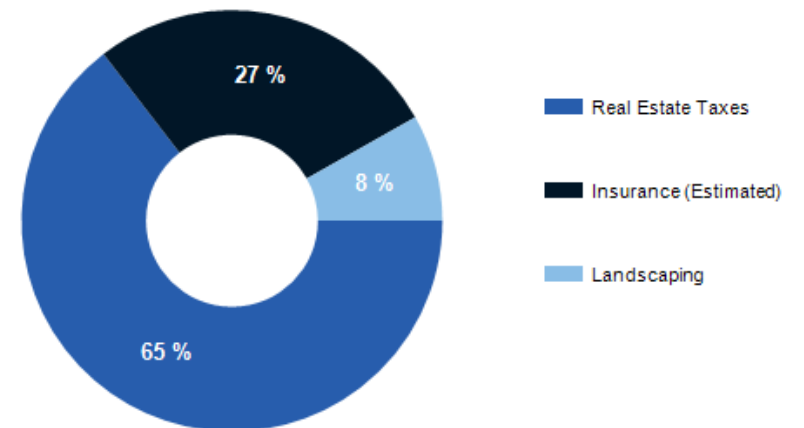
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$42,000		\$57,600	
<b>Effective Gross Income</b>	<b>\$42,000</b>		<b>\$57,600</b>	
Less Expenses	\$14,669	34.92 %	\$14,669	25.46 %
<b>Net Operating Income</b>	<b>\$27,331</b>		<b>\$42,931</b>	

\* vacancy amount factored into gross revenue



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$9,469	\$4,735	\$9,469	\$4,735
Insurance (Estimated)	\$4,000	\$2,000	\$4,000	\$2,000
Landscaping	\$1,200	\$600	\$1,200	\$600
<b>Total Operating Expense</b>	<b>\$14,669</b>	<b>\$7,335</b>	<b>\$14,669</b>	<b>\$7,335</b>
Expense / SF	\$5.80		\$5.80	
% of EGI	34.92 %		25.46 %	

## DISTRIBUTION OF EXPENSES CURRENT





## 05 Demographics

Demographics

Demographic Charts





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	19,203	108,283	219,420
2010 Population	18,992	114,374	234,300
2023 Population	21,694	127,005	274,115
2028 Population	23,061	128,953	276,443
2023-2028: Population: Growth Rate	6.15 %	1.50 %	0.85 %
<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	701	2,659	7,562
\$15,000-\$24,999	379	2,081	6,204
\$25,000-\$34,999	575	2,870	6,993
\$35,000-\$49,999	767	4,228	10,537
\$50,000-\$74,999	1,438	6,831	15,645
\$75,000-\$99,999	795	5,946	12,739
\$100,000-\$149,999	1,584	8,864	18,289
\$150,000-\$199,999	376	4,365	8,721
\$200,000 or greater	597	5,783	12,535
Median HH Income	\$69,029	\$86,475	\$79,164
Average HH Income	\$96,903	\$120,144	\$115,122

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	6,746	39,050	87,211
2010 Total Households	6,355	39,688	86,915
2023 Total Households	7,213	43,627	99,225
2028 Total Households	7,685	44,232	99,895
2023 Average Household Size	3.00	2.90	2.75
2000 Owner Occupied Housing	3,510	24,118	60,528
2000 Renter Occupied Housing	2,919	13,026	21,530
2023 Owner Occupied Housing	3,465	26,177	67,176
2023 Renter Occupied Housing	3,748	17,450	32,049
2023 Vacant Housing	429	1,937	5,529
2023 Total Housing	7,642	45,564	104,754
2028 Owner Occupied Housing	3,634	26,659	68,253
2028 Renter Occupied Housing	4,050	17,573	31,642
2028 Vacant Housing	502	2,426	6,389
2028 Total Housing	8,187	46,658	106,284
2023-2028: Households: Growth Rate	6.40 %	1.40 %	0.65 %

