

AVISHA KASSIR | LUXURY HOMES & INVESTMENT PROPERTIES

Location: Fort Lauderdale
Year Built: 1964
Nº Units: 2
Unit Mix: 3 Beds / 2 bath

Lot size: 11,175 sqft
Living Area: 2,242 sqft
Asking Price: \$749,000

PRO FORMA INCOME	
Unit	Rent
1	\$3,500.00
2	\$3,500.00
Total	\$7,000.00
Total Yearly	\$84,000.00

Extra Income
\$0.00

Total Income
\$84,000.00

YEARLY EXPENSES	
Taxes	\$12,000.00
Property & Flood Insurance	\$8,300.00
Utilities Water & Sewer	\$1,800.00
Landscaping	\$2,400.00
Pest Control	\$960.00
Management Fee	\$8,400.00
Total	\$33,860.00

Operating Expense Ratio
40.31%

Annual Net Operating Income
\$50,140.00

CAP Rate
6.87%

Value add opportunities
Pet fee
Storage
Outside Hangout Area
Pool
Build Extra Unit

Notes
Needs Improvements:
\$20,000 for painting, cleaning a/c ducts, replacing a few things
\$5,000 Landscaping and Outdoor Fence
\$15,000 Windows