

# BASSI ORLANDO TOWNHOMES

1800 Bassinger Street  
Kissimmee FL 34741



## HIGHLIGHTS:

- » LOCATION+
- » KISSIMMEE
- » INVESTMENT OPPORTUNITY
- » 10 TOWNHOMES

*Exclusively Marketed by:*

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|                 |         |             | Actual       |          |                | Market      |                 |               |
|-----------------|---------|-------------|--------------|----------|----------------|-------------|-----------------|---------------|
| Unit Mix        | # Units | Square Feet | Current Rent | Rent PSF | Monthly Income | Market Rent | Market Rent PSF | Market Income |
| 3 bd + 2.5 ba   | 10      | 1,666       | \$1,875      | \$1.13   | \$18,750       | \$1,875     | \$1.13          | \$18,750.00   |
| Totals/Averages | 10      | 1,666       | \$1,875      | \$1.13   | \$18,750       | \$1,875     | \$1.13          | \$18,750.00   |



PROPERTY SUMMARY

|                 |        |
|-----------------|--------|
| Number of Units | 10     |
| Building SF     | 16,660 |
| Land SF         | 43,560 |
| Land Acres      | 1      |
| Year Built      | 2009   |
| # of parcels    | 11     |
| Building Class  | B      |
| Topography      | Flat   |
| Location Class  | B      |

INVESTMENT SUMMARY

|                    |             |
|--------------------|-------------|
| Price              | \$2,240,000 |
| Price PSF          | \$134.45    |
| Occupancy          | 100%        |
| NOI (CURRENT)      | \$162,628   |
| CAP RATE (CURRENT) | 7.26%       |
| GRM (CURRENT)      | 10.21       |
| GRM (PROFORMA)     | 10.11       |

| INCOME                 | CURRENT   |
|------------------------|-----------|
| Gross Scheduled Rent   | \$219,300 |
| Effective Gross Income | \$219,300 |
| Less Expenses          | \$56,672  |
| Net Operating Income   | \$162,628 |

| EXPENSES                | CURRENT  | Per Unit |
|-------------------------|----------|----------|
| Real Estate Taxes       | \$23,705 | \$2,371  |
| Insurance               | \$7,669  | \$767    |
| Management Fee (\$)     | \$9,513  | \$951    |
| Trash Removal           | \$4,401  | \$440    |
| Software / Bank / Legal | \$1,449  | \$145    |
| Landscaping             | \$3,432  | \$343    |
| Electricity             | \$330    | \$33     |
| Community Pool          | \$5,148  | \$515    |
| License                 | \$1,025  | \$103    |
| Total Operating Expense | \$56,672 | \$5,667  |
| Expense / SF            | \$3.40   |          |
| % of EGI                | 25.84%   |          |

INVESTMENT SUMMARY

Introducing "Bassi Orlando Townhomes" by Dalan Realty, an exceptional 10-unit apartment complex nestled in the heart of Kissimmee, Florida. Built in 2009, this property promises a lucrative investment opportunity in a thriving rental market.

Each unit boasts 3 bedrooms and 2.5 bathrooms, with an average rent of \$1,700 per unit. Complete with central AC and smoke alarms in every residence, this property offers both comfort and security for tenants, ensuring a solid return on investment.