

4667 SE Binnacle Way Stuart, FL 34997 "4 Plex"



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Sailfish Point

Port Salerno

Subject Property



Manatee Pocket

Subject Property

Inlet



Hanson's Landing

Proposed condos with docks

Subject property



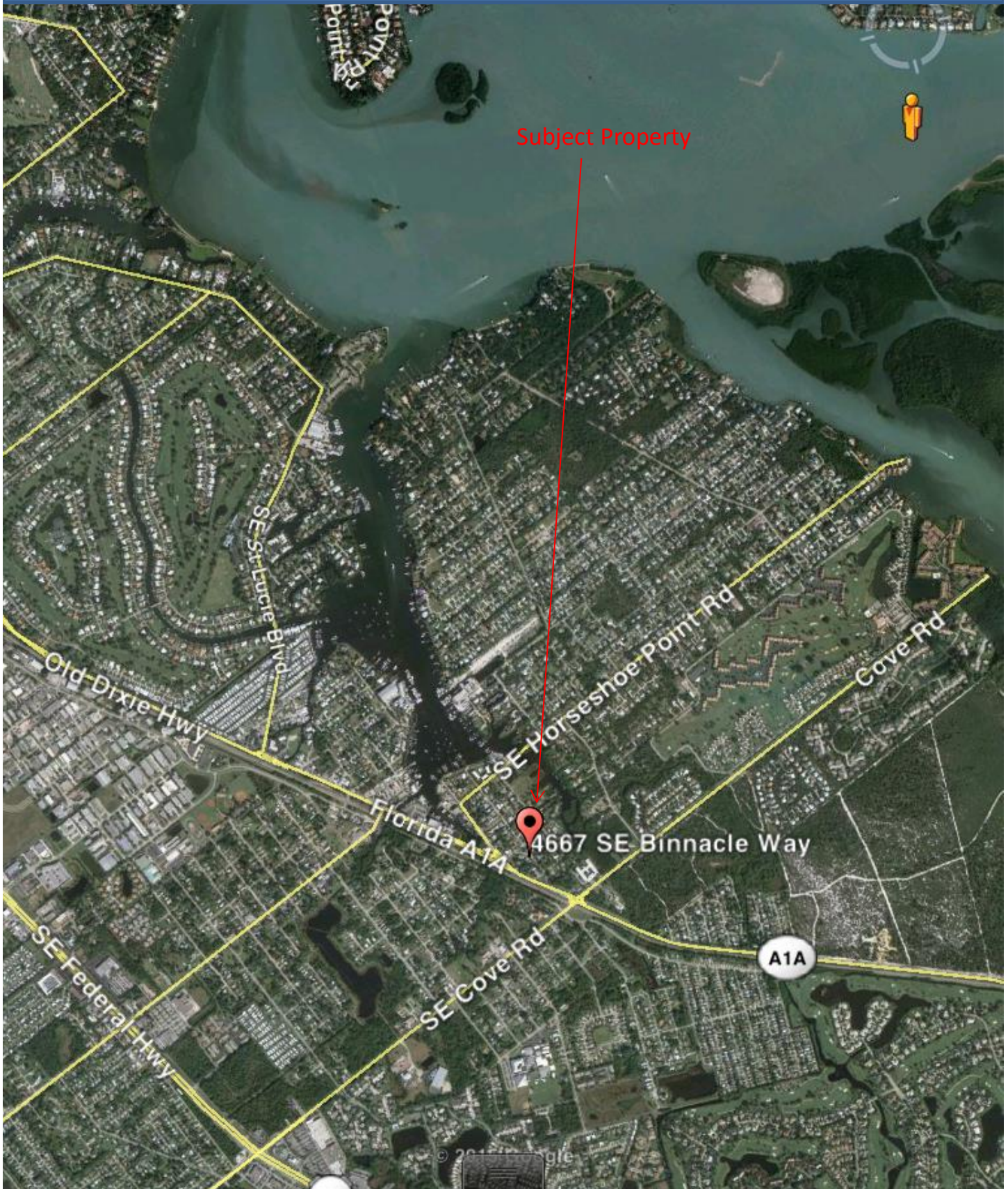
A1A "Dixie Highway"

Subject Property

Stuart 4 Plex Map View



Stuart 4 Plex Air view



4 Plex Property details



4667 SE Binnacle Way "4 Plex" is in the heart of Port Salerno CRA district. The 4 plex sits on over a 1/3 acre and is concrete block construction with 3822 Sq Ft. The property is on city water and septic. The front building and top unit on the back building has impact windows. The roofs are newer and the electric system on the front building is upgraded. The interior of all units have been updated and have tile floors. The front building has 2 garage spaces which are rented at \$75.00 per bay. On the west side of the front building there is additional gated storage. For more information on the CRA plan visit www.landmarkinvestmentsflorida.com and click on the property profile.

4 Plex income and expense



| Unit # | Unit type | Rent | Deposit |
|----------|-------------------|-------------|------------|
| Unit 1 | Efficiency | \$550.00 | \$550.00 |
| Unit 2 | 1/1 | \$800.00 | \$800.00 |
| Unit 3 | 2/2 | \$1,150.00 | \$1,150.00 |
| Unit 4 | 2/2 | \$1,150.00 | \$1,150.00 |
| Garage 1 | | \$75.00 | |
| Garage 2 | | \$75.00 | |
| | Annual gross rent | \$45,600.00 | |
| | Taxes | \$3,741.00 | |
| | Insurance | \$3,000.00 | |
| | Lawn | \$1,200.00 | |
| | Water | \$1,400.00 | |
| | Net Income | \$36,259.00 | |