



1245 MARIPOSA AVENUE
1245 MARIPOSA AVE, CORAL GABLES, FL 33146
2 APARTMENT UNITS

OFFERING SUMMARY

Price	\$1,100,000
Down Payment	All Cash
Units / Beds	2 / 8
Price Per Unit / Price Per Bed	\$550,000 / \$137,500
Rentable SF / Price Per Rentable SF	4,168 / \$263.92
Year Built / Renovated	1969
Lot Size	0.26 acre(s)

ASSET PERFORMANCE DATA

	CURRENT	YEAR 1
CAP Rate	5.81%	5.97%
Net Operating Income	\$63,943	\$65,625
Net Cash Flow After Debt Service	5.81% / \$63,943	5.97% / \$65,625
Total Return	5.81% / \$63,943	\$65,625



INVESTMENT HIGHLIGHTS

- Located in the Heart of Coral Gables
- Located walking distance to the University of Miami
- Located one block East of U.S Highway-1, on Mariposa Avenue, a quiet street
- History of full occupancy
- Adjoining Paseo De La Riviera New Development

EXCLUSIVELY LISTED BY:

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OPERATING DATA		
	CURRENT	YEAR 1
Gross Potential Site Rent	\$87,600	\$90,228
Gross Potential Home Rent	(\$3,600)	\$0
Gross Scheduled Rent	\$84,000	\$90,228
Total Vacancy	\$0	(\$4,511)
Effective Rental Income	\$84,000	\$85,717
Total Other Income	\$6,000	\$6,000
Effective Gross Income	\$90,000	\$91,717
Less Expenses	(\$26,057)	(\$26,092)
Net Operating Income	\$63,943	\$65,625
Cash Flow	\$63,943	\$65,625
Debt Service Ratio	0.00	0.00
Net Cash Flow After Debt Service	5.81% / \$63,943	5.97% / \$65,625

EXPENSES		
Real Estate Taxes	\$16,257	\$16,257
Insurance	\$1,500	\$1,500
Utilities - Electric	\$2,400	\$2,400
Utilities - Water & Sewer	\$1,200	\$1,200
Utilities - Gas	\$0	\$0
Telephone	\$0	\$0
0	\$0	\$0
Trash Removal	\$600	\$600
Repairs & Maintenance	\$900	\$900
Landscaping	\$900	\$900
Tenant Relations	\$0	\$0
Marketing & Advertising	\$0	\$0
Payroll	\$0	\$0
Legal and Professional	\$0	\$0
General & Administrative	\$0	\$0
Misc. Expenses	\$0	\$0
Operating Reserves	\$500	\$500
Management Fee	\$1,800	\$1,834
Total Expenses	\$26,057	\$26,092

UNIT MIX

UNIT COUNT	BED COUNT	UNIT TYPE	AVG. SF	CURRENT AVG. RENTS	AVG. RENT/BED	MONTHLY INCOME	POTENTIAL RENTS	AVG. RENT/BED	MONTHLY INCOME
2	8	4 Bedrooms / 1 Bathrooms	2,084	\$3,500	\$1.68	\$7,000	\$3,650	\$1.75	\$7,300
0	0	0		\$0	\$0.00	\$0	\$0	\$0.00	\$0
0	0	0		\$0	\$0.00	\$0	\$0	\$0.00	\$0
0	0	0		\$0	\$0.00	\$0	\$0	\$0.00	\$0