Source: esri



<b>2023 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Population Age 30-34	1,926	9,663	18,793
2023 Population Age 35-39	1,423	8,354	16,900
2023 Population Age 40-44	1,348	8,043	16,979
2023 Population Age 45-49	1,164	7,744	16,578
2023 Population Age 50-54	1,340	8,752	18,519
2023 Population Age 55-59	1,418	9,121	19,286
2023 Population Age 60-64	1,346	8,886	19,066
2023 Population Age 65-69	1,048	7,006	16,614
2023 Population Age 70-74	771	5,394	13,948
2023 Population Age 75-79	527	3,130	9,492
2023 Population Age 80-84	273	1,699	6,023
2023 Population Age 85+	243	1,633	6,403
2023 Population Age 18+	16,839	100,057	218,903
2023 Median Age	35	39	42

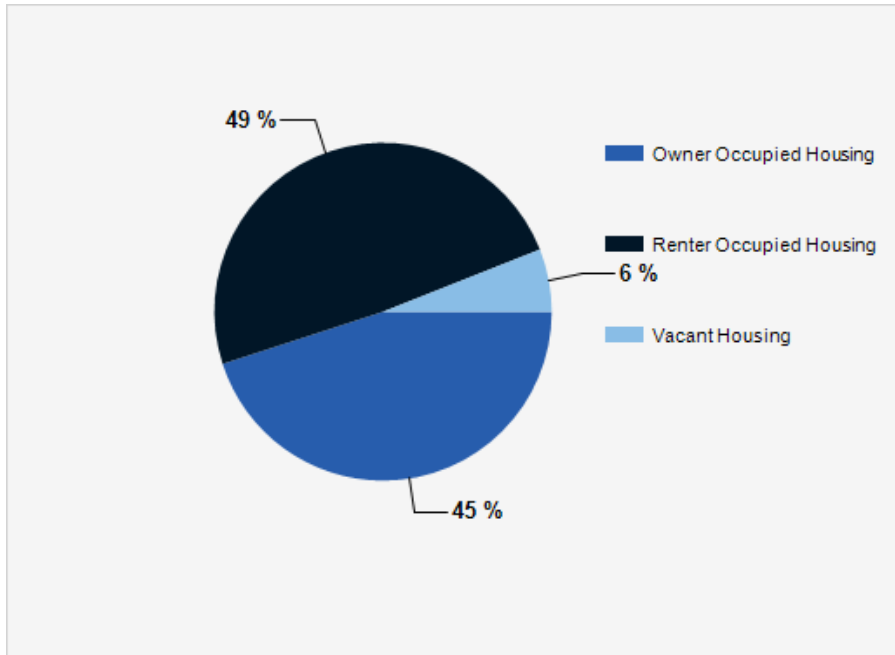
<b>2023 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$59,791	\$73,475	\$73,301
Average Household Income 25-34	\$81,807	\$99,254	\$99,650
Median Household Income 35-44	\$74,870	\$94,597	\$96,235
Average Household Income 35-44	\$103,906	\$128,563	\$131,113
Median Household Income 45-54	\$99,523	\$109,679	\$109,770
Average Household Income 45-54	\$118,801	\$146,708	\$150,902
Median Household Income 55-64	\$83,872	\$104,688	\$98,218
Average Household Income 55-64	\$111,356	\$140,910	\$137,091
Median Household Income 65-74	\$61,179	\$75,010	\$63,152
Average Household Income 65-74	\$88,083	\$103,209	\$93,635
Average Household Income 75+	\$64,023	\$67,014	\$61,738

<b>2028 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2028 Population Age 30-34	2,178	10,338	19,689
2028 Population Age 35-39	2,080	10,704	20,505
2028 Population Age 40-44	1,487	8,731	17,416
2028 Population Age 45-49	1,353	7,950	16,901
2028 Population Age 50-54	1,185	7,620	16,322
2028 Population Age 55-59	1,291	8,185	17,692
2028 Population Age 60-64	1,303	8,114	17,800
2028 Population Age 65-69	1,220	7,791	17,586
2028 Population Age 70-74	961	6,162	15,338
2028 Population Age 75-79	655	4,569	12,529
2028 Population Age 80-84	429	2,550	8,223
2028 Population Age 85+	289	1,878	7,141
2028 Population Age 18+	17,830	102,258	222,556
2028 Median Age	37	40	43

