

# Property Report

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**University blvd**  
4009 University Blvd  
Jacksonville, FL 32277

Presented by:

**Amir Lavi**  
**Lavi Investments**  
5647 Floral ave  
Jacksonville, Florida 32211  
Mobile: +1(954)655-6838  
Fax: +1(904)727-6665  
laviinvestments@gmail.com  
www.lavi-investments.com



# Overview

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## Purchase Info

Square Feet	1,616
Purchase Price	\$106,300
Initial Cash Invested	\$107,900

## Income Analysis

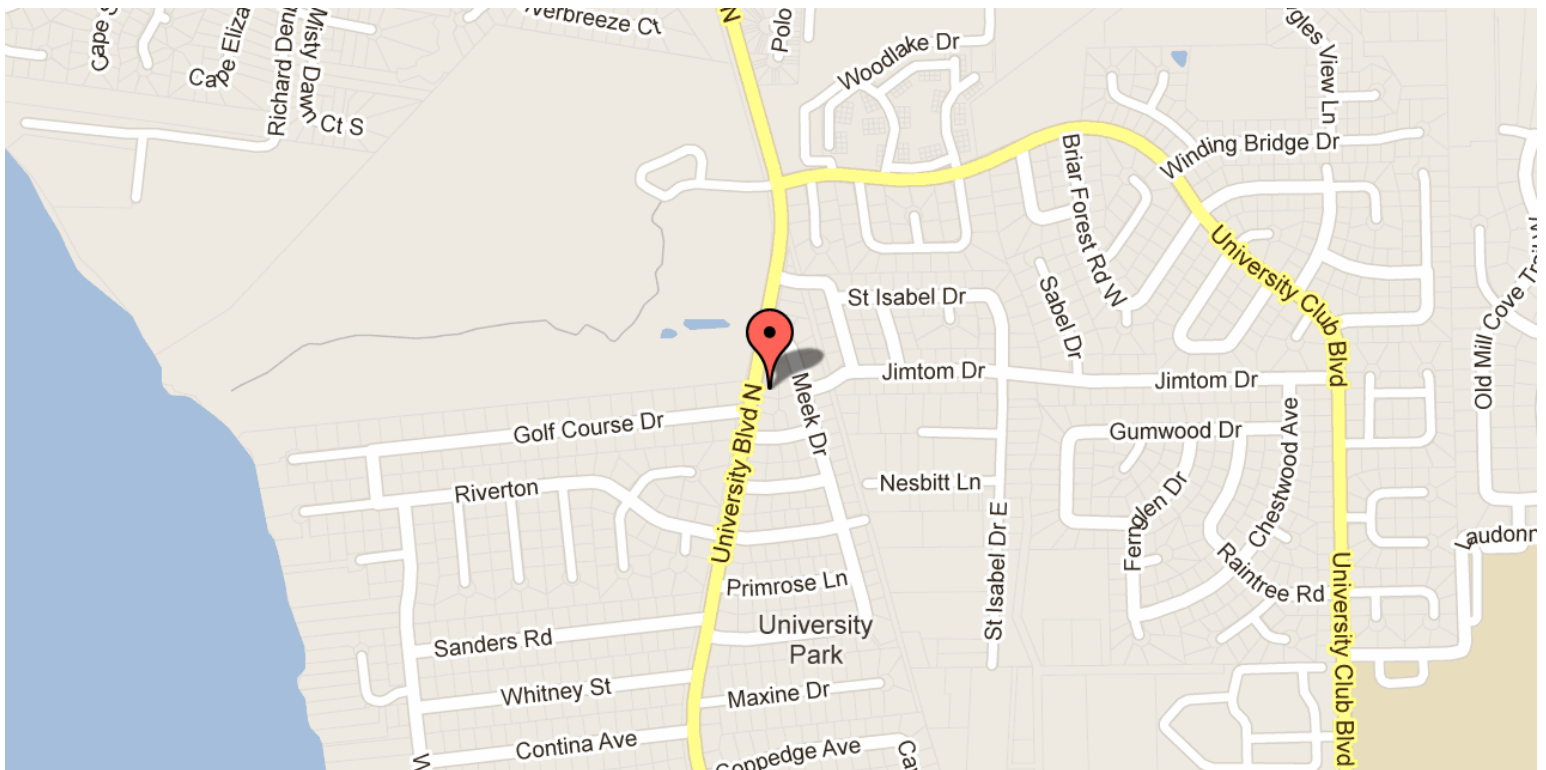
	Monthly	Annual
Net Operating Income	\$798	\$9,575
Cash Flow	\$798	\$9,575

## Financial Metrics

Cap Rate (Purchase Price)	9.0%
Cash on Cash Return (Year 1)	8.9%
Internal Rate of Return (Year 10)	14.5%
Sale Price (Year 10)	\$209,108



Fully renovated Brick home, 4 Bedrooms 2 bathrooms Double car garage Fully renovated bathrooms, Ceramic tiles in bathrooms and kitchen, New Kitchen with marble countertop, new plumbing , Big fenced yard, Hardwood floors throughout the house, New Roof, New appliances, Hook ups for washer and dryer, New central AC system , Total size 1616 soft (150sqm) Property located in the Arlington area, Short walk to Golf course and st johns river, 5 min from Jax university, Close to I-95, Town center mall, Mayport Navy base the new port, Jax intl Air port. Rent- \$1,050 - \$1,150 This house was sold on Sep 2004 for \$133,500 not renovated Average sales in the area - \$115000 to 145000 This is a really good area of Jacksonville close to everything in an established side of town under renovation and will be ready in about 2 weeks, More photos soon...



# Purchase Analysis

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Purchase Info	
Purchase Price	\$106,300
+ Buying Costs	\$1,600
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$107,900</b>
Square Feet	1,616
Cost per Square Foot	\$66
Monthly Rent per Square Foot	\$0.68

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.1
Operating Expense Ratio	27.5%
Cap Rate (Purchase Price)	9.0%
<b>Cash on Cash Return</b>	<b>8.9%</b>

Assumptions	
Appreciation Rate	7.0%
Vacancy Rate	0.0%
Income Inflation Rate	4.0%
Expense Inflation Rate	2.0%
LTV for Refinance	0.0%
Selling Costs	\$7,441

Income	Monthly	Annual
Gross Rent	\$1,100	\$13,200
Vacancy Loss	(\$0)	(\$0)
<b>Operating Income</b>	<b>\$1,100</b>	<b>\$13,200</b>

Expenses (% of Income)	Monthly	Annual
Insurance (7%)	(\$75)	(\$900)
Management Fees (9%)	(\$100)	(\$1,200)
Taxes (12%)	(\$127)	(\$1,525)
<b>Operating Expenses (27%)</b>	<b>(\$302)</b>	<b>(\$3,625)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$798</b>	<b>\$9,575</b>
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$798</b>	<b>\$9,575</b>

## Photos

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# Photos

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