

Property Details

POMPANO DUPLEX NEAR THE BEACH

321 SE 1ST ST, POMPANO BEACH FL 33060

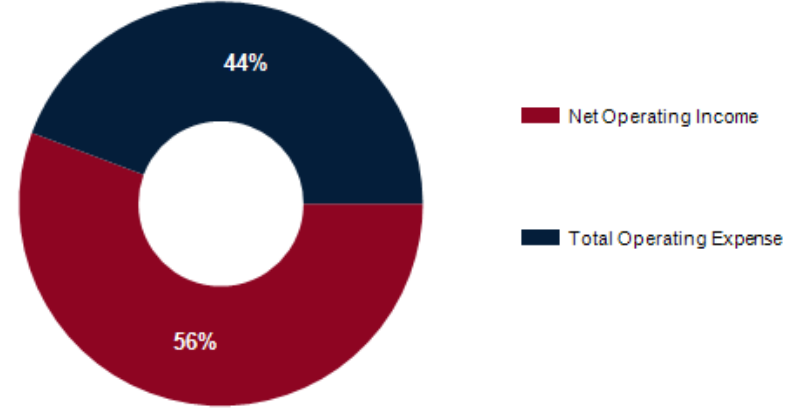
Prepared By: **Carlos Montoya**

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Unit	Unit Mix	Current Rent	Market Rent	Notes
1	2 bd + 1 ba	\$1,750.00	\$2,400.00	MTM
2	1 bd + 1 ba	\$1,500.00	\$1,900.00	MTM
Totals / Averages		\$3,250.00	\$4,300.00	

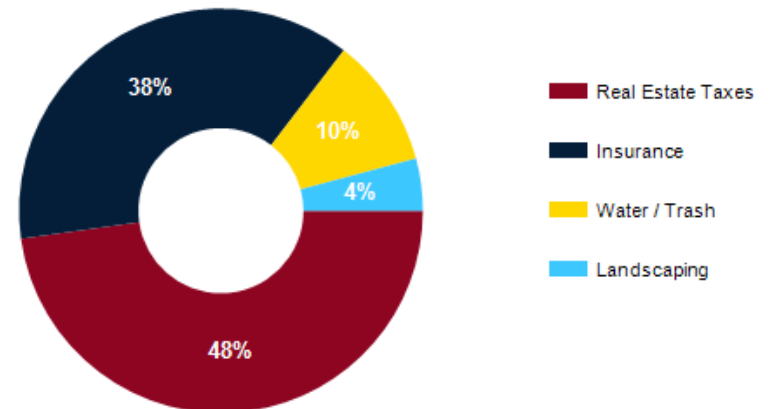
REVENUE ALLOCATION
CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$39,000		\$51,600	
Effective Gross Income	\$39,000		\$51,600	
Less Expenses	\$17,276	44.29%	\$17,276	33.48%
Net Operating Income	\$21,724		\$34,324	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$8,256	\$4,128	\$8,256	\$4,128
Insurance	\$6,500	\$3,250	\$6,500	\$3,250
Water / Trash	\$1,800	\$900	\$1,800	\$900
Landscaping	\$720	\$360	\$720	\$360
Total Operating Expense	\$17,276	\$8,638	\$17,276	\$8,638
Expense / SF	\$9.85		\$9.85	
% of EGI	44.29%		33.48%	

DISTRIBUTION OF EXPENSES
CURRENT



Pompano Duplex Near The Beach

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Exclusively Marketed by:

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