685 SW 7th Ter, Dania, FL 33004					Sales Price: $630,000		
As of 05/29/2026							
Unit Number	Bed/Bath	Monthly Rent*	Sec Dep	Last Month	Due date	Status	Lease expiration date
#1	2/2	$2,000	$2,000	$2,000	1st	Active	3/31/2027
#2	1/1	$1,550	$1,400	$0	1st	Active	8/31/2026 ($1,400 rent plus $150 for utility.)
#3	2/1	$1,750	$1,750	$1,750	5th	Active	4/4/2027
Gross Monthly Rent:		**$5,300**	**$5,150**	**$3,750**			
Gross Annual Rent:		**$63,600**					

685 SW 7th Ter (1-3) Financials	
Est. Gross (Annualized) Rent as of 05/29/2026 **$63,600**	
Services & Utilities	Annual Cost
Real Estate Taxes 2025	$9,316.23
Water ($200 avg)	$2,400.00
Electricity ($400 avg)	$4,800.00
Waste	$0.00
Lawn ($60 per month)	$720.00
Total:	$17,236.23
Net Operating Income (NOI):	**$46,363.77**
Gross Rent Multiplier (GRM):	**9.91**
Capitalization Rate (CAP):	**7.36%**