

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap are pleased to present RAM Pompano Apartments, a multifamily property operating as 42-units and located at 900 Southeast 1st Street in Pompano Beach, Florida.

SUBJECT PROPERTY

RAM Pompano Apartments were constructed in 1974 and comprise (2) two-story CBS buildings with flat roofs. The property currently consists of (1) studio apartment (non-conforming), (39) one-bedroom/one-bathroom apartments and (2) two-bedroom/one-bathroom apartments. The buildings total 17,140 rentable square feet and encompass a 43,929-square-foot lot, according to the Broward County Property Appraiser. Units feature central air conditioning (the studio apartment has a wall unit), ceramic tile flooring and electric appliances. Property amenities include on-site laundry facilities and a swimming pool.

*The property is licensed for 41 apartments. The studio is non-conforming.

**The Seller recently completed air conditioning installations, new parking lot and landscaping improvements and they're in the process of completing the 40/10 year building recertification.

LOCATION

RAM Pompano Apartments are located east of Interstate 95, just south of Atlantic Boulevard and directly between US-1 (Federal Highway) and Dixie Highway. In 2024, Experian reported a population of 262,988 residents and an average household income of \$94,188 within 5-miles.

Pompano Beach is known for its family-friendly atmosphere, beaches, fishing, and vibrant dining and entertainment scene. Surrounding retailers and points of interest include Walgreens Pharmacy (0.4 miles), Truist Bank (0.8 miles), CVS Pharmacy (0.8 miles), Bru's Room Pompano Beach (0.9 miles), Pompano Beach Park (1 mile), Pompano Beach Cultural Center (1 mile), Publix Supermarket at Pompano Beach (1.2 miles), 26 Degree Brewing Company (1.2 miles), Pompano Beach Amphitheater (1.2 miles), Pompano Beach Aquatics Center (1.3 miles), The Foundry (1.4 miles), Houston's Restaurant (1.4 miles), Miraggio Italian Grill (1.4 miles), Pompano Beach Fishing Family Pier (1.9 miles), Beach House & Oceanic Restaurants (2.0 miles), Pompano Marketplace featuring Walmart, TD Bank, Carrabba's, Bealls (2.1 miles) and Pompano Plaza featuring Publix, Office Depot, Dunkin', Chase, Tuesday Morning (2.5 miles).

Nearby educational facilities include Pompano Beach High School (0.8 miles), Pompano Beach Elementary School (1 mile), and Pompano Beach Middle School (1.1 miles).

SUMMARY

RAM Pompano Apartments is being offered for sale at \$6,510,000.



42 OPERATING UNITS (41 LEGAL/CONFORMING)



1974
YEAR BUILT



1 ACRE
LOT



ON-SITE
LAUNDRY



\$94,188
AHI
(5 MILES)



9.36%
POPULATION GROWTH
SINCE 2010

INVESTMENT SUMMARY

THE OFFERING

Property Name	Ram Pompano
Property Address	900-902 Southeast 1st Street, Pompano Beach, FL 33060
Assessor's Parcel #	4942-01-00-0120
Zoning	TO-EOD
	TO - Zoning Link
	EOD - Zoning Link

SITE DESCRIPTION

Number of Legal Conforming Units	41
Number of Operating Units	42
Number of Buildings	2
Number of Stories	2
Year Built	1974
Gross Building Area	17,218 Square Feet (*BCPA)
Lot Size	43,929 Square Feet (*BCPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of Pompano Beach - Paid by Owner
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Flat

MECHANICAL

HVAC	Central Air Conditioning (1 w/Wall Unit)
Fire Protection	Smoke Detectors & Fire Extinguishers

*Broward County Property Appraiser

