



IncomReal Co.
14024 North West 82nd Avenue
Miami Lakes, Florida 33016

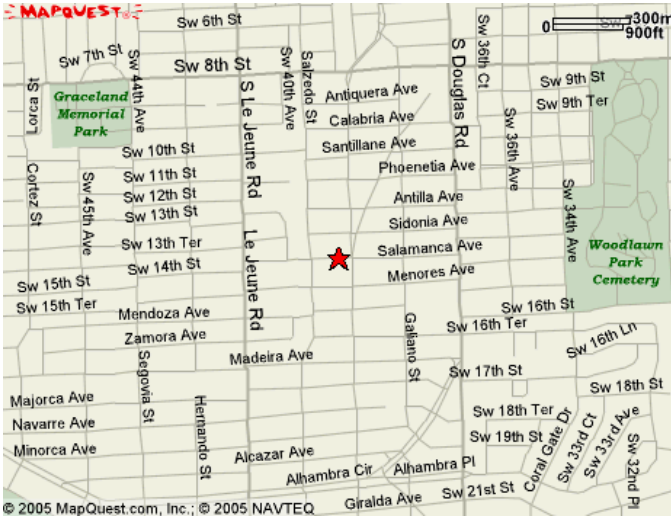


6 Apartments on 234 Salamanca Avenue, Coral Gables
\$ 700,000



Specifications

Year built:	1970
Number of Units:	6
Number of Floors:	2
Construction:	CBS
Building Square Feet:	2425
Lot Size:	5500
Net Profit:	43200



234 Salamanca Ave. Apartments

Located in a high demand area, close to downtown. Property is in excellent condition and well maintained. Great Money Maker and upside Potential!

For Additional Information

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234 Salamanca Avenue, Coral Gables

Number of Units	Type of Unit	Rental Amount
6	6 Studios / 6 baths	\$600.00

Financials

Schedule Income:	43,200.00
Laundry:	0.00
Total Schedule Income:	43,200.00

Expenses

Real Estate Taxes:	9,461.00
Insurance:	2,671.20
Electric:	192.00
Water / Sewer: Every 3 Months	2,152.00
Waste Removal: Every 3 Months	1,272.00
Telephone:	0.00
Pool:	0.00
Repairs / Maintenance:	600.00
Manager:	0.00

Total Expenses: 16,348.20

Net Operating Income: 26,851.80

Yearly Equity Built-Up: 15% or more