

Financial Analysis

Property Address: Homestead, FL 33034
Type of Property: 26 Townhouses + 78 Pices of Land
Closing Date: 30-Mar-12
Purchase Price: \$3,300,000.00
Amount Invested: \$1,155,000.00

Initial Mortgage (Townhouses + Lotes)

Loan To Valio: 60%
Loan Amount: \$2,145,000.00
Program: 10 YR Ballon
Rate: 6.000%
Mortgage Payment: \$14,560.01
Annual Mtg Payment: \$174,720.09

Refinance on June 2017 (Townhouses Only)

Loan To Valio: 56%
Loan Amount: \$2,000,000.00
Program: 30 YR / 5yr Hybrid
Rate: 6.875%
Mortgage Payment: \$13,138.58
Annual Mtg Payment: \$157,662.92



Financial Analysis

# of units	Section 8	Bed/Bath	Sqft	INITIAL 2015	Dec. 2016	Dec. 2017	Dec. 2018	Mar. 2019
				Mth. Rent	Mth. Rent	Mth. Rent	Mth. Rent	Mth. Rent
1	No	3B/2.5B	1,682	\$ 1,200.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00
2	Yes	3B/2.5B	1,682	\$ 1,350.00	\$ 1,460.00	\$ 1,460.00	\$ 1,504.00	\$ 1,504.00
3	Yes	3B/2.5B	1,438	\$ 1,200.00	\$ 1,425.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00
4	Yes	3B/2.5B	1,438	\$ 1,150.00	\$ 1,500.00	\$ 1,500.00	\$ 1,700.00	\$ 1,700.00
5	No	3B/2.5B	1,682	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00
6	No	3B/2.5B	1,682	\$ 1,250.00	\$ 1,500.00	\$ 1,550.00	\$ 1,700.00	\$ 1,700.00
7	Yes	4B/3B	1,804	\$ 1,000.00	\$ 1,200.00	\$ 1,400.00	\$ 1,917.00	\$ 1,917.00
8	Yes	3B/2.5B	1,438	\$ 1,150.00	\$ 1,300.00	\$ 1,500.00	\$ 1,550.00	\$ 1,600.00
9	Yes	3B/2.5B	1,682	\$ -	\$ 1,478.00	\$ 1,478.00	\$ 1,528.00	\$ 1,578.00
10	Yes	3B/2.5B	1,489	\$ 1,200.00	\$ 1,200.00	\$ 1,500.00	\$ 1,550.00	\$ 1,600.00
11	yes	3B/2.5B	1,682	\$ 1,250.00	\$ 1,400.00	\$ 1,600.00	\$ 1,650.00	\$ 1,650.00
12	No	4B/3B	1,804	\$ 1,400.00	\$ 1,650.00	\$ 1,650.00	\$ 1,750.00	\$ 1,750.00
13	Yes	4B/3B	1,804	\$ 1,300.00	\$ 1,350.00	\$ 1,650.00	\$ 1,950.00	\$ 1,950.00
14	yes	4B/3B	1,804	\$ 1,450.00	\$ 1,350.00	\$ 1,350.00	\$ 1,950.00	\$ 1,950.00
15	no	3B/2.5B	1,489	\$ 1,150.00	\$ 1,500.00	\$ 1,550.00	\$ 1,600.00	\$ 1,600.00
16	No	3B/2.5B	1,489	\$ 1,300.00	\$ 1,300.00	\$ 1,400.00	\$ 1,700.00	\$ 1,750.00
17	no	3B/2.5B	1,682	\$ 1,255.00	\$ 1,500.00	\$ 1,500.00	\$ 1,700.00	\$ 1,700.00
18	No	3B/2.5B	1,682	\$ 1,200.00	\$ 1,400.00	\$ 1,500.00	\$ 1,700.00	\$ 1,700.00
19	Yes	3B/2.5B	1,489	\$ 1,200.00	\$ 1,500.00	\$ 1,550.00	\$ 1,600.00	\$ 1,600.00
20	Yes	3B/2.5B	1,489	\$ 1,175.00	\$ 1,175.00	\$ 1,500.00	\$ 1,550.00	\$ 1,600.00
21	Yes	3B/2.5B	1,489	\$ -		\$ 1,500.00	\$ 1,725.00	\$ 1,725.00
22	No	3B/2.5B	1,682	\$ 1,250.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00
23	Yes	3B/2.5B	1,489	\$ 1,150.00	\$ 1,150.00	\$ 1,500.00	\$ 1,600.00	\$ 1,650.00
24	No	3B/2.5B	1,489	\$ 1,150.00	\$ 1,500.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00
25	Yes	4B/3B	1,804	\$ 1,300.00	\$ 1,500.00	\$ 1,700.00	\$ 1,750.00	\$ 1,750.00
26	No	4B/3B	1,804	\$ 1,350.00	\$ 1,500.00	\$ 1,650.00	\$ 1,750.00	\$ 1,750.00
				\$ 29,580.00	\$ 34,938.00	\$ 39,363.00	\$ 43,199.00	\$ 43,599.00

