



Off-Market 16 Unit Exceeding The 1% Rule \$850k

13 S Reagan and 501 E Boynton: this is a pair of 8-unit buildings being sold as a package. Market rent is \$10,255 per month. Current income is \$7,820 with 4 vacant units. All utilities are on separate meters. This is a strong cashflow play and ready for a new operator. Taxes + Insurance \$19,868.

[Link To Due Diligence Packet](#)

Sale Price	\$850,000.00	Projected Income	\$10,255.00
Principal + Interest + Taxes + Insurance (25% down at 6%)		\$5,468.00	
Monthly Cashflow Before Operating Expenses		\$4,787.00	
Operating Expenses			
Maint. Reserve	\$307.65	Landscaping	\$150.00
Management	\$1,025.50	Vacancy	\$820.40
Utilities	\$0.00	HOA	\$0.00
TOTAL OPEX	\$2,303.55	MONTHLY CASHFLOW	\$2,483.45
CAP RATE	11.23%	CASH ON CASH	12.99%

