

**SUPPORTING YOUR BEST REAL ESTATE INVESTMENT**

JULIO 2011

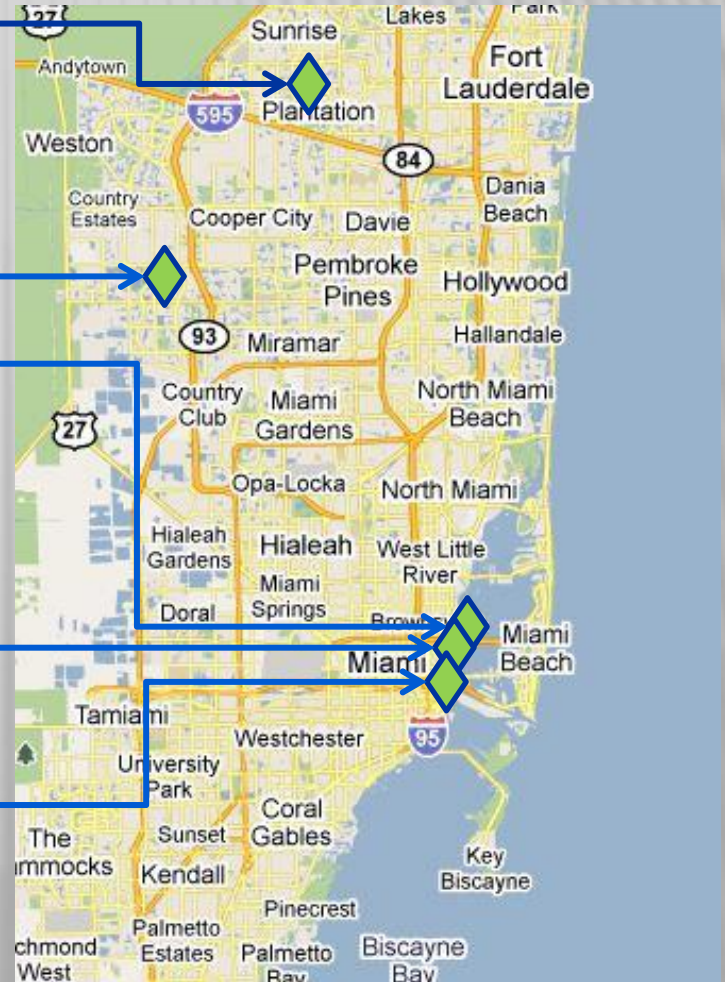
**INVESTMENT EVALUATION IN SOUTHEAST FLORIDA**

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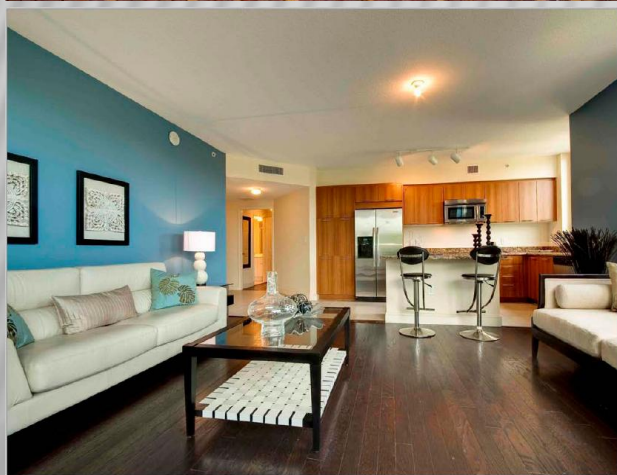
# SUPPORTING YOUR BEST REAL ESTATE INVESTMENT

## LOCATION



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# PLANTATION



OPTION 1	ESTIMATE	DETAILS	
PRICE	\$248,900.00	2 BED, 2 BATH, 1,217 SQFT, GRANITO COUNTER TOP AND STAINLEN STEAL APPLIANCES, WASHER & DRYER.	
CLOSING COST	\$6,222.50		
DEVELOPER CONTRIBUTION 1 YEAR			
MAINTENANCE FEE	\$6,514.80		
INITIAL INVESTMENT	\$255,122.50		
ESTIMATE INCONME RENT	\$18,840.00		
HOA	\$6,514.80		
INSURANCE	\$1,000.00		
WARRANTY HOME SERVICE	\$350.00		IT IS NOT NECESSARY THE FIRST YEAR
RESERVE	600.00		APROX \$50 AT MOTH
PROPERTY TAX	2,382.00		
REALTORS COMISSION RENT	1,570.00	1 MONTH	
ADMINISTRATION	1,727.00	10% OF RENT INCOME * 11 MONTHS	
TOTAL EXPENSE	14,143.80		
NET INCOME	4,696.20		
RENT/SALE PRICE %	7.57	FIRST YEAR INCOME = \$ 11,211	

BUILDING LOCATED IN PLANTATION, HIGH RENT DEMAND, BECAUSE IT IS CLOSED TO FINANCIALS CENTER AND ADMINISTRATIVE OFFICES. OF LARGE CORPORATION. AMENITIES: POOL RESORT, STYLE , SECURITY 24 HOURS, CLUB HOUSE Y GYM.