<b>2028 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$65,538	\$82,215	\$83,602
Average Household Income 25-34	\$93,490	\$114,087	\$115,312
Median Household Income 35-44	\$90,471	\$108,817	\$110,852
Average Household Income 35-44	\$122,362	\$150,496	\$153,622
Median Household Income 45-54	\$107,501	\$120,226	\$120,747
Average Household Income 45-54	\$137,366	\$164,938	\$168,852
Median Household Income 55-64	\$101,409	\$116,984	\$112,629
Average Household Income 55-64	\$130,652	\$163,386	\$160,442
Median Household Income 65-74	\$73,544	\$88,413	\$78,695
Average Household Income 65-74	\$108,449	\$125,567	\$115,829
Average Household Income 75+	\$81,084	\$86,345	\$78,250



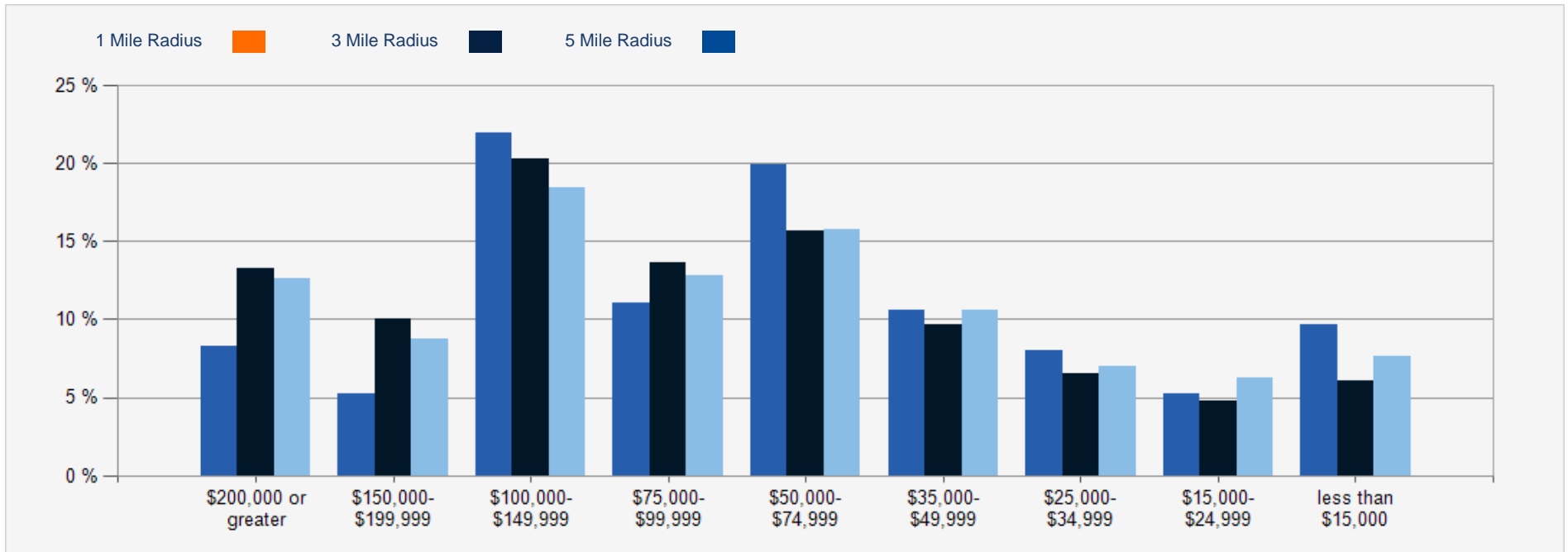
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income





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