

1915 SW 4th Ave Fort Lauderdale, Florida

Rent Roll & Income / Expense Summary

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Building / Unit	Description	Current Rent	Annual Rent	Status
1915 - Unit 1	2 Bed / 1 Bath	\$1,750	\$21,000	Month-to-Month
1915 - Unit 2	Studio	\$1,270	\$15,240	Month-to-Month
1915 - Unit 3	2 Bed / 1 Bath	\$1,775	\$21,300	Month-to-Month
TOTAL		\$4,795	\$57,540	

Current Gross Monthly Income: \$4,795

Current Gross Annual Income: \$57,540

Potential Gross Annual Income: \$65,000+

Property Highlights

Property Type	Triplex - 3 total units
Unit Mix	Two 2 Bed / 1 Bath units + one studio
Building Size	Approximately 2,000+ sq. ft.
Location	Minutes from Downtown Fort Lauderdale, Las Olas and Fort Lauderdale Beach
Roof	Approximately 14+/- years old
A/C	Newer central A/C systems
Utilities	Tenants pay electric

Annual Expenses	Amount
Property Taxes	\$10,635
Estimated Insurance	\$7,000
Lawn Maintenance	\$720
Water / Trash	\$4,200
Total Annual Expenses	\$22,555
Current Net Operating Income	\$34,985
Potential Net Operating Income	\$42,445+