Financial Analysis

Annual Income:	\$354,960.00	\$419,256.00	\$472,356.00	\$518,388.00
Vacancy Allowance 5%	\$14,198.40	\$16,770.24	\$18,894.24	\$20,735.52
Effective Gross Income:	\$ 340,761.60	\$ 402,485.76	\$ 453,461.76	\$ 497,652.48
Expenses:				
Mortgage Payment:	\$ 174,720.09	\$ 174,720.09	\$166,191.50	\$157,662.92
Property Taxes:	\$ 38,688.83	\$ 42,721.41	\$ 46,118.68	\$ 50,249.19
Taxes Vacant Lote:	\$ 12,878.97	\$ 13,967.18	\$ 13,971.42	\$ 14,678.61
Insurance (Wind + Flood)	\$ 23,650.00	\$ 24,720.00	\$ 36,869.00	\$ 44,228.24
Liability Insurance	\$ 3,000.03	\$ 3,637.14	\$ 3,630.00	\$ 3,522.95
Management Fee	\$ 59,719.00	\$ 50,310.72	\$ 56,682.72	\$ 62,206.56
Utility Light(Decorative)	\$ 3,204.00	\$ 3,648.00	\$ 3,702.00	\$ 3,828.00
Utility Light	\$ 5,726.64	\$ 5,726.54	\$ 5,726.54	\$ 5,726.54
Grass	\$ 4,800.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00
Repairs and maintenance	\$ 73,480.00	\$ 33,729.00	\$ 45,000.00	\$ 27,000.00
Total Operating Expenses	\$ 225,147.47	\$ 185,659.99	\$ 218,900.36	\$ 218,640.09
Net Operating Income	\$ 115,614.13	\$ 216,825.77	\$ 234,561.40	\$ 279,012.39
CAP Rate	10.01%	18.77%	20.31%	24.16%

Property Sold on January 31, 2019

Sales Price:	\$ 5,700,000.00
Mortgage Payoff:	\$ 2,060,687.85
Closing Cost:	\$ 411,820.62
Cash Due to Seller:	\$ 3,227,491.53
Less Initial Investment:	\$ 1,155,000.00
Total Profit:	\$ 2,072,491.53
Return on Investment:	55.73%

Note: Casa Miami Realty managed this portfolio starting from November 2015 to January 2019. Through clever management and our expertise, we increase the annual investment cap rate from a respectable 10.01% in 2015 to an outstanding 18.77%, 20.31% 24.16% in 2016, 2017, and 2018 respectively. On June 2017, our partner DJM Lenders refinanced the project freeing the lot land from the loan while financing only the townhomes thereby allowing the client to sell the lots to a developer or get a new more favorable construction loan. On 2019. the client decided to sell the project.