

Income Property Analysis

500 SW 2ND ST

Pompano Beach
3 Units

EAST COAST

REALTY BROKERAGE

Bram Leland Scolnick
Broker

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EXECUTIVE SUMMARY

500 SW 2ND ST

| | | |
|--------------------|--|--------------|
| Total no.of units | | 3 |
| Occupancy: | | 100% |
| Suggested Offer: | | \$599,000 |
| GSI (annual): | | \$52,800 |
| Vacancy | | \$0 |
| Expenses (annual): | | (\$13,548) |
| NOI: | | \$39,252.00 |
| CAP RATE: | | 6.55% |
| Year Built: | | - |
| Parking Spaces: | | 3 |
| Lot Size (Acres): | | - |
| Total Bldg Sq. Ft. | | - |
| Construction: | | CBS |

| | | |
|-----------------------|--|-----------|
| Suggested Offer Price | | \$599,000 |
| Total Tenants | | 3 |
| CAP Rate | | 6.55% |
| Down Payment | | |
| Mortgage (4%) | | |
| Closing Costs | | |
| Total Down Payment | | |



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INCOME & EXPENSE SUMMARY

500 SW 2ND ST, POMPANO BEACH

| <u>INCOME:</u> | TOTAL MONTHLY ACTUALS | TOTAL ANNUAL ACTUALS |
|----------------------------|-----------------------|----------------------|
| Gross Sales - 2023 | | |
| Rental Income | \$ 4,400 | \$ 52,800 |
| Other Income | | |
| none | \$ - | \$ - |
| | \$ - | \$ - |
| Vending | \$ - | \$ - |
| | \$ - | \$ - |
| TOTAL RENTAL INCOME | <u>\$ 4,400</u> | <u>\$ 52,800</u> |

| <u>EXPENSES:</u> | TOTAL MONTHLY ACTUALS | TOTAL ANNUAL ACTUALS |
|-----------------------------|-----------------------|-----------------------|
| Real Estate Taxes | \$ 691 | \$ 8,292 |
| Insurance | \$ 208 | \$ 2,496 |
| Internet, Phone & TV | \$ - | \$ - |
| Water & Sewer | \$ 230 | \$ 2,760 |
| Electric | \$ - | \$ - |
| Misc. | \$ - | \$ - |
| Management | \$ - | \$ - |
| Waste | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| TOTAL EXPENSES | <u>\$ 1,129</u> | <u>\$ 13,548</u> |
| NET PROFIT OR (LOSS) | | <u>\$ 39,252</u> \$ - |

| Unit No. | Tenant / Unit Type ** | RENT | Current Term |
|-----------------|-----------------------|--------------------|--------------|
| 1 | 1 bed 1 bath | \$1,200.00 | ANNUAL |
| 2 A/B/C | 1 bed 1 bath | \$1,350 | ANNUAL |
| 3 | 2 bed 1 bath | \$1,850 | ANNUAL |
| Subtotal | Monthly | \$4,400.00 | |
| TOTAL | GROSS ANNUAL | \$52,800.00 | |

CATP RATE --> 0.063
\$ 623,047.62 **6.30%**

To see how "CAP RATE" effects price, change value. .06 = 6%; .07=7%, etc.
 Most buyers in this market are looking for 8% and higer.

ALL NUMBERS CONTAINED ARE UNAUDITED. FIELDS ARE ARE SUBJECT TO VERIFICATION BY PURCHASER. SELLER NOR BROKER WARRANT EXACT ACCURACY OF NUMBERS PROVIDED AND ENCOURAGE PURCHASER TO VERIFY DURING DUE DILIGENCE.
 Current income is based upon performance of management