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# PEMBROKE PINES



TOWN HOMES GATED COMMUNITY,  
AMENITIES: POOL, GYM,. EXCELENT  
LOCATION IN PEMBROKE PINES, CLOSE TO I-  
75, SHOPPINGS, RESTAURANTS, ETC



OPTION 2	ESTIMATE	DETAILS
PRICE	\$229,990.00	3 BED / 2.5 BATH, 2 CAR CLOSED GARAGE + 2 PARKING SPACE IN THE DRIVE WAY, 1682 SQFT. KITCHEN WITH GRANITE COUNTER TOP AND WOOD CABINETS
CLOSING COST	\$5,749.75	
DEVELOPER CONTRIBUTION	\$10,000.00	
INITIAL INVESTMENT	\$225,739.75	
ESTIMATE INCOME RENT	\$22,800.00	
HOA	\$2,664.00	
INSURANCE	\$1,200.00	IT IS NOT NECESSARY THE FIRST YEAR APROX \$50 AT MOTH
WARRANTY HOME SERVICE RESERVE	\$300.00 600.00	
PROPERTY TAX	5,599.80	APROX 2% + 1,000 CDD SPECIAL ASSESMENT
REALTORS COMISSION RENT	1,900.00	1 MONTH
ADMINISTRATION	2,090.00	10% OF RENT INCOME * 11 MONTHS
TOTAL EXPENSE	14,353.80	
NET INCOME	8,446.20	
RENT/SALE PRICE %	9.91	



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# MIAMI ART DISTRICT



BUILDING LOCATED IN MIAMI'S ART DISTRICT, IN FRONT OF THE BEAUTIFUL MARGARET PACE PARK. AMENITIES: POOL, GYM, SPA, SOCIAL ROOM. THIS BUILDING HAS HIGH RENT DEMAND.

OPTION 3	ESTIMATE	DETAILS
PRICE	\$296,500.00	
CLOSING COST	\$7,412.50	
INITIAL INVESTMENT	\$303,912.50	
ESTIMATE INCOME RENT	\$21,600.00	
HOA	\$6,559.92	1 BED / 1.5 BATHS, 1,095 SQFT.
INSURANCE	\$1,000.00	
WARRANTY HOME SERVICE	\$350.00	IT IS NOT NECESSARY THE FIRST YEAR
RESERVE	600.00	APROX \$50 AT MOTH
PROPERTY TAX	5,930.00	APROX 2%
REALTORS COMISSION RENT	1,800.00	1 MONTH
ADMINISTRATION	1,980.00	10% OF RENT INCOME * 11 MONTHS
TOTAL EXPENSE	18,219.92	
NET INCOME	3,380.08	
RENT/SALE PRICE %	7.28	



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# MIAMI DOWN TOWN



BUILDING LOCATED IN MIAMI DOWN TOWN. AMENITIES: POOL, GYM, SPA. THE BUILDING HAS A WIDE VARIETY OF MODELS FOR THE PURCHASE.



OPTION 4	ESTIMATE	DETAILS	
PRICE	\$284,900.00	1 BED+ DEN / 2 BATH, 1,146 SQFT. GRANITE COUNTER TOP AND STAINLESS STEEL APPLIANCES	
CLOSING COST	\$7,122.50		
DEVELOPER CONTRIBUTION			
1 YEAR NIKI BEACH MEMBERSHIP			
INITIAL INVESTMENT	\$292,022.50		
ESTIMATE INCOME RENT	\$21,000.00		
HOA	\$5,500.80		
INSURANCE	\$1,000.00		
WARRANTY HOME SERVICE	\$350.00		IT IS NOT NECESSARY THE FIRST YEAR
RESERVE	600.00		APROX \$50 AT MOTH
PROPERTY TAX	5,698.00	APROX 2%	
REALTORS COMISSION RENT	1,750.00	1 MONTH	
ADMINISTRATION	1,925.00	10% OF RENT INCOME * 11 MONTHS	
TOTAL EXPENSE	16,823.80		
NET INCOME	4,176.20		
RENT/SALE PRICE %	7.37		



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# BRICKELL MIAMI



BUILDING LOCATED IN THE PRESTIGIOUS BRICKELL AREA. AMENITIES: POOL, GYM,, AND MEDITATION GARDEN.

OPTION 5	ESTIMATE	DETAILS
PRICE	\$220,000.00	1 BED / 1 BATH 639 SQFT. GRANITE COUNTER TOP AND STAINLESS STEEL APPLIANCES
CLOSING COST	\$5,500.00	
INITIAL INVESTMENT	\$225,500.00	
ESTIMATE INCOME RENT	\$18,000.00	
HOA	\$4,092.00	
INSURANCE	\$1,000.00	
WARRANTY HOME SERVICE	\$350.00	
RESERVE	600.00	APROX \$50 AT MOTH
PROPERTY TAX	4,400.00	APROX 2%
REALTORS COMISSION RENT	1,500.00	1 MONTH
ADMINISTRATION	1,650.00	10% OF RENT INCOME * 11 MONTHS
TOTAL EXPENSE	13,592.00	
NET INCOME	4,408.00	
RENT/SALE PRICE %	8.18	

