INVESTMENT OFFERING — 5-UNIT MULTIFAMILY

1313 39TH STREET

Orlando, Florida 32839 · Orange County

2 HOUSES + 3 STUDIOS | MINUTES TO I-4 & DOWNTOWN | VALUE-ADD CASH FLOW

GROSS ANNUAL INCOME	NET OPERATING INCOME	ASKING (8.8% CAP)
$76,920	**$60,874**	**$689,000**

PRO FORMA RENT ROLL

UNIT	TYPE	SIZE	MONTHLY
1	3 Bed — House	555 SF	$1,700
2	2 Bed — House	545 SF	$1,860
A	Studio	231 SF	$950
B	Studio	231 SF	$950
C	Studio	231 SF	$950
Total — 1,794 SF			**$6,410**

OPERATING SUMMARY

Gross Scheduled Income	$76,920
Electricity	($3,000)
Real Estate Taxes	($6,000)
Insurance	($3,200)
Management (5%)	($3,846)
Total Operating Expenses	**($16,046)**
Net Operating Income	**$60,874**

VALUATION — 8.8% CAP RATE

NOI $60,874 ÷ 8.84%

PRO FORMA LIST PRICE

$689,000

PRICE ALLOCATION PER UNIT

UNIT	BY SIZE	BY INCOME
1 — 3BR House	$213,300	$182,700
2 — 2BR House	$209,400	$199,900
A — Studio	$88,800	$102,100
B — Studio	$88,800	$102,100
C — Studio	$88,800	$102,100
Total	**$689,000**	**$689,000**

By Size = allocated on square footage (~$384/SF). By Income = allocated on each unit's share of rent.

APPRAISAL BENCHMARK

Bowery As-Is Value (Jan 2024)	$800,000
Appraised cap rate	6.00%
Appraised value / unit	$160,000
Appraised value / SF	$446
This Offering (8.8% cap)	**$689,000**
Discount to Appraisal	**−13.9%**

Priced below the 2024 appraised value at a higher, more conservative cap rate — room for buyer upside.

UNIT LAYOUTS

APPROXIMATE — NOT TO SCALE

LOCATION & UPSIDE

Direct I-4 Access

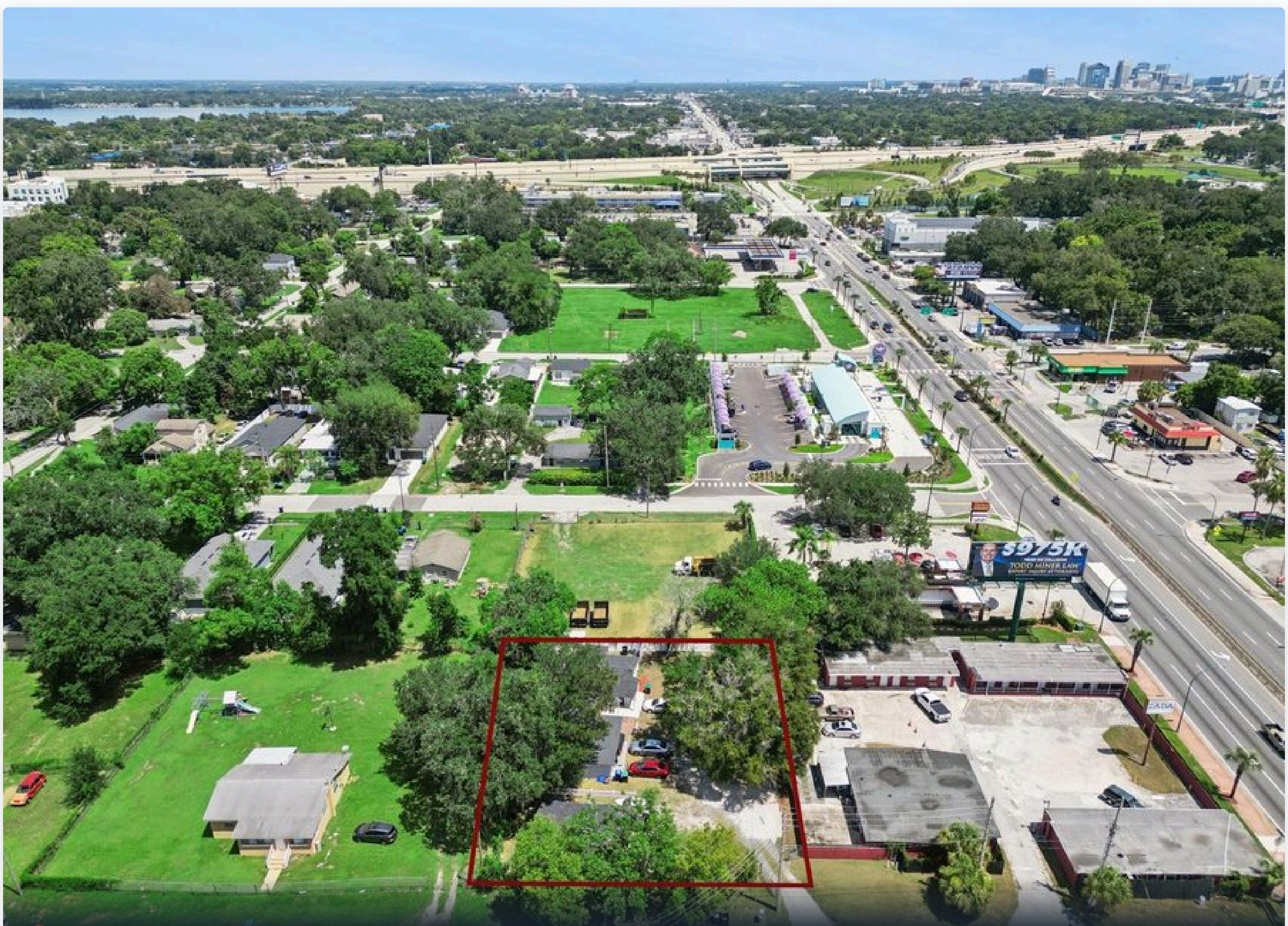
Steps from I-4 (Exit 80) via Orange Blossom Trail — minutes to downtown Orlando's employment core and the I-4 Ultimate corridor.

Tourism Demand Engine

Under 10 minutes to Universal's Epic Universe expansion and ~30 minutes to Walt Disney World — a deep, year-round renter pool.

Path-of-Growth Submarket

Holden / Edgewood / SoDo — an appreciating infill area near Downtown drawing new investment, with rents trending up.



Subject property (outlined) on S Orange Blossom Trail — downtown Orlando skyline & I-4 corridor visible top-right.

CourtFrank LLC
REAL ESTATE INVESTMENT