

INCOME AND EXPENSES

325 SW 30TH RD Miami, FL 33129

Zoning: T3R General Single Family | Primary Land Use: Multifamily 2-9 units

3 Units | 4 Beds - 4 Baths

Building 2,578 SQFT

Built 1948 - Renovated 2023

Lot Size 7,000 SQFT



June 15th, 2024

	Actual Monthly	Actual Annual	Market Monthly	Market Annual
Gross Rental Income	\$ 9,800	\$ 117,600	\$ 10,600	\$ 127,200
Effective Gross Income	\$ 9,800	\$ 117,600	\$ 10,600	\$ 127,200
Expenses				
FPL -Electricity				
MDWS -Water and Sewer	\$ 83	\$ 996	\$ 83	\$ 996
Maintenance & Repairs				
Lawn Maintenance	\$ 150	\$ 1,800	\$ 150	\$ 1,800
Real Estate Taxes	\$ 1,406	\$ 16,872	\$ 1,406	\$ 16,872
Property Insurance	\$ 456	\$ 5,472	\$ 456	\$ 5,472
Liability Insurance	\$ 65	\$ 780	\$ 65	\$ 780
Total Expenses	\$ 2,160	\$ 25,920	\$ 2,160	\$ 25,920
Net Operating Income (NOI)	\$ 7,640	\$ 91,680	\$ 8,440	\$ 101,280
Property Offered at	\$ 1,830,000			
CAP Rate (Actual)	5.00%			