PROFORMA IF UNITS UPDATED

500 SW 2ND ST, POMPANO BEACH

| <u>INCOME:</u> | <u>TOTAL MONTHLY ACTUALS</u> | <u>TOTAL ANNUAL ACTUALS</u> |
|--------------------------------------|------------------------------|-----------------------------|
| Gross Sales - 2024 AFTER RENO | | |
| Rental Income | \$ 5,950 | \$ 71,400 |
| Other Income | | |
| none | \$ - | \$ - |
| | \$ - | \$ - |
| Vending | \$ - | \$ - |
| | \$ - | \$ - |
| TOTAL RENTAL INCOME | <u>\$ 5,950</u> | <u>\$ 71,400</u> |

| <u>EXPENSES:</u> | | |
|-----------------------------|-----------------|-----------------------|
| Real Estate Taxes | \$ 691 | \$ 8,292 |
| Insurance | \$ 208 | \$ 2,496 |
| Internet, Phone & TV | \$ - | \$ - |
| Water & Sewer | \$ 230 | \$ 2,760 |
| Electric | \$ - | \$ - |
| Misc. | \$ - | \$ - |
| Management | \$ - | \$ - |
| Waste | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| | \$ - | \$ - |
| TOTAL EXPENSES | <u>\$ 1,129</u> | <u>\$ 13,548</u> |
| NET PROFIT OR (LOSS) | | <u>\$ 57,852</u> \$ - |

| Unit No. | Tenant / Unit Type ** | RENT | Current Term |
|---------------------------|-----------------------|--------------------|--------------|
| 1 | 1 bed 1 bath | \$1,800.00 | ANNUAL |
| 2 A/B/C | 1 bed 1 bath | \$1,800 | ANNUAL |
| 3 | 2 bed 1 bath | \$2,350 | ANNUAL |
| Subtotal Monthly | | \$5,950.00 | |
| TOTAL GROSS ANNUAL | | \$71,400.00 | |

CATP RATE --> 0.065
 \$ 890,030.77 **6.50%**

To see how "CAP RATE" effects price, change value. .06 = 6%; .07=7%, etc.
 Most buyers in this market are looking for 8% and higer.

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 Current income is based upon performance of management*

CASH FLOW - Annual Basis

| | | Price Paid \$599,000 | | | | | | | | | | NOTES |
|--------------------------|---------------------|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | |
| Revenue * | (+5% / yr) | | | | | | | | | | | |
| Rent | | \$52,800.00 | \$54,384.00 | \$56,015.52 | \$57,695.99 | \$59,426.87 | \$61,209.67 | \$63,045.96 | \$64,937.34 | \$66,885.46 | \$68,892.02 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| NET RENT | | \$52,800.00 | \$54,384.00 | \$56,015.52 | \$57,695.99 | \$59,426.87 | \$61,209.67 | \$63,045.96 | \$64,937.34 | \$66,885.46 | \$68,892.02 | |
| Vacancy | 0% | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | |
| TOTAL REVENUE | | \$52,800.00 | \$54,384.00 | \$56,015.52 | \$57,695.99 | \$59,426.87 | \$61,209.67 | \$63,045.96 | \$64,937.34 | \$66,885.46 | \$68,892.02 | |
| Expenses | (+3% / yr) | | | | | | | | | | | |
| Water/Sewer | | \$2,760.00 | \$2,842.80 | \$2,928.08 | \$3,015.93 | \$3,106.40 | \$3,199.60 | \$3,295.58 | \$3,394.45 | \$3,496.29 | \$3,601.17 | |
| Electricity | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Management | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| RE Tax | | \$8,300.00 | \$8,549.00 | \$8,805.47 | \$9,069.63 | \$9,341.72 | \$9,621.97 | \$9,910.63 | \$10,207.95 | \$10,514.19 | \$10,829.62 | |
| Insurance | | \$2,500.00 | \$2,575.00 | \$2,652.25 | \$2,731.82 | \$2,813.77 | \$2,898.19 | \$2,985.13 | \$3,074.68 | \$3,166.93 | \$3,261.93 | |
| Waste | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Internet | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL EXPENSES | | \$13,560.00 | \$13,966.80 | \$14,385.80 | \$14,817.38 | \$15,261.90 | \$15,719.76 | \$16,191.35 | \$16,677.09 | \$17,177.40 | \$17,692.72 | |
| NET INCOME | | \$39,240.00 | \$40,417.20 | \$41,629.72 | \$42,878.61 | \$44,164.97 | \$45,489.91 | \$46,854.61 | \$48,260.25 | \$49,708.06 | \$51,199.30 | |
| CAP RATE | | 6.55% | 6.75% | 6.95% | 7.16% | 7.37% | 7.59% | 7.82% | 8.06% | 8.30% | 8.55% | |
| DEBT SERVICE ** | | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | |
| \$2,700.00 | (30yr, 6%, 25% dwn) | | | | | | | | | | | |
| BEFORE TAX CF | | \$6,840.00 | \$8,017.20 | \$9,229.72 | \$10,478.61 | \$11,764.97 | \$13,089.91 | \$14,454.61 | \$15,860.25 | \$17,308.06 | \$18,799.30 | |
| Initial Cash Investment: | | \$180,000.00 | \$180,000.00 | \$180,000.00 | \$180,000.00 | \$180,000.00 | \$180,000.00 | \$180,000.00 | \$180,000.00 | \$180,000.00 | \$180,000.00 | |
| ROI | | 0.038 | 0.04454 | 0.0512762 | 0.058214486 | 0.065360921 | 0.072721748 | 0.080303401 | 0.088112503 | 0.096155878 | 0.104440554 | |
| (Cash on Cash Return) | | 3.800% | 4.454% | 5.128% | 5.821% | 6.536% | 7.272% | 8.030% | 8.811% | 9.616% | 10.444% | |

