LEASE DETAILS-RENT ROLL-PROFORMA PRICING DATA
NORTH MIAMI BEACH CONDOS
UNITS 202,214,217

3/6/2023

Unit	Size	Beds/Baths	Lease Started	Mnthly Rent	RENT	RENT INCR	TOTAL RENT	Rent/sq ft	Annual Rent	Other	TOTALS	
LANDLORD PROVIDED	sf		(month to month)		TO INCREASE	POSSIBLE	POSSIBLE NOW	PROFORMA			RENT + OTHER	
202	1024	3/1	6/1/2017	$ 1,500	YES	$ 175	$ 1,675	1.64	$ 20,100.00	$ -	$ 20,100.00	
214	800	2/1	7/1/2020	$ 1,450	YES	$ 80	$ 1,530	1.91	$ 18,360.00	$ -	$ 18,360.00	
217	826	2/1	9/1/2020	$ 1,450	YES	$ 90	$ 1,450	1.76	$ 17,400.00	$ -	$ 17,400.00	
Total	**2650**			**$ 4,400**	**-**	**$ 345**	**$ 4,655**	**1.76**	**$ 55,860.00**		**$ 55,860.00**	

PRICING ANALYSIS BASE ON PROFORMA NUMBERS					Avg Last 2 Yrs		ASSUME 8%		CAP	CAP	CAP	INDIVIDUAL SUGGESTED
SIZE	UNIT	RENT	HOA/Assess.**	PTAX	Other Expense	INSURANCE	MANAGEMENT	NET	5.50%	6.00%	6.50%	LIST
1024	202	$ 20,100.00	$ (4,376.00)	$ (2,438.00)	$ (225.00)	$ (1,531.00)	$ (1,608.00)	**$ 10,061.20**	**$ 182,931**	**$ 167,687**	**$ 154,788**	**$ 182,931**
800	214	$ 18,360.00	$ (3,365.00)	$ (1,929.00)	$ (225.00)	$ (1,240.00)	$ (1,468.80)	**$ 10,209.00**	**$ 185,618**	**$ 170,150**	**$ 157,062**	**$ 185,618**
826	217	$ 17,400.00	$ (3,365.00)	$ (1,929.00)	$ -	$ (1,275.00)	$ (1,392.00)	**$ 10,831.00**	**$ 196,927**	**$ 180,517**	**$ 166,631**	**$ 196,927**
2650		$ 55,860.00	$ (11,106.00)	$ (6,296.00)	$ (450.00)	$ (4,046.00)	$ (4,468.80)	**$ 31,101.20**	$ 565,476	$ 518,353	$ 478,480	**$ 565,476**
					TOTAL NOI>>>>>>>>>>>>>>>>		**PROFORMA>>>>>>>>>>>>>>>**		**$ 31,101**	CAP>>>	**5.50%**	
			****Assessments are for Previous New Roofs**						**IF PRICED INDIVIDUALLY**			**$ 565,476**
			and are temporary. When completed, total for									
			HOA/Assess will drop to $8,830 from $11,106.						**TOTAL PRICE IF BOUGHT TOGETHER>>>>>>**			**$ 537,203**
										EFFECTIVE CAP RATE>>>>>		**5.79%**