

Actual Unit Rental Income

2025 Calais Drive, Miami Beach, FL

Unit Type	Monthly Income	# of Units	Annual Total Income
1 Bed /1 Bath	\$15,425	8	\$185,100
2 Bed/2 Bath	\$2,675	1	\$32,100
2 Bed/1 Bath	\$2,800	1	\$33,600
Annual Gross Rental Income:			\$250,800
Jet Ski Storage Income:	\$6,200		\$74,400

Operating Expenses 2024

Details	Monthly	Yearly Amount	
Cleaning & Maintenance & Lawn / Average	\$262	\$3,144	
Property & Flood Insurance	\$5,127	\$61,524	
Water / All Units Avg.	\$600	\$7,200	
Real Estate Taxes	\$4,698	\$56,376	Estimated
Total:		\$128,244	

NOI: \$196,956

CAP Rate / Actual: 6.4%

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