



## CONDOMINIUM ASSOCIATION, INC

### Neighborhood Rent Compatibles 2022

Amli Joya		The Palmer Dadeland	
Bedroom Rent 2022	Square footage	Bedroom Rent 2022	Square footage
1/1 \$2,780.	838 Sq ft	1/1 \$2,639.	663 Sq ft
2/2 \$3,611.	1,291 Sq ft	2/2 \$3,490.	1186 Sq ft
3/3 \$6,176.	2,226 Sq ft	3/2 \$5,400.	1323 Sq ft

Village at Dadeland					
Bedroom Rent 2019	Bedroom Rent 2022	Increase Income to Owner Monthly Now	Bedroom Rent 2024	Increase Income to Owner Monthly after Projects Finished	Square footage
1/1 \$1,100	1/1 \$1,900.	\$800.00	1/1 \$2,550.	\$1,450.00	680 Sq ft
2/2 \$1,500	2/2 \$2,200.	\$700.00	2/2 \$3,380.	\$1,880.00	790 Sq ft
3/2 \$2,050	3/2 \$3,200.	\$1,150.00	3/2 \$4,300.	\$2,250.00	1250 Sq ft

Village at Dadeland Projected Savings and Special Assessment			
Savings on Yearly Budget for the Next 25 Years	50-year Repair Cost and Projects	Special Assessment Monthly for Owners	Owner Property Value
Water Expenses 40% Savings	\$10 to \$14 Million Dollars The engineer Has to prepare a bid package	\$250 to \$300 Fixed for 25 Years	Increase 100%
Condo Insurance Coverage Expenses 15% to 20% Savings			Rental Income 100%
Roofing Repair Expense 80% Savings			

- For all Investor properties at Village, the rental income received will pay out all the projects and monthly maintenance, including owner taxes. The Owner will still make money.