

PRESENTED BY:  
Augusta "Gigi" Krop  
Direct/Text: 305-710-2538  
Email: [gigikrop@gmail.com](mailto:gigikrop@gmail.com)  
[www.gigiwithaheart.com](http://www.gigiwithaheart.com)  
ERA Herman Group Real Estate  
20803 Biscayne Blvd, Suite 303 Aventura FL 33180

**INVESTMENT OPPORTUNITY**  
**\$595,000.00**

**Bungalow Courts LLC**  
**510 - 540 NW 90St**  
**Miami, FL 33150**



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**Investment Opportunity - \$595,000**

**INCOME & EXPENSE**

**Income (Current - 2015)**

3 houses @ \$775.00 per month	\$2325.00
2 houses @ 800 per month	1600.00
Main House @ \$1250.00 per month	<u>1250.00</u>
	<b>\$5175.00</b>
	<u>X 12 mo.</u>
<b>Total Annual Income</b>	<b>\$62,100.00</b>

**Annual Expense (Current 2015):**

<b>Taxes:</b>	<b>\$ 4,470.00</b>
<b>Water: (\$200 per quarter)</b>	<b>\$ 800.00</b>
<b>Gas (\$60 X 3 tank refills)</b>	<b>\$ 180.00</b>
<b>Yard Maint. (\$200/mo)</b>	<b>\$ 2,400.00</b>
<b>General Maintenance</b>	<b>\$ 1,500.00</b>
<b>Insurance:</b>	<b><u>\$ 2,479.00</u></b>
<b>Total Annual Expense:</b>	<b>\$10,329.00</b>
<b>NET INCOME</b>	<b>\$51,771.00</b>

**Current Return on Investment = 8.7%**

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**Investment Opportunity**  
**\$595,000.00**

**6 Houses & Detached Garage on Manicured 31,346 sq. ft. lot**

**INCOME:** 100% Occupied with Long Term Tenants

**Charming Main House** – Restored 2 Bed 1 Bath approx 1200 s.f. with New Kitchen-  
New Cabinets, New Countertops, New Floor. Main house also has Florida Rm, Original  
oak Floors & Ceiling

**Five Cute Cottages** – 1 Bed 1 Bath each with separate upgraded kitchen, tile floors  
and decorative fireplace.

**Detached Garage** – workshop and storage. Potential Laundry Room

**INVESTMENT POTENTIAL:** The property is zoned RU-3. Zoning Allows boarding  
houses – allowing weekly rental. Add more income with laundry facilities.

Redevelop the property and build townhouses, condos and multifamily apts or  
subdivide and sell cottages separately.

**Currently Rented Monthly** – See Attached Income and Expense

**LOCATION:** Located in Miami unincorporated Dade County - across the street from  
incorporated village of El Portal and a few blocks from I95.