

**4020 NW 81<sup>st</sup> Avenue  
Coral Springs, FL 33065**



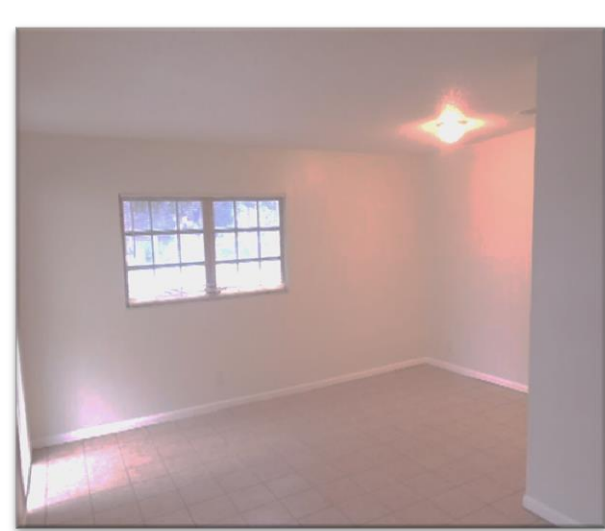
**\$467,000 – Closing December 2017  
Under Contract at \$160/square foot**

**Fully Occupied Quadplex – 2 – 2 bedroom/1 bath units  
& 2– 1 bedroom/1 bath units**

**Property Income Investors**  
7301 Wiles Road  
Suite 108  
Coral Springs, FL 33067



<b>Actual-2018</b>		<b>Pro Forma</b>	
Cost	\$ 467,000	Cost	\$ 467,000
Capital Improvements	\$ -	Capital Improvements	\$ 43,000
Cost Basis	\$ 467,000	Cost Basis	\$ 510,000
Rental Income	\$ 50,400	Rental Income	\$ 62,400
	\$ -		\$ -
	\$ -		\$ -
Gross Income	\$ 50,400	Gross Income	\$ 62,400
Taxes	\$ 7,098	Taxes	\$ 7,098
Insurance	\$ 2,600	Insurance	\$ 2,600
Maintenance Repairs	\$ 2,275	Maintenance Repairs	\$ 2,275
Utilities	\$ 780	Utilities	\$ 780
Services	\$ -	Services	
Total Expenses	\$ 12,753	Total Expenses	\$ 12,753
NOI	\$ 37,647	NOI	\$ 49,647
<b>CAP</b>	<b>8.06%</b>	<b>CAP</b>	<b>9.73%</b>
<b>Rental Income</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Net Income - Fee	\$ 26,353	\$ 34,753	\$ 36,064
<b>Net Income to Member</b>	<b>5.65%</b>	<b>6.82%</b>	<b>7.07%</b>
<b>Sale Income Yr 2+</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Sale 8cap	\$ 620,587	\$ 643,988	\$ 668,087
Cost Basis	\$ 510,000	\$ 510,000	\$ 510,000
BF/Closing Costs	\$ 31,029	\$ 32,199	\$ 33,404
Profit	\$ 79,558	\$ 101,789	\$ 124,683
% Gain	15.60%	19.96%	24.45%
<b>Net Gain to Member</b>	<b>7.80%</b>	<b>9.98%</b>	<b>12.22%</b>
<b>Totals Yr 2+</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Rental Net Profit</b>	<b>\$ 61,106</b>	<b>\$ 97,170</b>	<b>\$ 134,583</b>
<b>Sale Net Profit</b>	<b>\$ 39,779</b>	<b>\$ 50,895</b>	<b>\$ 62,342</b>
<b>Total Net Profit</b>	<b>\$ 100,885</b>	<b>\$ 148,065</b>	<b>\$ 196,925</b>
<b>% Gain to Member</b>	<b>19.78%</b>	<b>29.03%</b>	<b>38.61%</b>

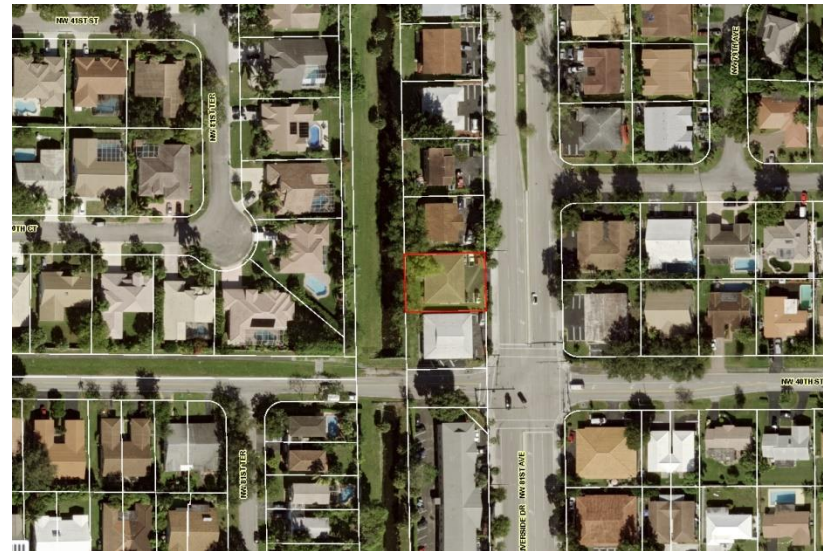


Long term reliable tenants in place



Units are spacious and in good condition

Units are located in a safe, residential neighborhood





Coral Springs was ranked as the 27th best city in the United States in which to live by [Money Magazine](#) in 2006; was named the 10th safest city in the US by [Morgan Quitno](#) in 2007; and was a multiple recipient of [America's Promise](#) "100 Best Cities for Young People" award, identified by the group as a three-time winner in 2008.

In 2007, Coral Springs became the first state or local government in the nation to receive the [Malcolm Baldrige National Quality Award](#).

In 2010, [CNNMoney.com](#) listed Coral Springs as the 44th best place to live in the United States



- Built in 1972
- Only 2 Tenants in place at time of purchase

This property was purchased in August 2017 at \$540,000. It is a Quadplex on the same street as our property under contract. It was purchased at \$172/square foot.