

CAP RATE ANALYSIS

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1180 Wildwood Lakes #105

Naples 34104

The Enclave at Naples

- Two Bedrooms
- Two Bathrooms
- 1,042 SF
- 1st Floor Condo
- Built in 2000
- Rental = \$2,500/mo

Purchase Rationale

- Popular Community (close to I-75)
- Annual in market pricing “sweet-spot”
- SET IT + FORGET IT

Investment Prospectus Notice

Investment in this income property involves a degree of risk and speculation. Forward-looking statements and accompanying materials are made pursuant to the “safe harbor” provisions of the Private Securities Litigation Reform Act of 1995. Investors are cautioned that such forward-looking statements involve risks and uncertainties, including, without limitation, increased competition, market variability and other risks unknown at this time. Naples Homes and Rentals is not a CPA or Investment Firm.

COST TO ACQUIRE PROPERTY AND CONVERT TO INCOME PRODUCING	
Current List Price	\$324,900
Purchase Price (est. includes closing costs, other)	\$330,000
No improvements needed	
Amenities	
Est. Total Acquisition Cost	\$330,000
RECURRING COSTS + LEASEHOLD EXPENSES	
Cost of Money (assumes cash purchase)	
Property Taxes (increased in 2022)	\$1,462
Annual HOA Fees	\$3,636
Amenities Fees	
Insurance (Property, Liability ... varies considerably)	\$1,500
Annual Maintenance + Repairs	\$1,500
Est. Total Recurring Costs	\$8,098
ESTIMATED RENTAL INCOME	
12 months @\$2,500/mo – Gross Rents	\$30,000
Annual Commission (10%)	\$3,000
Net Est. Rental Income	\$27,000
ESTIMATED RETURN ON INVESTMENT	
Rental Proceeds	\$27,000
Less Recurring Costs	\$8,098
Net Rental Income	\$18,902
Naples Appreciation/year (est. 1.5%)	\$4,980
Depreciable Expenses	\$1,000
Net, net, net	\$24,822
Purchase Price	\$330,000
CAP RATE	7.54%