INVESTOR FINANCIAL PACKAGE

3132 Bloomingdale Villas Court

Valrico, Florida

ASKING PRICE

$995,000

PROPERTY	OCCUPANCY
4 Units	100%

LIVING AREA	EACH UNIT
4,032 SF	3 BD / 2 BA

CURRENT NOI	PROJECTED NOI
$53,800	$66,400

CURRENT CAP RATE	PROJECTED CAP RATE
5.41% (Current NOI ÷ Asking Price)	6.67% (Projected NOI ÷ Asking Price)

Investment Highlights

- Four-unit multifamily property with full occupancy
- Four 3-bedroom, 2-bath residences at 1,008 SF each
- Current monthly gross rent of $6,150
- Estimated market rent of $1,800 per unit
- All four units below market, including one month-to-month lease
- Annual income upside of $12,600

CURRENT LEASING PERFORMANCE

Professional Rent Roll

Current rents compared with estimated market rents

Unit	Beds	Baths	SF	Current Rent	Estimated Market Rent	Lease Status	Renewal	Security Deposit
3132	3	2	1,008	$1,500	**$1,800**	Current	Available for Renewal	$1,500
3134	3	2	1,008	$1,500	**$1,800**	Current	Renews February	$1,500
3136	3	2	1,008	$1,500	**$1,800**	Current	Available for Renewal	$1,500
3138	3	2	1,008	$1,650	**$1,800**	Current	Month-to-Month	$750

CURRENT MONTHLY GROSS RENT

$6,150

PROJECTED MONTHLY GROSS RENT

$7,200

MONTHLY RENTAL UPSIDE

+$1,050 / Month

HISTORICAL PERFORMANCE

Trailing Twelve Month Operating Statement

Historical operating performance for the trailing twelve months

INCOME	
Gross Rental Income	$73,800
Other Income	$0
Gross Operating Income	**$73,800**
OPERATING EXPENSES	
Property Taxes	$11,000
Insurance	$6,000
Water	$3,000
Total Operating Expenses	**$20,000**
NET OPERATING INCOME	**$53,800**

CURRENT OPERATING PROFILE

GROSS OPERATING INCOME

$73,800

OPERATING EXPENSES

$20,000

NET OPERATING INCOME

$53,800

EXPENSE COMPOSITION

Property Taxes $11,000
Insurance $6,000
Water $3,000

VALUE-ADD OPPORTUNITY

Pro Forma Financial Analysis

Current performance compared with estimated market rents

GROSS INCOME	NET OPERATING INCOME	INCOME UPSIDE
CURRENT GROSS INCOME	CURRENT NOI	ANNUAL INCOME INCREASE
$73,800	**$53,800**	**$12,600**
↓	↓	↓
PROJECTED GROSS INCOME	PROJECTED NOI	MONTHLY INCOME INCREASE
$86,400	**$66,400**	**$1,050**

EXECUTIVE SUMMARY

All four units are currently leased below estimated market rents, with one unit operating on a month-to-month lease. This provides an immediate value-add opportunity through lease renewals and natural tenant turnover while maintaining full occupancy.