

1155 18th Ave Sw

Investment Property - Buy & Hold

1155 18th Ave Sw
Vero Beach, FL 32962

\$ 150,000
\$ 1,178 Cash Flow/Mo, 9.4% Cap Rate



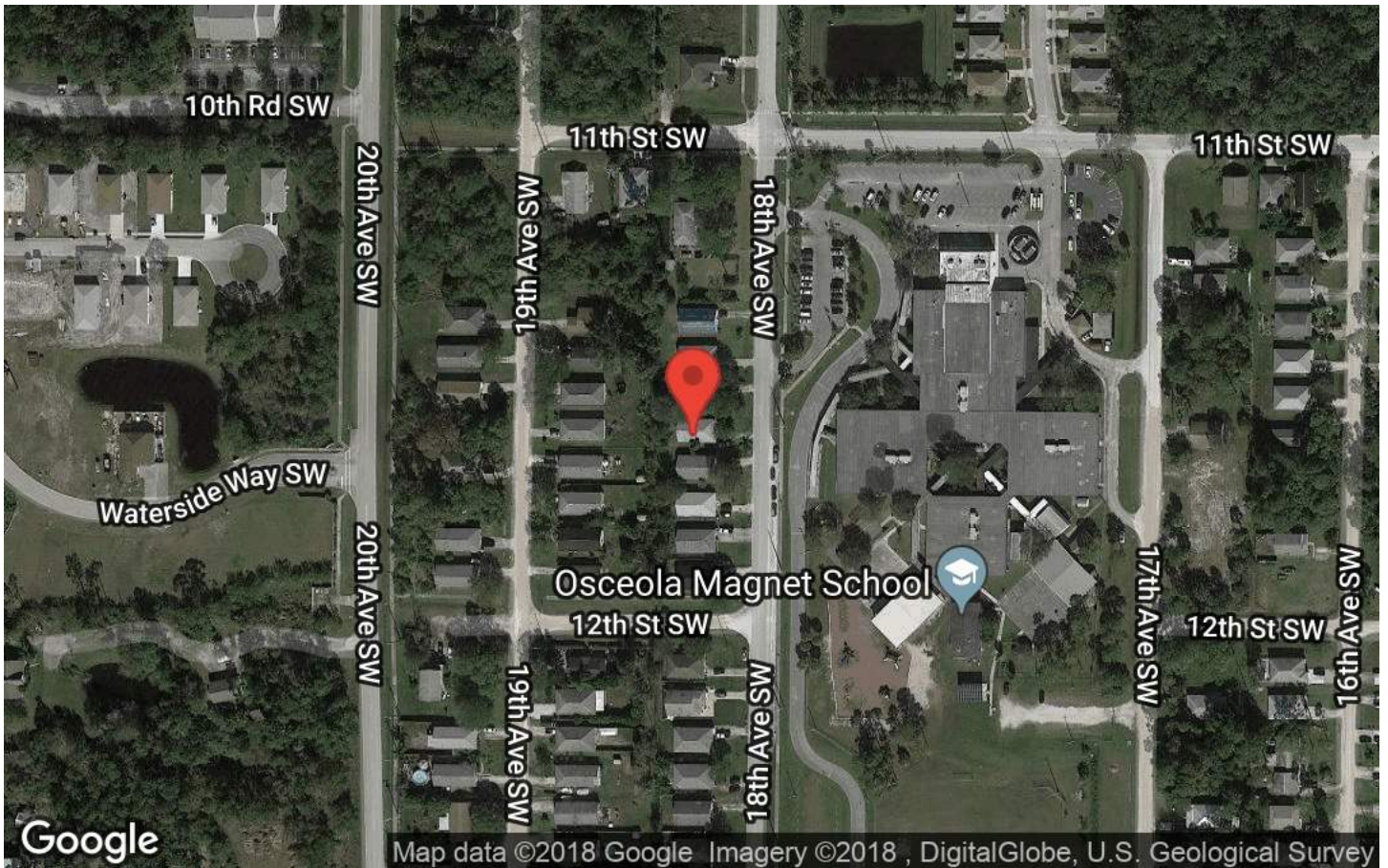
Property Information

ADDRESS

1155 18th Ave Sw
Vero Beach, FL 32962

DESCRIPTION

Property Type: House
Beds / Baths: 2 / 2.0
Square Footage: 1,104
Year Built: 1998
Parking:
Lot Size: 5,000 sq. ft.
Zoning:
MLS Number: 212158



Purchase Analysis & Returns

PURCHASE

Purchase Price:	\$ 150,000
Purchase Costs:	+ \$ 0
Rehab Costs:	+ \$ 0
Total Cash Needed:	= \$ 150,000
After Repair Value:	\$ 150,000
Price Per Square Foot:	\$ 135.9

