



\$525,000 3775 116th Terrace, Coral Springs, FL 33065

Fully occupied Quadplex- 4 units/3 bedrooms each- Listed at \$158/sqft – Contract at \$135/sqft



- Coral Springs was ranked as 27th best city in the US by Money Magazine
- Property is in "A" rated school zones
- Directly across from a park
- 10th Safest city in the USA



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

3775 NW 116th Terrace, Coral Springs, FL 33065

	Current	Proforma		
Cost	\$ 525,000	\$ 525,000		
Capital Improvement	\$ -	\$ 45,000		
Cost Basis	\$ 525,000	\$ 570,000		
Rental Income	\$ 57,600	\$ 67,200		
Taxes	\$ 8,200	\$ 8,200		
Insurance	\$ 2,700	\$ 2,700		
Maintenance Repairs	\$ 5,250	\$ 5,750		
Utilities/Service	\$ 1,200	\$ 1,200		
Total Expenses	\$ 17,350	\$ 17,850		
NOI	\$ 40,250	\$ 49,350		
CAP	7.67%	8.66%		
Net CAP to Member	5.37%	6.06%		
Rental Income	2018	2019	2020	
Gross Income	\$ 69,216	\$ 71,292	\$ 73,430	
Net Income	\$ 51,366	\$ 53,442	\$ 55,580	
Income to Member	\$ 35,956	\$ 37,409	\$ 38,906	
% Income to Member	6.31%	6.56%	6.83%	
Sale Income	2018	2019	2020	
Sale	\$ 615,600	\$ 664,848	\$ 718,038	
Cost Basis	\$ 570,000	\$ 570,000	\$ 570,000	
Profit	\$ 45,600	\$ 94,848	\$ 148,038	
Net Profit	\$ 22,800	\$ 47,424	\$ 74,019	
% Gain to Member	4.00%	8.32%	12.99%	
Totals	2018	2019	2020	
Gross Profits	\$ 96,966	\$ 148,290	\$ 203,618	
Net Profit to Member	\$ 58,756	\$ 84,833	\$ 112,925	
% Gain	10.31%	14.88%	19.81%	



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

COMPS

4131 NW 114 Terrace
 Coral Springs, FL 33065
 3868 sq ft.
 7 days on market

Site Address	4131-4137 NW 114 TERRACE, CORAL SPRINGS FL 33065	ID #	4841 17 02 0890
Property Owner	ELLAL INVESTMENTS ENTERPRISE CO	Millage	2812
Mailing Address	19424 DAKOTA CT BOCA RATON FL 33434	Use	08

Abbreviated Legal Description	GLENWOOD SUBDIVISION 69-33 B LOT 23 BLK C
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$61,600	\$364,800	\$426,400	\$426,400	
2016	\$61,600	\$308,470	\$370,070	\$252,540	\$7,797.39
2015	\$61,600	\$247,910	\$309,510	\$229,590	\$7,171.65



IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$426,400	\$426,400	\$426,400	\$426,400
Portability	0	0	0	0
Assessed/SOH	\$426,400	\$426,400	\$426,400	\$426,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$426,400	\$426,400	\$426,400	\$426,400

- Quadplex

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/23/2016	WD-Q	\$517,000	113797451	\$7.00	8,800	SF
10/30/2001	WD	\$330,000	32387 / 644			
4/16/2001	WD	\$310,000	31525 / 457			

This property was bought in 2001 for \$330,000 and sold in 2016 for \$517,000. It is similar in location, size and price.

Sold at \$137/sqft – Market Value today \$158/sqft. \$612,000

COMPS

4141 NW 114th Avenue
 Coral Springs, FL 33065
 3550 sq ft

Site Address	4141 NW 114 AVENUE, CORAL SPRINGS FL 33065	ID #	4841 17 02 1320
Property Owner	SCHLUETER, GERALDINE B	Millage	2812
Mailing Address	6275 BRAVA WAY BOCA RATON FL 33433	Use	08

Abbreviated Legal Description	GLENWOOD SUBDIVISION 69-33 B LOT 10, 11 N 8.85 BLK E
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Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$89,430	\$320,580	\$410,010	\$410,010	
2016	\$89,430	\$267,430	\$356,860	\$282,530	\$8,094.80
2015	\$89,430	\$212,480	\$301,910	\$256,850	\$7,474.34

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2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$410,010	\$410,010	\$410,010	\$410,010
Portability	0	0	0	0
Assessed/SOH	\$410,010	\$410,010	\$410,010	\$410,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$410,010	\$410,010	\$410,010	\$410,010

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
8/5/2016	WD-Q	\$521,500	113859302
4/15/2016	WD-D	\$412,800	113637944
4/28/2000	WD	\$190,000	30468 / 1369
4/1/1992	QCD	\$100	19460 / 963
3/1/1992	WD	\$150,000	

Land Calculations		
Price	Factor	Type
\$7.00	12,775	SF
Adj. Bldg. S.F. (Card, Sketch)		3601
Units		4



- Quadplex



This property was bought 4/2016 for \$412,800 and sold 8/2016 for \$521,500. It is similar in location, size and price.

Sold at \$147/sqft – Market Value today \$173/sqft. \$617,000