



201 E 30<sup>th</sup> Street  
West Palm Beach, FL 33404

**Purchased in February 2017 by Property Income Investors**

Google Earth

**\$265,000**

**West Palm Beach, Florida**

**Triplex – Purchased 2/28/17**



- 3 Units
- Large corner property
- Inter-coastal views
- Fully occupied with tenants
- Close to beach, highways, marinas & downtown



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





This desirable property sits directly in front of the inter-coastal with a clear view of the water.





There is convenient access over the bridge from Singer Island to West Palm Beach







Loggerhead & Marina Grande

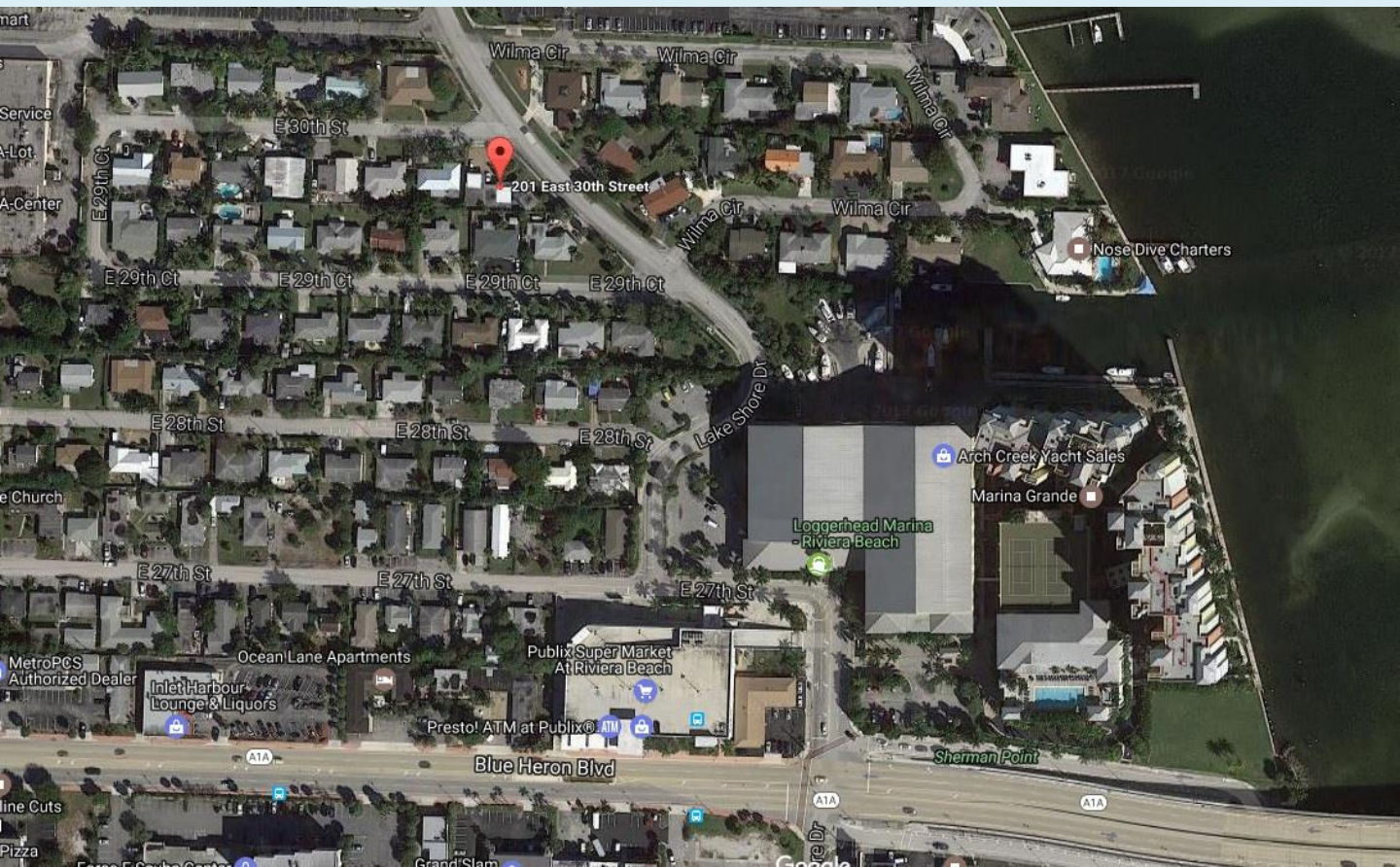
The Triplex is located next to the prestigious Loggerhead Marina and Marina Grande.







This area is under redevelopment. A new Publix supermarket was just built, with a multi level parking garage.



201 East 30th Street 1, West Palm Beach, Florida 33404			
Actual-2016		Pro Forma	
Cost	\$ 265,000	Cost	\$ 265,000
Capital Improvements	\$ -	Capital Improvements	\$ 31,265
Cost Basis	\$ 265,000	Cost Basis	\$ 296,265
Rental Income	\$ 32,400	Rental Income	\$ 40,800
5% Vacancy Rate	\$ 1,620	5% Vacancy Rate	\$ 2,040
Gross Income	\$ 30,780	Gross Income	\$ 38,760
Taxes	\$ 3,822	Taxes	\$ 3,822
Insurance	\$ 3,125	Insurance	\$ 3,125
Maintenance Repairs	\$ 2,650	Maintenance Repairs	\$ 2,650
Utilities	\$ 1,125	Utilities	\$ 1,125
Services	\$ -	Services	\$ -
Total Expenses	\$ 10,722	Total Expenses	\$ 10,722
NOI	\$ 20,058	NOI	\$ 28,038
CAP	7.57%	CAP	9.46%
Rental Income	2017	2018	2019
Net Income	\$ 21,678	\$ 28,038	\$ 31,302
% Income	7.32%	9.46%	10.57%
Sale Income	2017	2018	2019
Sale	\$ 339,969	\$ 363,766	\$ 389,229
Cost Basis	\$ 296,265	\$ 296,265	\$ 296,265
Profit	\$ 43,704	\$ 67,501	\$ 92,964
% Gain	14.8%	22.8%	31.4%
Totals	2017	2018	2019
Total Profits	\$ 65,382	\$ 95,539	\$ 124,266
% Gain	22.07%	32.25%	41.94%