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase):	9.4%
Cap Rate (Market Value):	9.4%
Cash on Cash Return:	9.4%
Return on Investment:	6.2%
Return on Equity:	9.1%
Internal Rate of Return:	6.2%
Rent to Value:	0.9%
Gross Rent Multiplier:	9.3

FINANCING

Cash Purchase

ASSUMPTIONS

Vacancy:	0%
Rent Collection:	Monthly
Appreciation:	3% Per Year
Income Increase:	3% Per Year
Expenses Increase:	2% Per Year
Selling Costs:	6% of Sales Price
Land Value:	\$ 0

PURCHASE COSTS

Loan Points:	\$ 0
Total:	\$ 0

REHAB COSTS

Total: \$ 0

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 1,350	\$ 16,200
Vacancy (0%):	- \$ 0	- \$ 0
Other Income:	+ \$ 0	+ \$ 0
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Operating Income:	= \$ 1,350	= \$ 16,200
Operating Expenses (12.7%):	- \$ 172	- \$ 2,067
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Net Operating Income:	= \$ 1,178	= \$ 14,133
Cash Flow:	= \$ 1,178	= \$ 14,133

	Monthly	Yearly
OTHER INCOME		
Total:	\$ 0	\$ 0

	Monthly	Yearly
EXPENSES		
Property Taxes:	\$ 89	\$ 1,067
Insurance:	\$ 83	\$ 1,000
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Total:	\$ 172	\$ 2,067

Buy & Hold Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
INCOME							
Gross Rent:	\$ 16,200	\$ 16,686	\$ 17,187	\$ 18,233	\$ 21,137	\$ 28,407	\$ 38,176
Vacancy:	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 16,200	= \$ 16,686	= \$ 17,187	= \$ 18,233	= \$ 21,137	= \$ 28,407	= \$ 38,176
EXPENSES							
Property Taxes:	\$ 1,067	\$ 1,099	\$ 1,132	\$ 1,201	\$ 1,392	\$ 1,871	\$ 2,514
Insurance:	+ \$ 1,000	+ \$ 1,030	+ \$ 1,061	+ \$ 1,126	+ \$ 1,305	+ \$ 1,754	+ \$ 2,357
Operating Expenses:	= \$ 2,067	= \$ 2,129	= \$ 2,193	= \$ 2,327	= \$ 2,697	= \$ 3,625	= \$ 4,871
CASH FLOW							
Operating Income:	\$ 16,200	\$ 16,686	\$ 17,187	\$ 18,233	\$ 21,137	\$ 28,407	\$ 38,176
Operating Expenses:	- \$ 2,067	- \$ 2,129	- \$ 2,193	- \$ 2,327	- \$ 2,697	- \$ 3,625	- \$ 4,871
Net Operating Income:	= \$ 14,133	= \$ 14,557	= \$ 14,994	= \$ 15,906	= \$ 18,440	= \$ 24,782	= \$ 33,305
Cash Flow:	= \$ 14,133	= \$ 14,557	= \$ 14,994	= \$ 15,906	= \$ 18,440	= \$ 24,782	= \$ 33,305
EQUITY ACCUMULATION							
Property Value:	\$ 154,500	\$ 159,135	\$ 163,909	\$ 173,891	\$ 201,587	\$ 270,917	\$ 364,089
Total Equity:	= \$ 154,500	= \$ 159,135	= \$ 163,909	= \$ 173,891	= \$ 201,587	= \$ 270,917	= \$ 364,089
TAX BENEFITS							
Depreciation:	\$ 5,455	\$ 5,455	\$ 5,455	\$ 5,455	\$ 5,455	\$ 5,455	\$ 0
RETURNS & RATIOS							
Cap Rate (Market Value):	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%
Cash on Cash Return:	9.4%	9.7%	10%	10.6%	12.3%	16.5%	22.2%
Return on Investment:	6.2%	18.9%	31.8%	59%	134.3%	322.9%	576.4%
Return on Equity:	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%
Internal Rate of Return:	6.2%	9%	9.6%	9.7%	8.9%	7.5%	6.6%
Rent to Value:	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
Gross Rent Multiplier:	9.5	9.5	9.5	9.5	9.5	9.5	9.5

Property Photos



Additional Comments

Turnkey Vero Beach Real Estate Investment - Vero Coastal Homes Will Offer This Home with Tenant Placement and Full Year of Property Management and Home Warranty. Best Area of Oslo Park - Across From School on Paved Road. Professional Remodel - NOT a Cosmetic makeover. New AC -2018. All New Cabinetry, Granite Counters, Flooring, Faucets and Lighting. New Storm Shutters, Security System and Updates Throughout. Freshly Painted Inside & Out. No HOA, Fees or Restrictions.

<https://verobeachrealestate.verocoastalhomes.com/idx/details/listing/b112/212158/1155-18th-Avenue-SW-Vero-Beach-Florida>