



TU INVERSIÓN  
EN MIAMI

## PORTFOLIO BULKPACKAGE FOR SALE

### Tutel Real Estate

Number of Units 5  
Lease Terms Long Term

Type of Units	Number
2 Beds / 2 Baths	5
<b>Total Units</b>	<b>5</b>

	Total	Avg per Unit
Total Bulk Sale Price	\$1,050,000	\$210,000
Gross Rental Roll	\$120,000	\$24,000
NOI (year)	\$78,000	\$15,600
CAP RATE	7.4%	



**8700 N Sherman Cir #108, Miramar, FL 33025**

<b>Bedrooms</b>	<b>Bathrooms</b>	<b>SqFt</b>	<b>Rent/mo</b>	<b>Annual Rent</b>	<b>HOA</b>
2	2	832	\$2,000	\$24,000	\$412/mo
			(proforma)		

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA INFORMATION
YES	NO	YES	YES	YES	LAKESHORE UNIVERSITY PARK 954-437-7773 lakeshore7773@gmail.com



**8740 N Sherman Cir #308, Miramar, FL 33025**

<b>Bedrooms</b>	<b>Bathrooms</b>	<b>SqFt</b>	<b>Rent/mo</b>	<b>Annual Rent</b>	<b>HOA</b>
2	2	832	\$2,000 (proforma)	\$24,000	\$412/mo

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA INFORMATION
YES	NO	YES	YES	YES	LAKESHORE UNIVERSITY PARK 954-437-7773 lakeshore7773@gmail.com



**3396 Foxcroft Rd #113, Miramar, FL 33025**

<b>Bedrooms</b>	<b>Bathrooms</b>	<b>SqFt</b>	<b>Rent/mo</b>	<b>Annual Rent</b>	<b>HOA</b>
2	2	820	\$2,000 (proforma)	\$24,000	\$439/mo

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA NAME
YES	NO	YES	YES	YES	MIRAMAR CONDOMINIUM ASSOCIATION 954-442-5666 cflatts@miramarclub.com



**3400 Foxcroft Rd #107, Miramar, FL 33025**

<b>Bedrooms</b>	<b>Bathrooms</b>	<b>SqFt</b>	<b>Rent/mo</b>	<b>Annual Rent</b>	<b>HOA</b>
2	2	820	\$2,000 (proforma)	\$24,000	\$448/mo

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA NAME
YES	NO	YES	YES	YES	MIRAMAR CONDOMINIUM ASSOCIATION 954-442-5666 cflatts@miramarclub.com



**3470 Foxcroft Rd #307, Miramar, FL 33025**

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA
2	2	820	\$2,000 (proforma)	\$24,000	\$436/mo

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA NAME
YES	NO	YES	YES	YES	MIRAMAR CONDOMINIUM ASSOCIATION 954-442-5666 cflatts@miramarclub.com