



Offering Memorandum

46 Unit Portfolio Sale offering at \$7.2M

ALL UNITS ARE IN FORT MYERS, FL

Unit Count

- 1- 6 Unit Building
- 4-4 Unit Building
- 2-3 Unit Building
- 5- Duplexes
- 7- Single Family Homes
- 1 Condo



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Offering Summary

Operations Summary

	MONTHLY	ANNUAL
GROSS RENT	\$60,981	\$731,772
OTHER INCOME	\$0,000	\$0,000
TOTAL INCOME	\$60,981	\$731,772
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OPERATING EXPENSES	\$18,294	\$219,531
NON-OPERATING EXPENSES	\$0,000	\$0,000
TOTAL EXPENSES	\$18,294	\$219,531
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NET OPERATING INCOME	\$42,687	\$512,244

Property Details

ADDRESS	Fort Myers
PRICE	\$7,200,000
UNITS	46
PRICE/UNIT	\$156,521
RENTABLE SQFT	0,000
CURRENT GRM	10.16
CURRENT CAP RATE	7.11%