



LUXOR DEVELOPMENTS INVESTMENT PERFORMANCE REPORT

Purpose

This report details the performance of your investment property at 10370 Buena Ventura, Boca Raton, FL, 33498.

Investment Performance

Investment performance is **green** (Good) based on income, maintenance, expenses, and asset appreciation.

Operating Income and Expenses:

Income is \$55,775, maintenance is \$2,002, and HOA, pool, and other fees are \$6,635, creating a **net income of \$47,138**. **ROI is 5.86%** (plan is 5.76%). The home is expected to yield 7.11% annually). Maintenance costs are 3.59% of income (below the target of <5%).

Property Taxes:

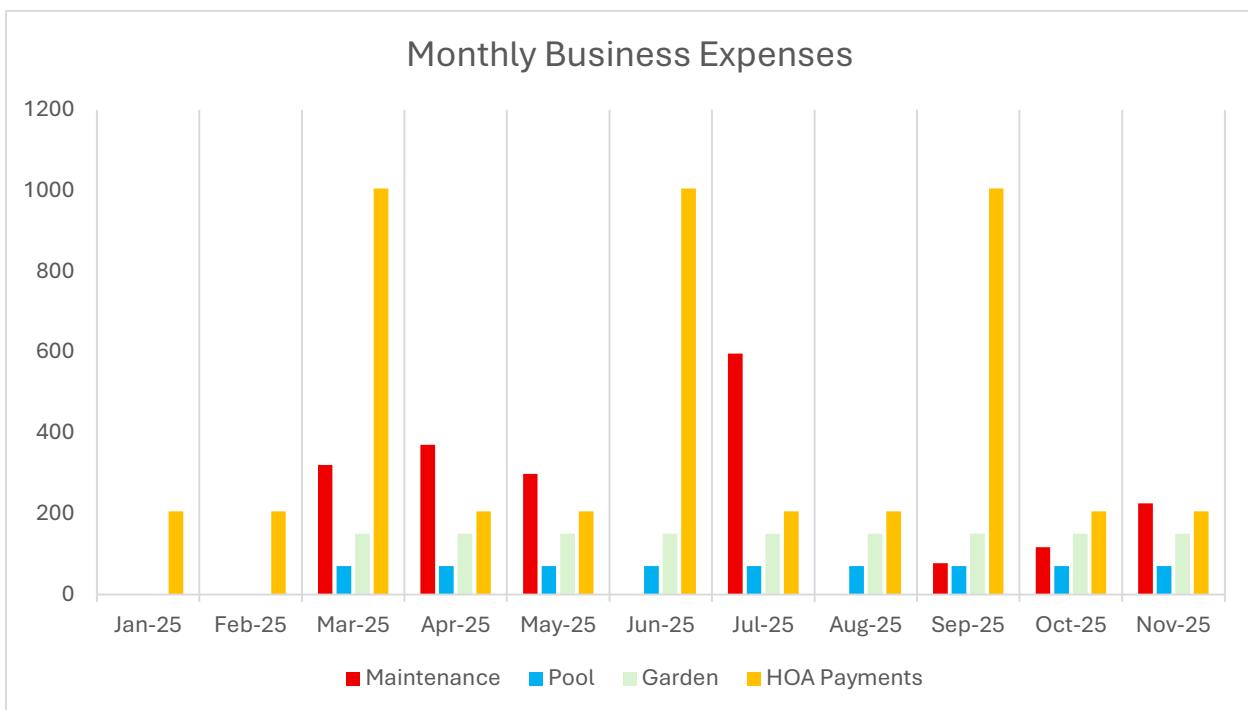
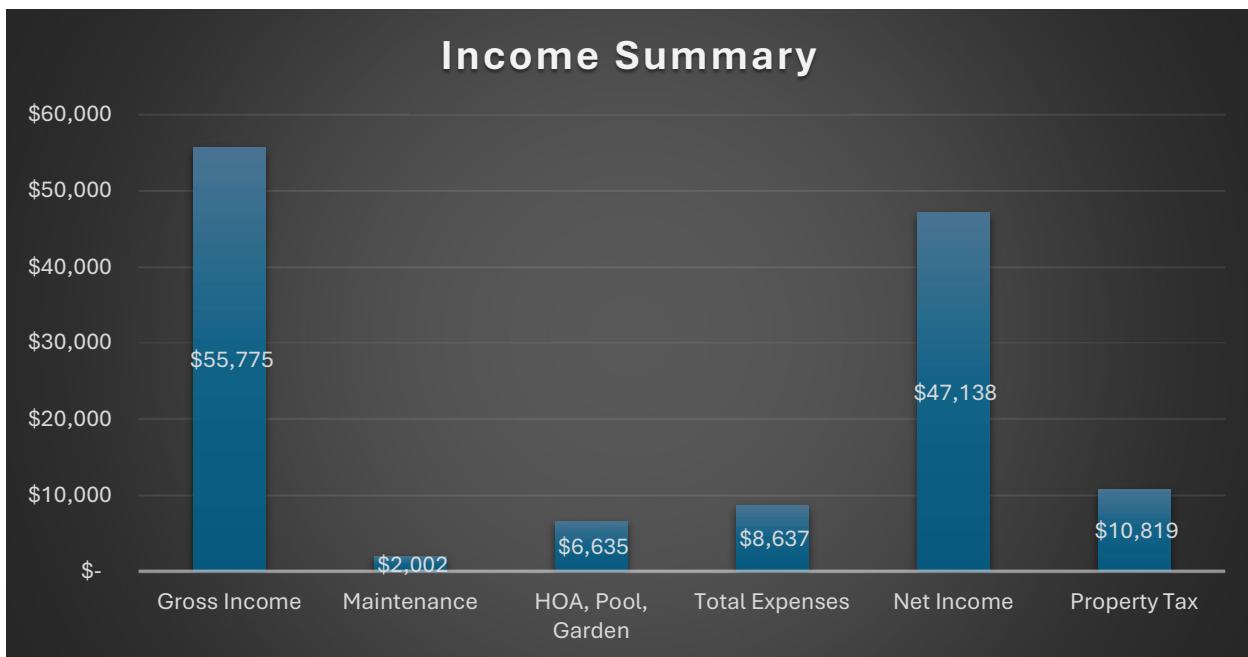
After property taxes of \$10,819, net income is \$36,318 (**4.51% ROI**).

Home Value:

The home was purchased for \$775,000 plus \$30,000 in repairs (total \$805,000). It is now valued at \$928,000, up \$123,000 (15.28%) over 12 months. If sold today for \$928,000, expected closing costs of \$59,121 would yield a **12.45% return after property taxes and appreciation for the year**.

In December 2025, two fans were replaced upstairs. The fans were \$50 each, and service for installation was \$200. We received a \$100 refund from Amazon for the old fans. Total cost was \$331 - \$100 = \$231.

Investment Performance	Actual
Return on Investment (Net Income)	5.86%
ROI Post Property Tax	4.51%
Home Value Appreciation	15.28%
ROI Post Tax + Appreciation+Rent - Closing Cost	12.45%





Trends