IRR (Internal Rate of Return)

| | | | | | | | | | | | | |
|--------------------|---------------|------------|------------|------------|-------------|-------------|-------------|--|--|--|--|--------------|
| Resale Value | 7% (Cap Rate) | | | | | | | | | | | \$689,432.15 |
| Resale cost | 6% | | | | | | | | | | | (41,366) |
| Unpaid Mtg Balance | | | | | | | | | | | | 0.00 |
| Equity | \$ (180,000) | \$6,840.00 | \$8,017.20 | \$9,229.72 | \$10,478.61 | \$11,764.97 | \$13,089.91 | | | | | \$648,066 |
| BFTC + Equity | | | | | | | | | | | | 662,521 |

IRR 23.05%

DISCLAIMERS

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2)The projections presented herein are forecasts based on assumptions of future events. No explicit or implicit warranty is made as to the accuracy of these projections. Purchaser is responsible to verify actual numbers.

Internal Rate of Return

The internal rate of return is the interest rate received for an investment consisting of payments (negative values) and income (positive values) that occur at regular periods. Essentially, it allows you to find the interest rate that is equivalent to the dollar returns you expect from your project. Once you know the rate, you can compare it to the rates you could earn by investing your money in other projects or investments.

If the internal rate of return is less than the cost of borrowing used to fund your project, the project may be a be a money-loser .

Essentially, this is the return that a company would earn if it expanded or invested in itself, rather than investing that money elsewhere.

Cost Of Borrowing If you are planning to finance the purchase and you know what the interest rate on the loan would be, you can use the rate charged on the loan as the cost of borrowing
Example: Interest rate of 6% compounded over the life of the loan for the project.

