

CITYHOUSE

— RENT TO OWN —

INVESTMENT OPPORTUNITY

TENANT IN PLACE
INCOME FROM DAY 1



PROPERTY TYPE
 Single Family Home



BED / BATH
 3 Bedroom / 2 Bath



LIVING AREA
 1,309 Sq Ft



BUILDING AREA
 1,413 Sq Ft



LOT SIZE
 6,180 Sq Ft

INVESTMENT HIGHLIGHTS

- ✓ Fully renovated 3-bedroom / 2-bath home
- ✓ Tenant in place under active lease with purchase option
- ✓ Immediate income from day 1
- ✓ Monthly membership fee paid by tenant adds recurring income
- ✓ New roof, new electrical system, updated plumbing, and new appliances
- ✓ Double insulation and wellness-focused upgrades
- ✓ Professional property management structure
- ✓ Repairs covered for 5 years



RENT TO OWN CONTRACT DETAILS

- 🏠 Active lease with purchase option in place
- 📅 Option to purchase exercisable from Year 3
- 💰 Monthly membership fee: \$300 (paid by tenant)
- 📝 Provides additional income and tenant commitment

FINANCIAL OVERVIEW

INCOME SUMMARY

Monthly Rent (Tenant in Place)	\$3,300
Monthly Membership Fee (Rent To Own)	\$300
GROSS MONTHLY INCOME	\$3,600
GROSS ANNUAL INCOME	\$43,200

EXPENSE SUMMARY (YEAR 1)

Property Taxes	\$11,088
Property Insurance	\$1,400
Property Management	\$3,960
TOTAL ANNUAL EXPENSES	\$16,448

NOI (YEAR 1) **\$26,752**

CAP RATE (YEAR 1) **4.34%**

WHY CITYHOUSE RENT TO OWN?



Newly renovated home



Tenant with option to buy



Repairs covered for 5 years



Stable income from day 1



Professional management

5-YEAR PRO FORMA HIGHLIGHTS*

PROJECTED EXIT	ROI	IRR
\$786,189	39.90%	7.50%

*Pro forma projections. Not guaranteed.

ASKING PRICE

\$616,000



INCOME FROM DAY 1

WITH TENANT AND RENT TO OWN OPTION IN PLACE

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+ **CITYHOUSE**
 RENT TO OWN

Information deemed reliable but not guaranteed. Financial figures are based on supplied pro forma assumptions and are subject to change and independent verification by buyer.