

# Pompano Beach-Duplex By The Beach

2581 NE 11th Ct, Pompano Beach FL 33062

Income & Expenses



Prepared By:

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**2581 NE 11th Ct Pompano Beach, FL 33062**

**Income**

Bed	Bath	Unit #	Income	Projected Income	Lease Ends
1 Bed	1 Bath	1	\$ 1,380	\$ 2,000	MTM
2 Bed	2 Bath	2	\$ 2,400	\$ 2,400	Vacant
<b>Monthly Income Total</b>			<b>\$ 3,780</b>	<b>\$ 4,400</b>	

<b>Annual Income Total</b>	<b>\$ 45,360</b>	<b>\$ 52,800</b>
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**Grand Totals**

	Act Year	Projected Year
<b>Listing Price</b>	<b>\$ 725,000</b>	<b>\$ 725,000</b>
Gross income	\$ 45,360	\$ 52,800
Expenses	\$ 21,004	\$ 21,004
Net Income	\$ 24,356	\$ 31,796

<b>Estimated Cap Rate</b>	<b>3.36%</b>	<b>4.39%</b>
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**Expense Breakdown**

Expenses	Yearly Cost
Taxes	\$ 9,004
Lanscaping	\$ 1,200
Insurance Estimate	\$ 9,000
Water	\$ 1,800
<b>Expenses</b>	<b>\$ 21,004</b>



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**DISCLAIMER: All information is believed to be accurate but is not guaranteed.**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections.

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*Exclusively Marketed by:*

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