CASH FLOW - Annual Basis

| | | Price Paid \$599,000 | | | | | | | | | | NOTES |
|--------------------------|---------------------|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | |
| Revenue * | (+5% / yr) | | | | | | | | | | | |
| Rent | | \$52,200.00 | \$75,600.00 | \$77,868.00 | \$80,204.04 | \$82,610.16 | \$85,088.47 | \$87,641.12 | \$90,270.35 | \$92,978.46 | \$95,767.82 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| NET RENT | | \$52,200.00 | \$75,600.00 | \$77,868.00 | \$80,204.04 | \$82,610.16 | \$85,088.47 | \$87,641.12 | \$90,270.35 | \$92,978.46 | \$95,767.82 | |
| Vacancy | 0% | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | |
| TOTAL REVENUE | | \$52,200.00 | \$75,600.00 | \$77,868.00 | \$80,204.04 | \$82,610.16 | \$85,088.47 | \$87,641.12 | \$90,270.35 | \$92,978.46 | \$95,767.82 | |
| Expenses | (+3% / yr) | | | | | | | | | | | |
| Water/Sewer | | \$2,760.00 | \$2,842.80 | \$2,928.08 | \$3,015.93 | \$3,106.40 | \$3,199.60 | \$3,295.58 | \$3,394.45 | \$3,496.29 | \$3,601.17 | |
| Electricity | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Management | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| RE Tax | | \$8,300.00 | \$8,549.00 | \$8,805.47 | \$9,069.63 | \$9,341.72 | \$9,621.97 | \$9,910.63 | \$10,207.95 | \$10,514.19 | \$10,829.62 | |
| Insurance | | \$2,500.00 | \$2,575.00 | \$2,652.25 | \$2,731.82 | \$2,813.77 | \$2,898.19 | \$2,985.13 | \$3,074.68 | \$3,166.93 | \$3,261.93 | |
| Waste | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Internet | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL EXPENSES | | \$13,560.00 | \$13,966.80 | \$14,385.80 | \$14,817.38 | \$15,261.90 | \$15,719.76 | \$16,191.35 | \$16,677.09 | \$17,177.40 | \$17,692.72 | |
| NET INCOME | | \$38,640.00 | \$61,633.20 | \$63,482.20 | \$65,386.66 | \$67,348.26 | \$69,368.71 | \$71,449.77 | \$73,593.26 | \$75,801.06 | \$78,075.09 | |
| CAP RATE | | 6.45% | 10.29% | 10.60% | 10.92% | 11.24% | 11.58% | 11.93% | 12.29% | 12.65% | 13.03% | |
| DEBT SERVICE ** | | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | \$32,400.00 | |
| \$2,700.00 | (30yr, 6%, 25% dwn) | | | | | | | | | | | |
| BEFORE TAX CF | | \$6,240.00 | \$29,233.20 | \$31,082.20 | \$32,986.66 | \$34,948.26 | \$36,968.71 | \$39,049.77 | \$41,193.26 | \$43,401.06 | \$45,675.09 | |
| Initial Cash Investment: | | \$205,000.00 | \$205,000.00 | \$205,000.00 | \$205,000.00 | \$205,000.00 | \$205,000.00 | \$205,000.00 | \$205,000.00 | \$205,000.00 | \$205,000.00 | |
| ROI | | 0.030439024 | 0.142600976 | 0.151620468 | 0.160910546 | 0.170479326 | 0.180335169 | 0.190486687 | 0.200942751 | 0.211712497 | 0.222805336 | |
| (Cash on Cash Return) | | 3.044% | 14.260% | 15.162% | 16.091% | 17.048% | 18.034% | 19.049% | 20.094% | 21.171% | 22.281% | |

Internal Rate of Return

The internal rate of return is the interest rate received for an investment consisting of payments (negative values) and income (positive values) that occur at regular periods. Essentially, it allows you to find the interest rate that is equivalent to the dollar returns you expect from your project. Once you know the rate, you can compare it to the rates you could earn by investing your money in other projects or investments.

If the internal rate of return is less than the cost of borrowing used to fund your project, the project may be a money-loser.

Essentially, this is the return that a company would earn if it expanded or invested in itself, rather than investing that money elsewhere.

Cost Of Borrowing If you are planning to finance the purchase and you know what the interest rate on the loan would be, you can use the rate charged on the loan as the cost of borrowing. Example: Interest rate of 6% compounded over the life of the loan for the project.

IRR (Internal Rate of Return)

| | | | | | | | | | | | |
|--------------------|---------------|------------|-------------|-------------|-------------|-------------|-------------|--|--|--|-----------|
| Resale Value | 7% (Cap Rate) | | | | | | | | | | |
| Resale cost | 6% | | | | | | | | | | |
| Unpaid Mtg Balance | | | | | | | | | | | |
| Equity | \$ (205,000) | \$6,240.00 | \$29,233.20 | \$31,082.20 | \$32,986.66 | \$34,948.26 | \$36,968.71 | | | | \$988,252 |
| BFTC + Equity | | | | | | | | | | | 1,027,302 |

IRR 31.79%

DISCLAIMERS

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- 2) The projections presented herein are forecasts based on assumptions of future events. No explicit or implicit warranty is made as to the accuracy of these projections. Purchaser is responsible to verify actual numbers.

