

# Trinity River Homes

93 BREVARD AVE, COCOA, FL 32922

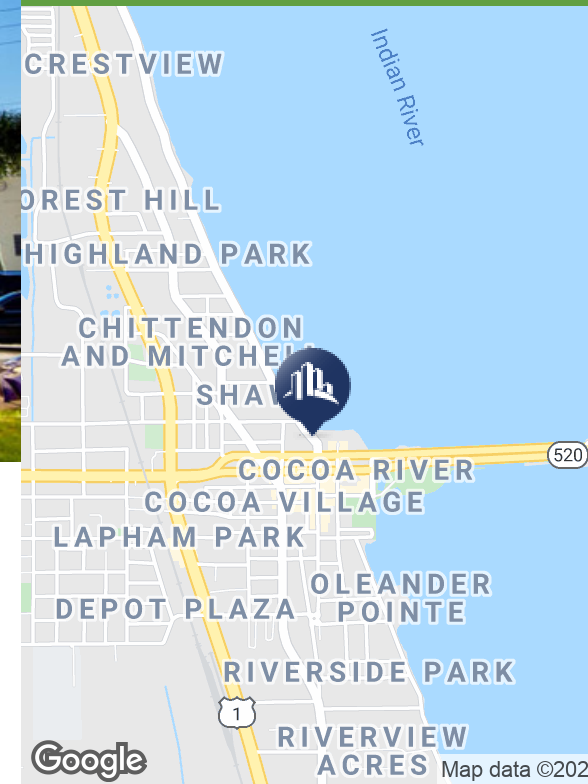
## FOR SALE

Listing Price \$1,600,000



### PROPERTY FEATURES

- 3 Individual Luxury Townhomes
- Turn-Key & Fully Furnished
- Secured Garage Parking
- Steel & Poured-Concrete Construction
- Hurricane Rated Windows
- 18 Decks/Balconies/Terraces
- Picturesque River Views
- Private Elevator in Each Unit
- Gated Courtyard
- Within Steps of Historic Cocoa Village
- Ease of Access to Cocoa Village Marina



**Brant Baylock**

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Each office independently owned and operated.

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# Year One Pro Forma

Property Info								
Unit No.	Daily Rate (Market)	Bed/Bath	Sq.ft.	Balconies/ Decks	Elevator	Furnished	Standard Rental (Monthly Mkt Rate)	Vacation Rental (Monthly Mkt Rate)
93	\$ 300.00	3/4	3556	6	Private	Yes	\$ 4,250.00	\$ 9,000.00
95	\$ 300.00	3/4	3268	6	Private	Yes	\$ 4,100.00	\$ 9,000.00
97	\$ 300.00	3/4	3268	6	Private	Yes	\$ 4,100.00	\$ 9,000.00
Operating Info (Provided by Seller)								
Annual Income							Standard Rental	Vacation Rental
Annual Gross Potential Rent							\$ 149,400.00	\$ 324,000.00
Vacancy/Deductions (Long term = 5% / Vacation Rental = 25%)							\$ (7,470.00)	(\$81,000.00)
<b>Effective Gross Income</b>							<b>\$ 141,930.00</b>	<b>\$ 243,000.00</b>
Annual Expenses								
Maintenance							\$ (5,000.00)	\$ (12,150.00)
Cable							\$ -	\$ (4,696.00)
Electric							\$ -	\$ (4,000.00)
Common Area Electric							\$ (828.36)	\$ (828.36)
Garbage & Water							\$ -	\$ (3,200.00)
Groundskeeping							\$ (900.00)	\$ (900.00)
Insurance							\$ (4,566.00)	\$ (4,566.00)
Taxes							\$ (19,619.00)	\$ (19,619.00)
Fire System							\$ (700.00)	\$ (700.00)
Elevator							\$ (400.00)	\$ (600.00)
Mgmt & Commissions (Long Term = 6% / Vacation Rental = 25%)							\$ (8,515.80)	\$ (60,750.00)
<b>Total Expenses</b>							<b>\$ (40,529.16)</b>	<b>\$ (112,009.36)</b>
<b>Net Operating Income</b>							<b>\$ 101,400.84</b>	<b>\$ 130,990.64</b>
<b>Purchase price</b>							<b>\$ 1,600,000.00</b>	<b>\$ 1,600,000.00</b>
Down Payment (25%)							\$ 400,000.00	\$ 400,000.00
Annual Debt Service (Year 1, 4% int, 30 yr. am)							\$ (68,747.80)	\$ (68,747.80)
Debt Coverage Ratio (Year 1)							\$ 1.47	\$ 1.91
Net Cash Flow After Debt Service							\$ 32,653.04	\$ 62,242.84
Capitalization Rate							6.34%	8.19%
Cash on Cash Return (25% down)							8.16%	15.56%

