



PROPERTY ADDRESS: 1609 Sw 18th Lane Cape Coral Florida 33993

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: \$300,000 - \$350,000

YEAR BUILT: 2005

SIZE-SQFT UNDER AIR: 1400

BEDS: 3 **BATHS:** 2

PARKING: Attached two car garage.

PURCHASE PRICE: \$92,000

TOTAL COSTS: \$92,000

PRICE PER SQFT UNDER AIR: 65.71

REPLACEMENT COST: \$180,000

TAX (YEAR): \$1,200

INSURANCE: \$775

MANAGEMENT FEE: \$816 (8% of total gross income) ½ rent first month \$425

TOTAL ANNUAL EXPENSES: \$3,216

RENT (MONTHLY): \$850.

ESTIMATED ANNUAL RENT: \$10,200

ESTIMATED ANNUAL NET INCOME: \$6,984

ESTIMATED NET YIELD CAP RATE: 7.5%

U.S.A

12660 World Plaza Ln # 73
Fort Myers, FL 33907
1.978 855 7570
T +1.239.278.0028
F +1.239.277.1177
Corporate Headquarters

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

United States, Germany, Israel, Spain, Uk, Canada

