

# 8509 N 9 St Tampa, FL 33604

## Property Info

\$23,000

4 bed/1 bath

884 sq ft

Built in 1952

Needs \$5K in rehab



## Proforma

Purchase Price	\$23,000	Net to Seller
Closing Costs	\$518	Varies by transaction
Estimated Rehab Budget	\$5,000	Rent ready renovations
<b>Total Investment Cost</b>	<b>\$28,518</b>	
Annual Taxes	\$1,100	Based on current year
Annual Insurance	\$700	Based on current premium
Total Monthly Expenses	\$358	16% Reserves + Property Mgmt
Monthly Rental Income	\$800	
ARV	\$60,000	After Repair Value
<b>Net Monthly Income (cashflow)</b>	<b>\$442</b>	
<b>CAP Rate</b>	<b>18.60%</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).

