

# 8218 N Alaska St Tampa, FL 33604

## Property Info

\$42,000

3 bed/1 bath

1024 sq ft

Built in 1922



## Proforma

Purchase Price	\$42,000	Net to Seller
Closing Costs	\$945	Varies by transaction
Estimated Rehab Budget	\$0	Rent ready renovations
<b>Total Investment Cost</b>	<b>\$42,945</b>	
Annual Taxes	\$1,000	Based on current year
Annual Insurance	\$600	Based on current premium
Property Management Fee	\$75	Based on Standard 10%
Vacancy & Maintenance Reserves	\$120	8% Vacancy + 8% Reserves = 16%
Monthly Rental Income	\$750	
ARV	\$65,000	After Repair Value
<b>Net Monthly Income (cashflow)</b>	<b>\$422</b>	
<b>CAP Rate</b>	<b>11.79%</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).

