

Property address: Dania Beach, FL 33004

Purchase Date: February 19, 2019  
Proposal

Built 2004

Type of property: SFR  
Asking Price: \$220,000.00

Offer Price: \$195,000.00  
Renovations: \$36,100.44  
Total investment \$231,100.44

# of units	Mth. Rent	Type	Sqft
1	\$0.00	4B/2B	1581
	<u>\$0.00</u>		

Mth. Rent	Lease Term
\$2,250.00	Yearly / Section 8
<u>\$2,250.00</u>	

Annual Income:	\$0.00	\$27,000.00
Vacancy Allowance 5%		\$0.00
Effective Gross Income	<u>\$0.00</u>	<u>\$27,000.00</u>

Expenses:

Taxes	\$3,462.28	\$3,462.28
Insurance (Approx.)	\$1,565.00	\$1,565.00
Light paid by tenant	\$0.00	\$0.00
Water paid by tenant	\$0.00	\$0.00
Grass \$ 120.00	\$ 1,440.00	\$1,440.00
Management 10%	\$ -	\$2,700.00
Total Operating Expenses	\$6,467.28	\$9,167.28
Net Operating Income	<u>-\$6,467.28</u>	<u>\$17,832.72</u>

Cap rate -2.94% 7.72%