Property Name

Address:

14135 Palm St, Mad Beach

Description	Amoun/Month		
Unit Breakdown			
5	**1 Bdr/1Bath**	**11,000**	**per month projected**

Revenues				
Market Rent - Projected	**11k/m**	**2026**	$132,000	
Loss to Lease		5%	$6,600	
Gross Rental Income			**$125,400**	
Other Income				
Other Income				
Reimbursements				
Fees				
Total Other Income			**$0**	
Effective Gross Income			**$125,400**	
Operating Expenses				
Management Long Term	10%		$12,540	
Building Insurance	per Owner		$6,000	
Utilities/ Water and Sewer	Pro Forma		$6,000	
Electric Service	Estimated		$3,600	
Maintenance/Repairs	2.50%		$3,135	
Real Estate Taxes	Actual		$8,109	
Landscaping			$1,200	
Licenses & Permits & Legal			$300	
Total Operating Expenses			**$40,884**	
Net Operating Income			**$84,516**	
Property Name				
Financial Analysis				
Potential Purchase Price			$1,300,000	
Price per Unit		5	$260,000	
Price per SF		2,908	$447	
Lot Size		5,031	$258	
Down Payment		0.35	$455,000	
Capitalization Rate			6.5%	
Gross Rent Multiplier			10.37	