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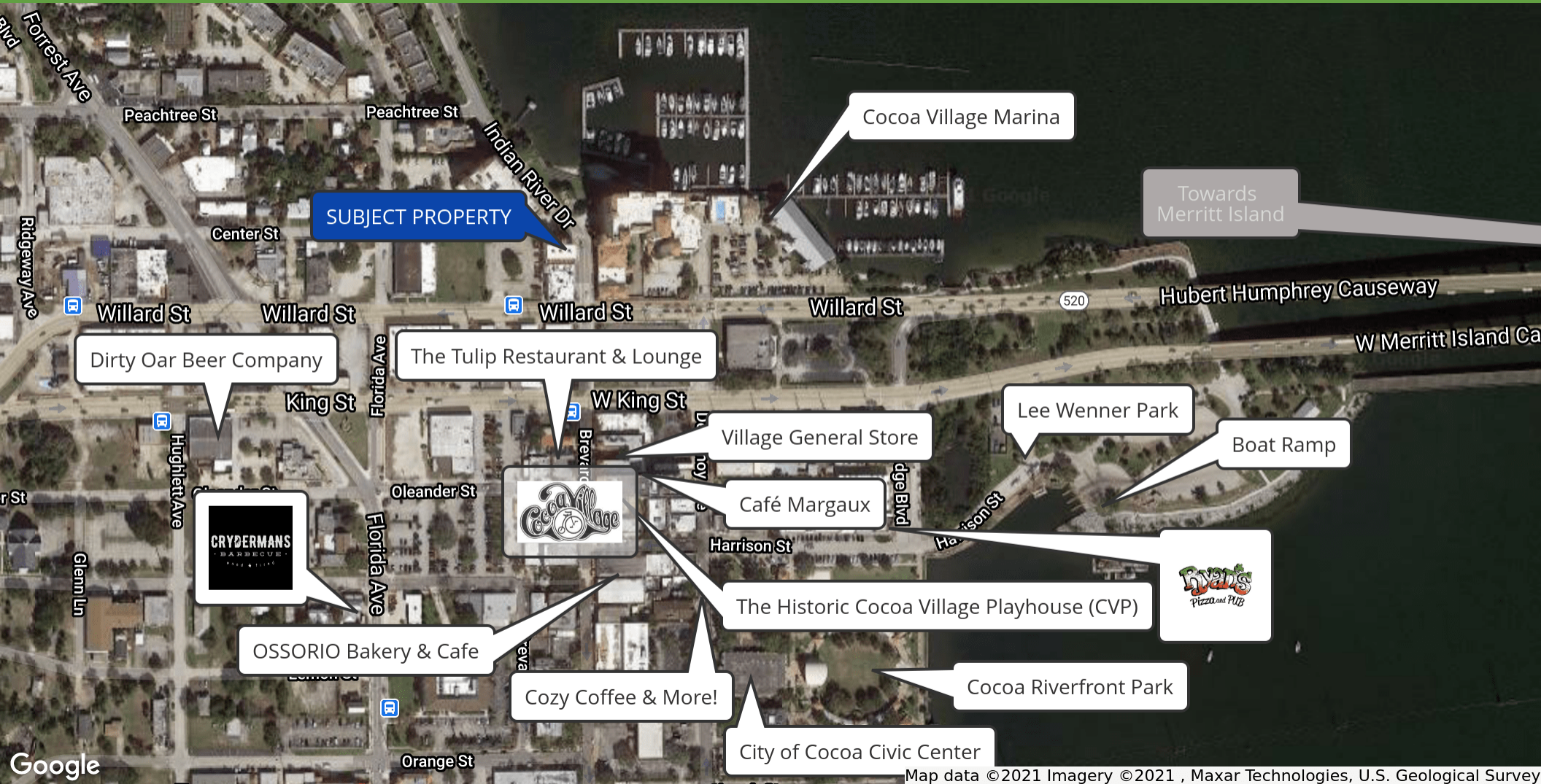
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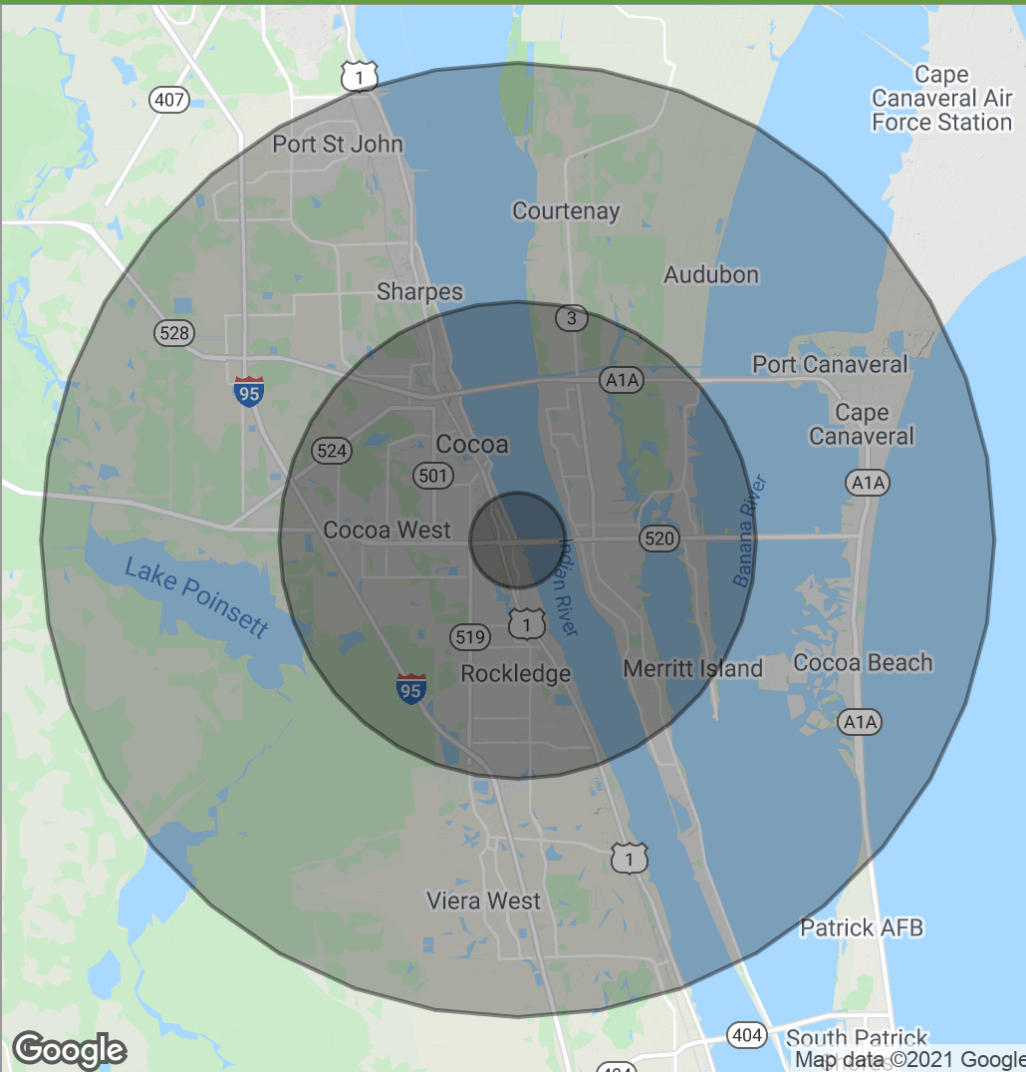


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### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,739	84,848	191,354
Median age	42.9	42.7	43.8
Median age (Male)	42.1	41.8	43.0
Median age (Female)	44.9	43.2	44.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,677	34,819	78,787
# of persons per HH	2.2	2.4	2.4
Average HH income	\$53,729	\$62,091	\$68,396
Average house value	\$159,506	\$236,489	\$240,067

*\* Demographic data derived from 2010 US Census*



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