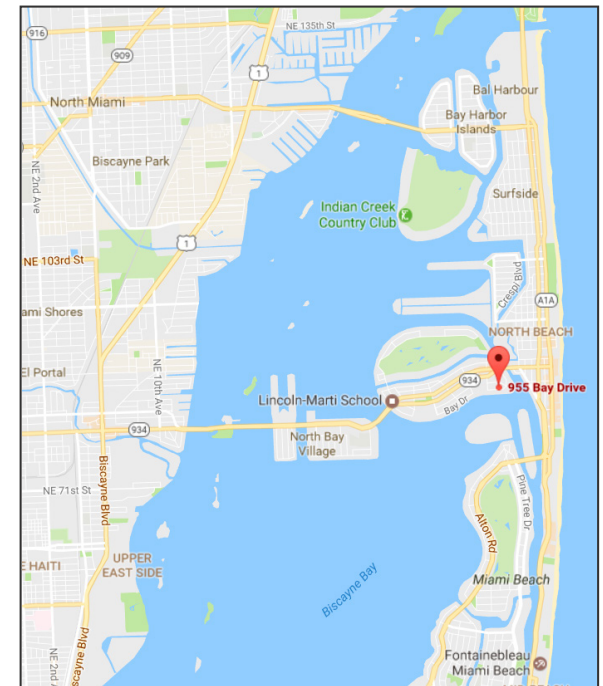


**SIGNIFICANT PRICE
REDUCTION**



Naimiami
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

955 Bay Drive
Miami Beach, FL 33141



Property Features

- Total Building Size: 5,611 SF
- Land Area: 7,000 SF
- Units: 8 - 1 bed/1bath
- Unit Size: 700± SF
- Current Occupancy: 88% (1Unit Vacant)
- Avg. Rental Amount: \$1,175/month

Proforma NOI: \$85,476
Purchase Price: \$1,549,000
Cap Rate: 5.52%

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Proforma Rent Roll

	Tenant	Execution	Expiration	Rate	Total	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18
Unit 1	Karakanas	12/15/2016	12/14/2017	\$1,150	\$13,800	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150
Unit 2	Galipo	4/15/2016	4/14/2017	\$1,275	\$15,300	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275
Unit 3	Jimenez	8/1/2014	8/31/2017	\$900	\$16,800	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400
Unit 4	Duenas	3/6/2017	2/28/2017	\$1,250	\$15,175	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275
Unit 5	Gerado	5/1/2016	4/30/2018	\$1,225	\$14,825	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
Unit 6	Bernot	8/20/2014	8/31/2015	\$825	\$16,800	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400
Unit 7	Vacant			\$1,375	\$16,500	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375
Unit 8	Segura	8/1/2016	7/31/2017	\$1,400	\$16,800	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400
\$126,000						\$10,475	\$10,475	\$10,475	\$10,475	\$10,475	\$10,500	\$10,500	\$10,525	\$10,525	\$10,525	\$10,525	\$10,525

Pro Forma

Income	
Rental Income	\$126,000.00
Other Income	\$0.00
Late Fees	\$0.00
Total Income	\$126,000.00
Expenses	
Cleaning Contract	\$700.00
Lawn Maintenance	\$1,200.00
Trash Removal	\$6,900.00
Locks/Keys	\$500.00
Maintenance Reimbursment	\$1,200.00
HVAC Replacement	\$1,500.00
Fire/Life Saftey	\$200.00
Repairs	\$600.00
Electric	\$300.00
Water & Sewer	\$6,000.00
Property Taxes	\$13,221.00
Sales Tax	\$0.00
Insurance	\$3,472.00
Property Management Fee (5%)	\$4,731.00
Total Operating Expenses	\$40,524.00
Net Operating Income	\$85,476.00

