

Property: 5720 W HALLANDALE BEACH BLVD, WEST PARK 33023

Purchase Price	\$925,000
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## OPERATING STATEMENT

ACTUAL

PROJECTED

Annual Increase: 5.0%

Gross Rental Income:			\$56,400	Gross Rental Income:			\$59,220
Vacancy	3%		\$1,692	Vacancy	3%		\$1,777
Effective Income:			\$54,708	Effective Income:			\$57,443

### Operating Expenses

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Annual Increase: 5.0%

Property Taxes			\$5,170	Property Taxes			\$5,429
Trash		277	\$3,324	Trash			\$3,490
Water		75	\$900	Water			\$945
Electric		300	\$3,600	Electric			\$3,780
Total Expenses			\$12,994	Total Expenses			\$13,644

Net Operating Income: \$41,714

Net Operating Income: \$43,800

Cap Rate: 4.51%

Cap Rate: 4.74%

## Rent Roll

Barber shop	\$1,700.00
Beauty Salon	\$1,000.00
Schedule	\$2,000.00
total	0 \$4,700.00

Annual 0 \$56,400.00

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