

## 56 NW 60 Street, Miami, FL 33127

Duplex Use  
Profit & Loss Review

Asking Price:	\$ 350,000
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Units	Rents Now
Front: 3 bed & 2 bath	\$ 2,600
Back: 2 bed & 1.5 bath	\$ 2,000

Current	Monthly	Annually
Rent	\$ 4,600	\$ 55,200
Proforma Expenses:		
Lawn	\$ 200	\$ 2,400
Water / Sewer	\$ 200	\$ 2,400
Electric	\$ 250	\$ 3,000
Property Taxes	\$ 583	\$ 7,000
Inurance	\$ 1,000	\$ 12,000
Legal/Corp Fees	\$ 208	\$ 2,500
Repairs/Other	\$ 208	\$ 2,500
Total Expenses	\$ 2,650	\$ 31,800

NOI	\$ 1,950	\$ 23,400
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Cap Rate @ Asking	6.7%
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Note: All information provided by Seller and/or public sources. Information is subject to errors, omissions, & change with/out notice and is not guaranteed. Market forces and management may change the financial operating results.