

Operating Statement and Financial Analysis

Property address: Pompano Beach, FL

Time to Sell May 2019

Type of property: FOURPLEX

Closing Date: April 25, 2016

Purchase Price: \$ 250,000.00

Renovations: \$ 85,784.00

Initial Total investment: \$ 335,784.00

Property Value (2019):	\$ 550,000.00
Initial Investment (2016):	\$ 335,784.00
Renovations needed to Sell:	\$ 10,000.00
Closing Costs to Sell:	\$ 41,250.00
Total investment (Initial + Renovations to sell + Closing Cost):	\$ 387,034.00
Profit from the sale (Property Value - Total Investment):	\$ 162,966.00
Profit from rental income (2016 to May 2019 Net Operating Income):	\$ 63,920.33
Total Profit (Sale + Rental):	\$ 226,886.33 58.62%

				Initial	Aug-17	Aug-18	Apr-19
Units	Type	Sqft	Mth. Rent	Mth. Rent	Mth. Rent	Mth. Rent	Mth. Rent
1	2B/1B	800	\$700.00	\$ 900.00	\$ 950.00	\$ 1,000.00	\$ 1,000.00
2	2B/1B	800	\$650.00	\$ 900.00	\$ 950.00	\$ 1,000.00	\$ 1,000.00
3	2B/1B	800	\$0.00	\$ 900.00	\$ 950.00	\$ 1,000.00	\$ 1,000.00
4	2B/1B	800	\$0.00	\$ 900.00	\$ 950.00	\$ 1,000.00	\$ 1,000.00
\$ 1,350.00				\$ 3,600.00	\$ 3,800.00	\$ 4,000.00	\$ 4,000.00

Annual Income:	\$ 16,200.00	\$ 43,200.00	\$ 45,600.00	\$ 48,000.00
Vacance allowance 5%	\$ 810.00	\$ -	\$ -	\$ -
Effective Gross Income	\$ 15,390.00	\$ 43,200.00	\$ 45,600.00	\$ 48,000.00

Annual Expenses:				
Taxes	\$ 3,582.52	\$ 4,622.09	\$ 5,307.20	\$ 5,307.20
Insurance	\$ 3,487.72	\$ 4,693.00	\$ 5,139.00	\$ 5,139.00
Light Paid by tenant		\$ -	\$ -	\$ -
Water Mth. \$225	\$ 2,700.00	\$ 2,679.92	\$ 3,135.91	\$ 3,135.91
Grass Mth. \$50	\$ 600.00	\$ 350.00	\$ 595.00	\$ 595.00
Management Fee		\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
Repairs & Maintenance		\$ 1,259.00	\$1,345.00	\$1,330.00
Total Operating Expenses	\$ 10,370.24	\$ 18,404.01	\$ 20,322.11	\$ 20,307.11
Net Operating Income	\$ 5,019.76	\$ 24,795.99	\$ 25,277.89	\$ 27,692.89

Cap rate:	2.01%	7.38%	7.53%	8.25%
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