

200 Aqui Esta Dr Proforma

Gross Income : 18 units x \$2,000 = \$36,000 x 12 = \$432,000

Vacancies @%5 = \$21,600 year

Insurance = \$27,000 year

Maintenance = \$4,800 year

Taxes = \$46,800 year

Utilities = \$6,000

Total operating expenses = \$106,200

Net Income = \$432,000 - \$106,200 = \$325,800

Cost to build = \$2,500,000

Class B property 13% CAP rate

Project has 18 Units 2 bedroom 2 bathroom 968 sqf each under ac with 28 sqf balcony each 2 parking spots for each apartment , open floor plan , 10 foot ceilings.

Price for each individual unit sold as condo is around \$230,000.