

# JUST LISTED!

## RUSTIC MANOR APARTMENTS

📍 50 SE 12th St, Fort Lauderdale, FL 33316

### INVESTMENT HIGHLIGHTS

- Rare Opportunity Featuring (23) 1 Bed 1 Bath and (1) 2 Bed 1 Bath Units - All Fully Furnished Units
- Irreplaceable Turn-Key Opportunity with Ability to Run as Either a Short-Term or Tradition Rental
- Current Manager Runs as Short-Term Rentals, Open to Staying on with New Ownership
- Perfectly Situated a few Blocks West of US-1, Walking Distance to Downtown Ft. Lauderdale
- Major development projects under construction and proposed in the surrounding area
- Easy access to US-1, Davie Blvd, Las Olas Blvd, Broward Blvd and US Federal Hwy 1 and major thoroughfares such as I-95 and Florida's Turnpike

### INVESTMENT DETAILS

Price	\$5,500,000
Cap Rate	5.86
NOI	\$322,411.00
Number of Units	24
Building Size	10,173 SF
Price PSF	\$540.65
Year Built	1973
Lot Size	0.49 Acres
Zoning	SRAC-SAe



# AERIAL NORTH





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