



## **3932 SW 12TH PLACE, FORT LAUDERDALE, FL 33312**

**INCOME-PRODUCING FORT LAUDERDALE 8-PLEX | FULLY RENOVATED & WELL-LOCATED**

Discover a prime cash-flowing investment at 3932 SW 12th Pl, Fort Lauderdale, presented by Fausto Commercial. This renovated 8-unit property features eight 1-bedroom units, each nicely updated with modern finishes and equipped with impact-resistant doors and windows, plus all-new electric meters. The building spans approximately 4,152 sq ft on a 10,631 sq ft lot, offering solid income and strong tenant appeal. The property is currently generating a net operating income of \$114,800, reflecting a 7.2% cap rate, with easy potential to exceed 7.5% through modest rent increases or operational improvements. Located just minutes from Downtown Fort Lauderdale, Las Olas, the airport, beaches, major highways, and top entertainment spots, this turn-key property offers strong rental income and long-term upside in one of South Florida's hottest rental markets.

**PRICE: \$1,595,000**

Building Size: 4,152 SF

Land Size: 10,631 SF

Zoning: RMM-25

Year Built: 1955

<b>Income</b>	<b>Current</b>	<b>Pro Forma</b>
Unit 1 - 1 Bed/1 Bath	\$1,600	\$1,750
Unit 2 - 1 Bed/1 Bath	\$1,550	\$1,750
Unit 3 - 1 Bed/1 Bath	\$1,550	\$1,750
Unit 4 - 1 Bed/1 Bath	\$1,700	\$1,750
Unit 5 - 1 Bed/1 Bath	\$1,600	\$1,750
Unit 6 - 1 Bed/1 Bath	\$1,700	\$1,750
Unit 7 - 1 Bed/1 Bath	\$1,750	\$1,750
Unit 8 - 1 Bed/1 Bath	\$1,750	\$1,750
Gross Income	\$158,400	\$168,000
<b>Operating Expenses</b>		
Real Estate Taxes	\$24,250	\$28,710
Trash	\$3,352	\$3,352
Insurance	\$11,452	\$11,452
Water & Sewer	\$4,546	\$4,546
Total Expenses	\$43,600	\$48,060
Net Operating Income	\$114,800	\$119,940
<b>Cap Rate</b>	<b>7.20%</b>	<b>7.52%</b>

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