



\$495,000

Lake Worth, FL 33461

7 UNIT PROPERTY – Under Contract



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

Actual - 2016		Pro Forma	
Cost	\$495,000	Cost	\$495,000
Capital Improvements		Capital Improvements	\$112,475
Cost Basis	\$495,000	Cost Basis	\$607,475
Rental Income	\$72,000	Rental Income	\$91,200
5% Vacancy Rate	\$3,600	5% Vacancy Rate	\$4,560
Gross Income	\$68,400	Gross Income	\$86,640
Taxes	\$6,592	Taxes	\$6,592
Insurance	\$3,100	Insurance	\$3,600
Maintenance Repairs	\$4,950	Maintenance Repairs	\$4,950
Utilities	\$5,750	Utilities	\$2,875
Services	\$1,320	Services	\$0
Total Expenses	\$21,712	Total Expenses	\$18,017
NOI	\$46,688	NOI	\$68,623
CAP	9.43%	CAP	11.30%
Rental Income	2017	2018	2019
Net Income	\$55,150	\$68,623	\$71,223
% Income	9.07%	11.30%	11.73%
Sale Income	2017	2018	2019
Sale	\$720,541	\$747,842	\$775,950
Cost Basis	\$607,475	\$607,475	\$607,475
Profit	\$113,066	\$140,367	\$168,475
% Gain	18.61%	23.11%	27.73%
Totals	2017	2018	2019
Total Profits	\$168,216	\$264,140	\$363,471
% Gain	27.69%	43.48%	59.83%