



LAUDERDALE VILLAS

4340 Seagrape Drive Lauderdale-by-the-Sea, FL 33308

The property has a total of ten units:

- 8 - one bedroom/1 bathroom units
- 2 – two bedroom/2 bathroom units

The Villas are comprised of two buildings, each with five fully furnished units. The property is located approximately 2 blocks from the Atlantic Ocean and ½ block from Commercial Boulevard with dozens of restaurants, shops, galleries and clothing stores. Ft. Lauderdale airport is 15 minutes away.

Lauderdale Villas has the following:

- Heated Pool
- Chaise lounges
- Fully-equipped Kitchen with Microwave
- Full-size Refrigerator
- Central Air-Conditioning
- Wireless Internet
- Flat-screen Televisions in Living Rooms and Bedrooms
- Private backyard in each unit.
- Free Parking – 1 space per unit
- Free Laundry in rear of property

Income:		\$ 265,186.
----------------	--	-------------

Expenses:	Taxes	\$ 43,584.
	Management	\$ 21,521.
	Labor	\$ 39,970.
	Materials	<u>\$ 14,648.</u>

Total Expenses		<u>\$ 119,723.</u>
-----------------------	--	--------------------

NOI		\$ 145,463.
------------	--	-------------