



PROPERTY ADDRESS: 338 NE 25th Ter Cape Coral Florida 33993 (sample)

ASSET TYPE: Single Family Home.

GENERAL DATA: This single family home is situated in a marketable area of Coral Florida, Offers a 3 Bedrooms 2 Bathrooms and two car garage.

SIMILAR / ASSET SOLD AT PEAK: \$400,000 -\$490,000

YEAR BUILT: 2004

SIZE-SQFT UNDER AIR: 1781

BEDS: 3 **BATHS:** 2

PARKING: Attached two car garage.

Private Pool: Yes: in ground with lanai

PURCHASE PRICE: \$199,000

TOTAL COSTS: \$199,000

PRICE PER SQFT UNDER AIR: 111.73

REPLACEMENT COST: \$250,000

TAX (YEAR): \$1,900

INSURANCE: \$500

MANAGEMENT FEE: \$1,296 (8% of total gross income) ½ rent first month \$675

TOTAL ANNUAL EXPENSES: \$4,371

RENT (MONTHLY): \$1,350

ESTIMATED ANNUAL RENT: \$16,200

ESTIMATED ANNUAL NET INCOME: \$11,829

ESTIMATED NET YIELD CAP RATE: 5.9%

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This is based off of current market conditions and CIG does not guarantee specific returns.

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