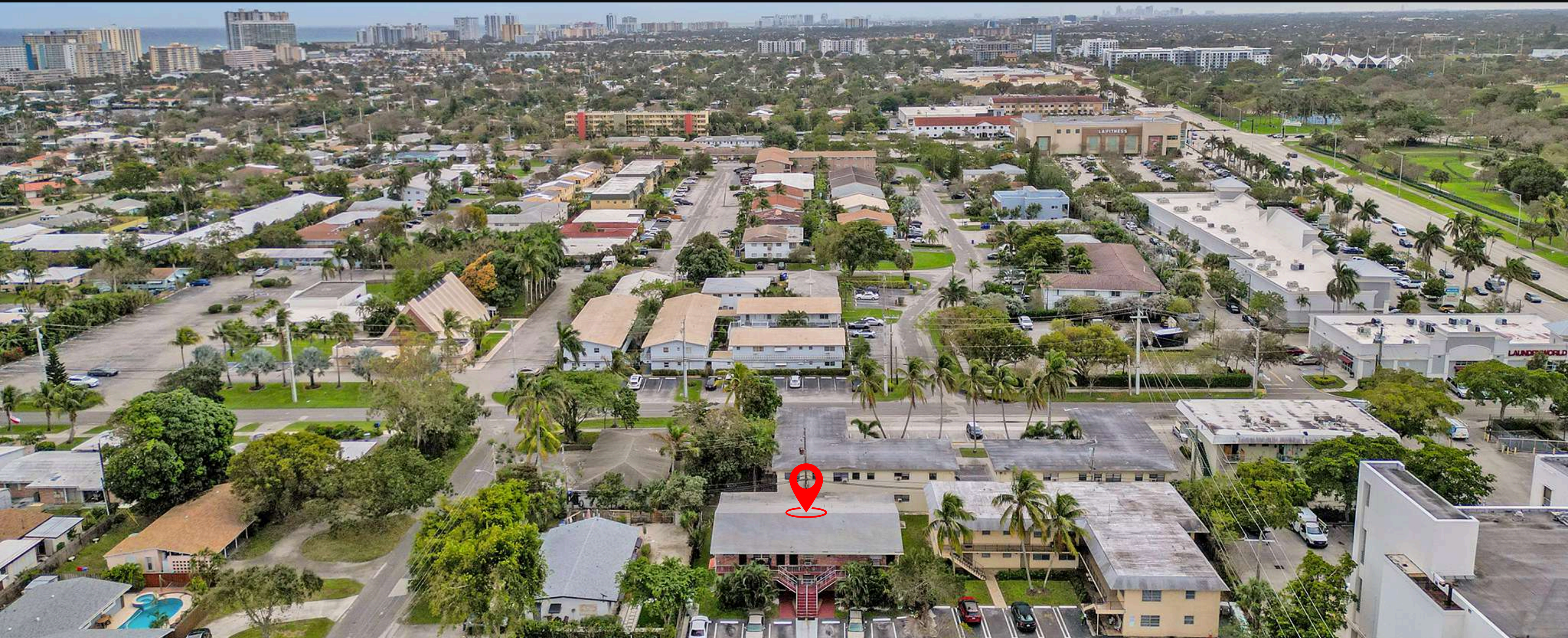




EXCLUSIVELY LISTED OFFERING • 6 UNITS • 7,291 ± SF

1211 NE 23RD AVE
POMPANO BEACH, FL 33062





OFFERING PRICE

\$1,549,000,00

NOI

\$84,061

Cap Rate

5.427%

Price Per Unit

\$258,166

Pro Forma Cap Rate

6.022%


CEYDA HERGUL

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ceyda@ceydahergul.com



PROPERTY SUMMARY



Offering Price	\$ 1,549,000,00
Building SqFt	4,334 ±
Lot Size	7,291 ±
Total Units	6
Year Built	1966
Cooling	Window units & splits

2
**TWO BEDROOM
UNITS**

4
**ONE BEDROOM
UNITS**

INVESTMENT HIGHLIGHTS



Location

Strategically situated in the heart of Pompano Beach, offering convenient access to major transportation routes and business districts.



Add Value

The residential units are presently rented at rates below the current market value, Presenting a substantial opportunity for significant rent increases.



Demographic

Over 25,886 people live within the zip code of the Property with an average household income of \$124,430.



Market

The rental market in Pompano Beach is thriving. The city experiences high demand for rental properties, resulting in consistently low vacancy rates.

RENT ROLLS

DETAILS	#OF BEDS	#OF BATHS	CURRENT
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1	2	1	\$2,100
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2	1	1	\$1,500
---	---	---	---------

