

## Income Property Analysis Worksheet

713, 717, 721 sw 13th ave		
fort lauderdale, fl		

<b>Unit Type</b>	<b>Number of Units</b>	<b>Avg. Monthly Rent</b>	<b>Total</b>
<i>Studio</i>			\$0
<i>1 bedroom units</i>	6	\$771	\$4,626
<i>2 bedroom units</i>	3	\$967	\$2,901
<i>3 bed 1 bath</i>	1	\$1,250	\$1,250
		<b>Gross Monthly Rent:</b>	<b>\$8,777</b>

	<b>As-Is (per-seller)</b>	<b>Pro-forma (market rent)</b>	<b>Difference</b>
<b>Annual Rental Income</b>	\$105,324	\$122,400	\$17,076
Other Income	\$600	\$600	0
<b>Total Income</b>	<b>\$105,924</b>	<b>\$123,000</b>	<b>\$17,076</b>

Vacancy Loss	\$5,266	6,120	
<b>Expenses</b>			
<i>Property Tax</i>	\$8,670	\$10,500	\$1,830
<i>Insurance</i>	\$8,000	\$9,000	\$1,000
<i>Mgmt Fees</i>	\$0	\$6,120	\$6,120
<i>Maintenance (estimated)</i>	\$3,000	\$3,000	\$0
<i>Advertising</i>	\$0	\$1,800	\$1,800
<i>Trash &amp; Recycling</i>	\$1,800	\$1,800	\$0
<i>Water</i>	\$5,400	\$5,400	\$0
<i>Landscaping</i>	\$1,200	\$1,200	\$0
<i>Electric</i>	\$240	\$240	\$0
<i>PestControl</i>	\$0	\$300	\$300
<i>Other</i>	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$28,310</b>	<b>\$39,360</b>	<b>\$11,050</b>

<b>Net Operating Income</b>	<b>\$72,348</b>	<b>\$77,520</b>	
Market Cap Rate	7.0%	7.0%	
Value Based on Market Cap	\$1,033,540	\$1,107,429	

**Notes:**

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