Pompano Triplex

Trailing 12 Months

500 SW 2nd Street, Pompano Beach, FL

| | Jan 2023 | Feb 2023 | March 2023 | April 2023 | May 2023 | June 2023 | July 2023 | Aug 2023 | Sept 2023 | Oct 2023 | Nov 2023 | Dec 2023 |
|-----------------------|-------------------|-------------------|-------------------|-------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Revenue | | | | | | | | | | | | |
| Rent | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 |
| | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| NET RENT | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 |
| Vacancy 0% | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| TOTAL REVENUE | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$3,275.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 | \$4,350.00 |
| Expenses | | | | | | | | | | | | |
| Water/Sewer | \$251.00 | \$251.00 | \$251.00 | \$251.00 | \$251.00 | \$251.00 | \$251.00 | \$251.00 | \$251.00 | \$251.00 | \$251.00 | \$251.00 |
| Electricity | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Management | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| RE Tax | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,363.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Insurance | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 | \$50.00 |
| Waste | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Internet | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| TOTAL EXPENSES | \$301.00 | \$301.00 | \$301.00 | \$301.00 | \$5,664.00 | \$301.00 | \$301.00 | \$301.00 | \$301.00 | \$301.00 | \$301.00 | \$301.00 |
| NET INCOME | \$4,049.00 | \$2,974.00 | \$2,974.00 | \$2,974.00 | -\$2,389.00 | \$4,049.00 | \$4,049.00 | \$4,049.00 | \$4,049.00 | \$4,049.00 | \$4,049.00 | \$4,049.00 |

TOTAL NET \$38,925.00

DISCLAIMERS

- 1) ALL NUMBERS CONTAINED ARE UNAUDITED. FIELDS ARE ARE SUBJECT TO VERIFICATION BY PURCHASER. SELLER NOR BROKER WARRANT EXACT ACCURACY OF NUMBERS PROVIDED AND ENCOURAGE PURCHASER TO VERIFY DURING DUE DILIGENCE.
- 2)The projections presented herein are forecasts based on assumptions of future events. No explicit or implicit warranty is made as to the accuracy of these projections. Purchaser is responsible to verify actual numbers.

500 SW 2ND ST, POMPANO BEACH

EXPENSES

| EXPENSE NAME | MONTHLY | NOTE: | ANNUAL |
|----------------------------------|-----------------|-------|-------------------|
| Water/Sewer: | \$300.00 | | \$3,600.00 |
| Electricity: | \$0.00 | | \$0.00 |
| | \$0.00 | | \$0.00 |
| Management Part of multy O.P p-m | \$0.00 | | \$0.00 |
| RE Tax | \$447.00 | | \$5,364.00 |
| property Insurance: | \$50.00 | | \$600.00 |
| internet | \$0.00 | | \$0.00 |
| Waste | \$0.00 | | \$0.00 |
| TOTAL EXPENSES | \$797.00 | | \$9,564.00 |

RENT ROLL

| Unit # | Tenant | MON- RENT | Bdr/Bth-Sq. Ft. | Lease Expiration | ANNUAL - RENT |
|--------------|--------------------------------|--------------------|-----------------|------------------|---------------|
| 1 | Angela Rojass & juan flors | \$1,200 | 1 bed / 1 bath | 6/30/2024 | \$14,400.00 |
| 2 | CARMINE CAPUTO & SYDNEY GRIMES | \$1,350 | 1 bed / 1 bath | 11/1/2024 | \$16,200.00 |
| 3 | NEW TENANT | \$1,800 | 2 bed / 1 bath | 8/1/2024 | \$21,600.00 |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| TOTAL | MONTH- INCOM | \$4,350 | | | |
| TOTAL | GROSS ANNUAL INCOM | \$52,200.00 | | | |
| | N.O.I | \$42,636.00 | | | |

Closing Cost Analysis (For Seller)

| Assumptions | | |
|------------------------------------|----|----------------|
| Selling price of property | \$ | 599,000 |
| Title Search | \$ | 250 |
| Lien Search | \$ | 250 |
| Document Stamps (State Tax) | \$ | 4,193.00 |
| Tax Proration | \$ | 1,808.21 |
| Commission (2.5% to Buyer's agent) | | 6.0% |
| Commission Cost | \$ | 35,940.00 |

| Totals | | |
|--------------------------|----|----------------|
| Subtotal | \$ | 556,559 |
| | \$ | - |
| Repairs | \$ | - |
| Closing Costs @ Purchase | \$ | - |
| | \$ | - |
| BALANCE | \$ | 556,559 |

