

# 4014 N 39 St Tampa, FL 33610

## Property Info

\$49,000

3 bed/2 bath Block

912 sq ft

Built in 1961

Rented Section 8



## Proforma

Purchase Price	\$49,000	Net to Seller
Closing Costs	\$1,000	Varies by transaction
Estimated Rehab Budget	\$0	Rent ready renovations
<b>Total Investment Cost</b>	<b>\$50,000</b>	
Annual Taxes	\$512	Based on current year
Annual Insurance	\$700	Based on current premium
Property Management Fee	\$70	Based on standard 10%
Total Monthly Expenses	\$283	16% Reserves, Property Mgmt, Tax & Ins
Monthly Rental Income	\$700	
<b>Net Monthly Income (cashflow)</b>	<b>\$417</b>	
<b>CAP Rate</b>	<b>10.01%</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).

