

# BASSI ORLANDO TOWNHOMES

1800 Bassinger Street  
Kissimmee FL 34741



## HIGHLIGHTS:

- » LOCATION+
- » KISSIMMEE
- » INVESTMENT OPPORTUNITY
- » 10 TOWNHOMES

*Exclusively Marketed by:*

**Damian Nusynkier**  
DALAN REALTY LLC  
Lic. Real Estate Broker  
(786) 553-7228  
damian@dalanrealty.com  
BK3126276



<https://www.dalanrealty.com/>

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
3 bd + 2.5 ba	10	1,666	\$1,875	\$1.13	\$18,750	\$1,875	\$1.13	\$18,750.00
<b>Totals/Averages</b>	<b>10</b>	<b>1,666</b>	<b>\$1,875</b>	<b>\$1.13</b>	<b>\$18,750</b>	<b>\$1,875</b>	<b>\$1.13</b>	<b>\$18,750.00</b>



### PROPERTY SUMMARY

Number of Units	<b>10</b>
Building SF	<b>16,660</b>
Land SF	<b>43,560</b>
Land Acres	<b>1</b>
Year Built	<b>2009</b>
# of parcels	<b>11</b>
Building Class	<b>B</b>
Topography	<b>Flat</b>
Location Class	<b>B</b>

### INVESTMENT SUMMARY

Price	<b>\$2,315,000</b>
Price PSF	<b>\$138.96</b>
Occupancy	<b>100%</b>
NOI (CURRENT)	<b>\$162,628</b>
CAP RATE (CURRENT)	<b>7.02%</b>
GRM (CURRENT)	<b>10.56</b>
GRM (PROFORMA)	<b>10.45</b>

### INCOME

	CURRENT
Gross Scheduled Rent	\$219,300
<b>Effective Gross Income</b>	<b>\$219,300</b>
Less Expenses	\$56,672
<b>Net Operating Income</b>	<b>\$162,628</b>

### EXPENSES

	CURRENT	Per Unit
Real Estate Taxes	\$23,705	\$2,371
Insurance	\$7,669	\$767
Management Fee (\$)	\$9,513	\$951
Trash Removal	\$4,401	\$440
Software / Bank / Legal	\$1,449	\$145
Landscaping	\$3,432	\$343
Electricity	\$330	\$33
Community Pool	\$5,148	\$515
License	\$1,025	\$103
<b>Total Operating Expense</b>	<b>\$56,672</b>	<b>\$5,667</b>
Expense / SF	\$3.40	
% of EGI	25.84%	

### INVESTMENT SUMMARY

Introducing "Bassi Orlando Townhomes" by Dalan Realty, an exceptional 10-unit apartment complex nestled in the heart of Kissimmee, Florida. Built in 2009, this property promises a lucrative investment opportunity in a thriving rental market.

Each unit boasts 3 bedrooms and 2.5 bathrooms, with an average rent of \$1,700 per unit. Complete with central AC and smoke alarms in every residence, this property offers both comfort and security for tenants, ensuring a solid return on investment.