

1911-1915 SW 4th Ave Fort Lauderdale, Florida

Rent Roll & Income / Expense Summary

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Building / Unit	Description	Current Rent	Annual Rent	Status
1911 - Unit 1	2 Bed / 1 Bath	Vacant	Vacant	Vacant
1911 - Unit 2	Studio	\$1,200	\$14,400	Month-to-Month
1911 - Unit 3	2 Bed / 1 Bath	\$1,875	\$22,500	Month-to-Month
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		\$7,870	\$94,440	

Current Occupied Gross Monthly Income: \$7,870

Current Occupied Gross Annual Income: \$94,440

Potential Gross Annual Income: \$130,000+

Property Highlights

Property Type	Two triplexes - 6 total units
Unit Mix	Four 2 Bed / 1 Bath units + two studios
Building Size	Each triplex 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	\$21,270
Estimated Insurance	\$14,000
Lawn Maintenance	\$1,440
Water / Trash	\$8,400
Total Annual Expenses	\$45,110
Current Net Operating Income	\$49,330
Potential Net Operating Income	\$84,890+