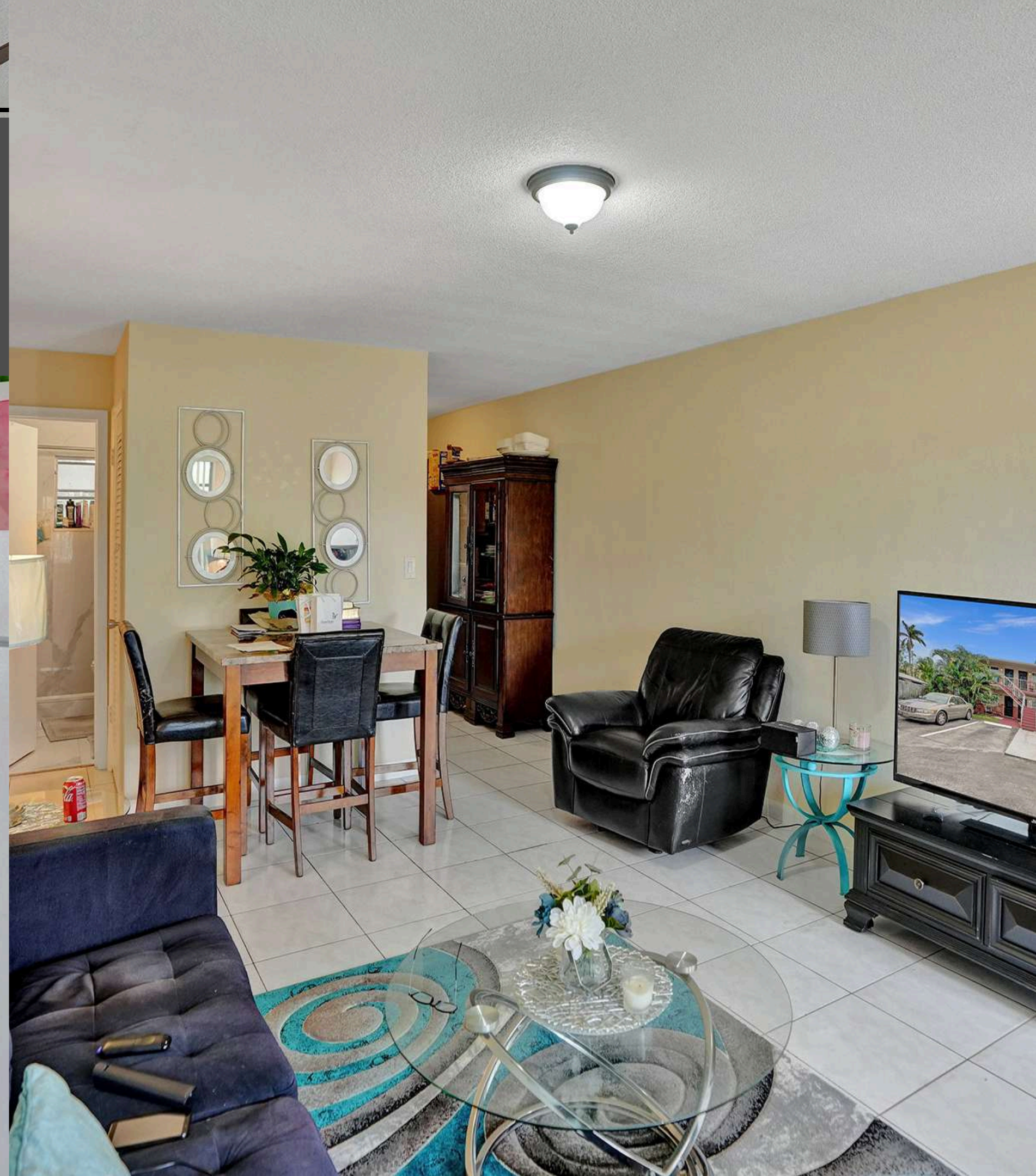
3	1	1	\$1,400
---	---	---	---------

4	2	1	\$2,000
---	---	---	---------

5	1	1	\$1,500
---	---	---	---------

6	1	1	\$1,500
---	---	---	---------

TOTALS			\$10,000
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INCOME & EXPENSES

INCOME

Current Gross Rent

Laundry

CURRENT

\$120,000

\$1,800

Taxes

Electric

Water/Sewer

Insurance

\$23,438

\$1,100

\$6,500

\$6,700

NET OPERATING INCOME

\$84,061



EXTERIOR IMAGES





AERIAL IMAGES

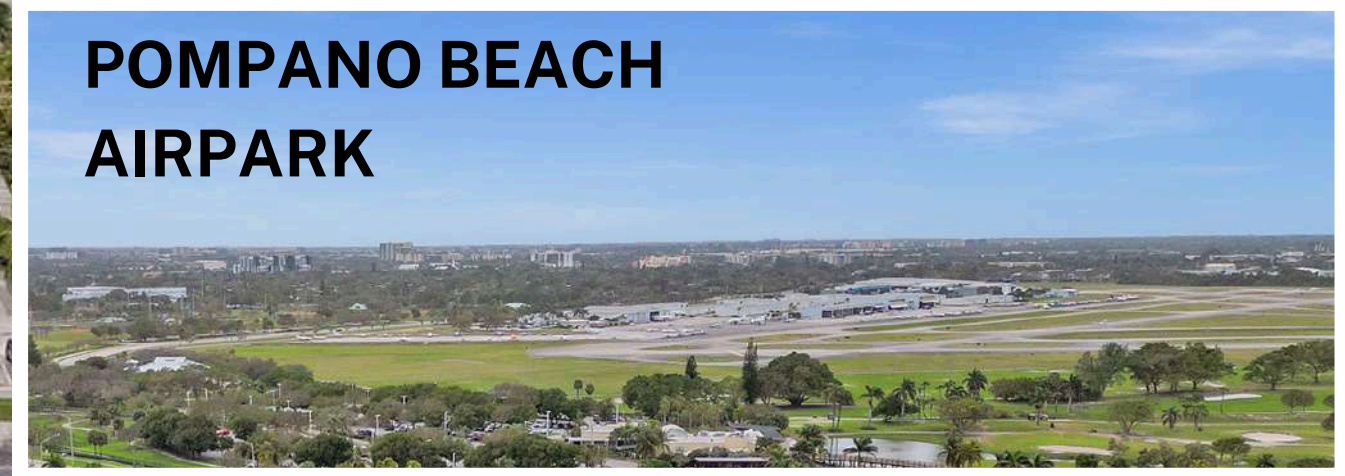
FLANIGAN'S

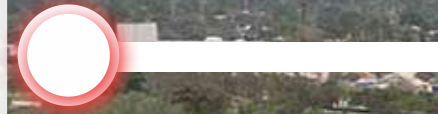


LAIFITNESS



POMPANO BEACH
AIRPARK





**MORE
IMAGES**

