



4 CORAL SPRINGS UNITS

4280 - 4286 NW 114 TER, COAL SPRINGS FL 33065

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4280 NW 114th Ter Coral Springs, FL 33065

Income

Bed	Bath	Unit #	Income	Potential Income	Lease Ends
2 Bed	2 Bath	1	\$ 2,195	\$ 2,195	Vacant
2 Bed	2 Bath	2	\$ 2,000	\$ 2,195	MTM
2 Bed	2 Bath	3	\$ 2,000	\$ 2,195	Leased
2 Bed	2 Bath	4	\$ 2,000	\$ 2,195	Leased
Monthly Income Total			\$ 8,195	\$ 8,780	

Annual Income Total	\$ 98,340	\$ 105,360
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DISCLAIMER: All information is believed to be accurate but is not guaranteed.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections.

Grand Totals

	Year	Projected Year
Listing Price	\$ 1,200,000	\$ 1,200,000
Gross income	\$ 98,340	\$ 105,360
Expenses	\$ 30,250	\$ 30,250
Net Income	\$ 68,090	\$ 75,110

Estimated Cap Rate	5.67%	6.26%
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Expense Breakdown

Expenses	Yearly Cost
Taxes	\$ 20,750
Lanscaping	\$ 1,200
Insurance	\$ 5,000
Water	\$ 3,000
House Electric	\$ 300
Trash	Included In Taxes
Expenses	\$ 30,250

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Exclusively Marketed by:

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