

53 Pleasant Street Great Investment in the Prominence Community

53 Pleasant Street

- Projected Purchase price **\$945,000**
- **25% down payment**
- **4% fixed 30 year loan**
- Click here for [detail return on investment \(ROI\)](#)

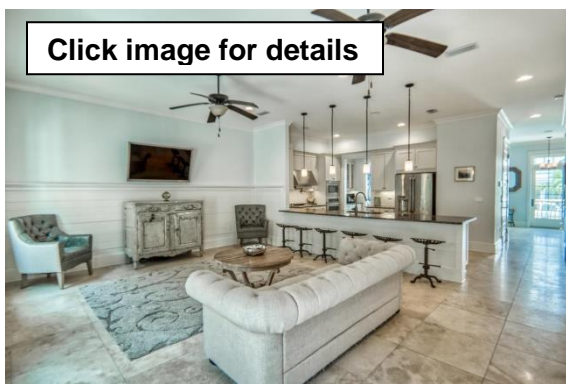
Result

For the 7 Years Invested

Return (IRR):	15.03% per year
Total Profit when Sold:	\$359,764.87
Cash on Cash Return:	146.22%
Capitalization Rate:	5.22%
Total Rental Income:	\$606,589.02
Total Mortgage Payments:	\$284,229.20
Total Expenses:	\$210,717.71
Total Net Operating Income:	\$395,871.31

First Year Income and Expense

	Monthly	Annual
Income:	\$8,000.00	\$96,000.00
Mortgage Pay:	\$3,383.68	\$40,604.17
Management Fee (20%):	\$1,600.00	\$19,200.00
Property Tax:	\$791.67	\$9,500.00
Total Insurance:	\$466.67	\$5,600.00
HOA Fee:	\$400.00	\$4,800.00
Maintenance Cost:	\$100.00	\$1,200.00
Other Cost:	\$533.33	\$6,400.00
Cash Flow:	\$724.65	\$8,695.83
Net Operating Income (NOI):	\$4,108.33	\$49,300.00



This south side of 30A townhome is a rare offering. Built with Insulated Concrete Form construction the main residence is energy efficient with very little street noise inside. There is a spacious open living area & gourmet kitchen. The dining, powder bath & elevator complete the first floor. On the second & third levels are both a guest & master bedroom. Each bedroom includes its own ensuite bathroom & private porch. The courtyard is the perfect spot to eat & relax.

Above the two car garage is an oversized carriage house with kitchenette & full bathroom.

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Seven year holding period

Year	Annual Income	Mortgage	Expenses	Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End	
							Cash to Receive	Return (IRR)
Begin				-\$246,050				
1.	\$76,800	\$40,604	\$27,500	\$8,696	3.53%	\$277,081	\$228,414	-3.63%
2.	\$79,872	\$40,604	\$28,325	\$10,943	4.45%	\$319,272	\$269,144	8.47%
3.	\$83,067	\$40,604	\$29,175	\$13,288	5.40%	\$362,867	\$311,236	12.22%
4.	\$86,390	\$40,604	\$30,050	\$15,735	6.40%	\$407,916	\$354,736	13.79%
5.	\$89,845	\$40,604	\$30,951	\$18,289	7.43%	\$454,467	\$399,692	14.53%
6.	\$93,439	\$40,604	\$31,880	\$20,955	8.52%	\$502,572	\$446,153	14.88%
7.	\$97,177	\$40,604	\$32,836	\$517,909	9.65%	\$552,284	\$494,173	15.03%
Total	\$606,589	\$284,229	\$210,718	\$359,765	146.22%			

53 PLEASANT STREET | PROMINENCE

4 Bedroom | 4.5 Bathroom Primary Residence
1 Bedroom | 1 Bathroom Carriage Home over 2-Car Garage
3,850 Square Feet | \$100K in Rental Projections | Elevator

SPECIAL FEATURES

- Exclusive south of 30A location
- Built with energy efficient and sound resistant Insulated Concrete Form construction
- Elevator access to all levels of main residence
- Spacious open concept living and dining
- Gourmet kitchen with stainless appliances and granite countertops
- Oversized travertine tile floors in first level living areas
- Hardwood floors on second and third levels
- Shiplap wall detail in living room
- Dual master suites, one on the second level and one on the third level
- Ensuites in all bedrooms
- Private courtyard with a charming brick patio
- Separate carriage home with a breakfast bar and full bathroom
- Two-car garage plus additional guest parking
- Walking distance to multiple dining and shopping venues

COMMUNITY FEATURES

- Located along Scenic Highway 30A on the premier east end
- Luxurious community swimming pool with ample areas to relax
- On-site dining, shopping and entertainment at the Hub 30A town center
- Located within walking or biking distance to Deer Lake State Park

Click here [for rental projections](#)