

# 318 Jean St Tampa, FL 33604

## Property Info

\$85,000

3 bed/2 bath Block

1395 sq ft

Built in 1979

Needs \$3K in rehab



## Proforma

Purchase Price	\$85,000	Net to Seller
Closing Costs	\$1,000	Varies by transaction
Estimated Rehab Budget	\$3,000	Rent ready renovations
<b>Total Investment Cost</b>	<b>\$89,000</b>	
Annual Taxes	\$2,000	Based on current year
Annual Insurance	\$700	Based on current premium
Property Management Fee	\$90	Based on Standard 10%
Vacancy & Maintenance Reserves	\$144	8% Vacancy + 8% Reserves = 16%
Monthly Rental Income	\$900	
ARV	\$115,000	After Repair Value
<b>Net Monthly Income (cashflow)</b>	<b>\$441</b>	
<b>CAP Rate</b>	<b>5.95%</b>	<b>Annual Return on Investment</b>

## Purchasing Information

All properties are corporate owned with clear title.

All properties sold "as-is" with \$2,000 deposit. Cash or Hard Money only.

Property management, renovation services and hard money referrals available upon request.

Contact Matt Andrews at 813.309.6288 or [sales@zmainvestments.com](mailto:sales@zmainvestments.com).