TOTAL RETURN

| Tax Proration | | |
|----------------------------|--|-------------------|
| Annual Tax Total per BCPA | | \$8,925.00 |
| Cost per day (above / 365) | | \$24.44 |
| Days of use by Seller | | 74 |
| Cost to Seller | | \$1,808.21 |

| Common Closing Costs | | | |
|----------------------|----------------------------------|--|----------------|
| - Purchase price | | | |
| - Title Search | \$150 – 250 | | |
| - Lien Search | \$250 | | |
| - Title Insurance | Price x 0.525% (cost to Buyer) | | SUM(C4*0.525%) |
| - Doc Stamps | Price/100 x .7 | | |
| - Tax Proration | annual / 365 * days of year used | | |
| - Commission | 6% | | |

| Month | Days | |
|------------------|------|-----------|
| Jan | 31 | 31 |
| Feb | 28 | 28 |
| March | 31 | 15 |
| April | 30 | 0 |
| May | 31 | 0 |
| June | 30 | 0 |
| July | 31 | 0 |
| Aug | 31 | 0 |
| Sept | 30 | 0 |
| Oct | 31 | 0 |
| Nov | 30 | 0 |
| Dec | 31 | 0 |
| Days Used | | 74 |

manually entered

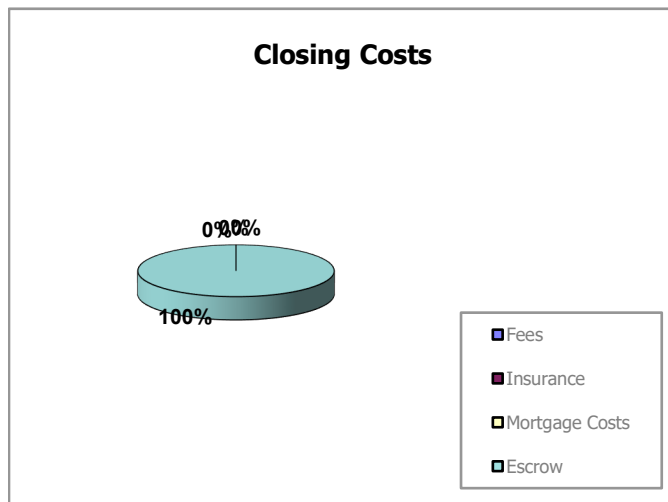
Automatically counted

Closing Cost Analysis (For Buyer)

| Assumptions | |
|---------------------------|--------|
| Selling price of property | \$ 1 |
| Down payment | 1 |
| Mortgage | \$ - |
| Mortgage rate | 7.000% |
| Points | 2.0 |
| Days interest payable | 50 |

| Professional Fees | |
|-------------------|--|
| Broker | |
| Appraiser | |
| Attorney | |
| Surveyor | |
| Title searcher | |
| Total | |

| Insurance | |
|------------------|--|
| Hazard insurance | |
| Flood insurance | |
| Title insurance | |
| Other insurance | |
| Total | |



| Escrow Accounts | |
|------------------|--------|
| Insurance escrow | \$ 400 |
| Tax escrow | 400 |
| Other escrow | 5 |
| Total | \$ 805 |

| Mailing and Telephone Charges | |
|-------------------------------|--|
| Freight and Express Mail | |
| Federal Express | |
| Telephone | |
| Total | |

| Mortgage Costs | |
|----------------|---|
| Discount | |
| Points | - |
| Document fees | |
| Interest | - |
| Total | |

| Miscellaneous Fees | |
|-----------------------------|--|
| Tax service fee | |
| Recording fees | |
| Property owners association | |
| Total | |

| Credits | |
|-----------------------------|--|
| Property owners association | |
| Taxes | |
| Flood insurance | |
| Total | |

| Summary | |
|--------------------------------------|--------|
| Net payable at closing (est.) | \$ 805 |
| Closing cost as % of mortgage | |

| Common Closing Costs | |
|---------------------------------|----------------------|
| Elevation Certificate | \$150+/- |
| Survey | \$250+/- |
| Settlement Charges (processing) | \$400+/- |
| Title Search | \$150 - 250 |
| Courier | \$50 - 75 |
| Title Insurance | Price x 0.525% |
| Lender's Package Prep | \$25 |
| Endorsements | \$150 - \$250 |
| Doc Stamps | Price/100 x .7 Sale |
| Commission | Price/100 x .35 note |

