2 UNIT CONDO SALE VILLAS AT LAKEVIEW

5200 NW 31ST AVE E96 & E98 FORT LAUDERDALE FL, 33309









Portfolio sale in Villas at Lakeview, Fort Lauderdale

Includes 2 units (#E96 & E98) in a well-maintained Gated community with recently replaced roofs, concrete work/paint and all assessments paid.

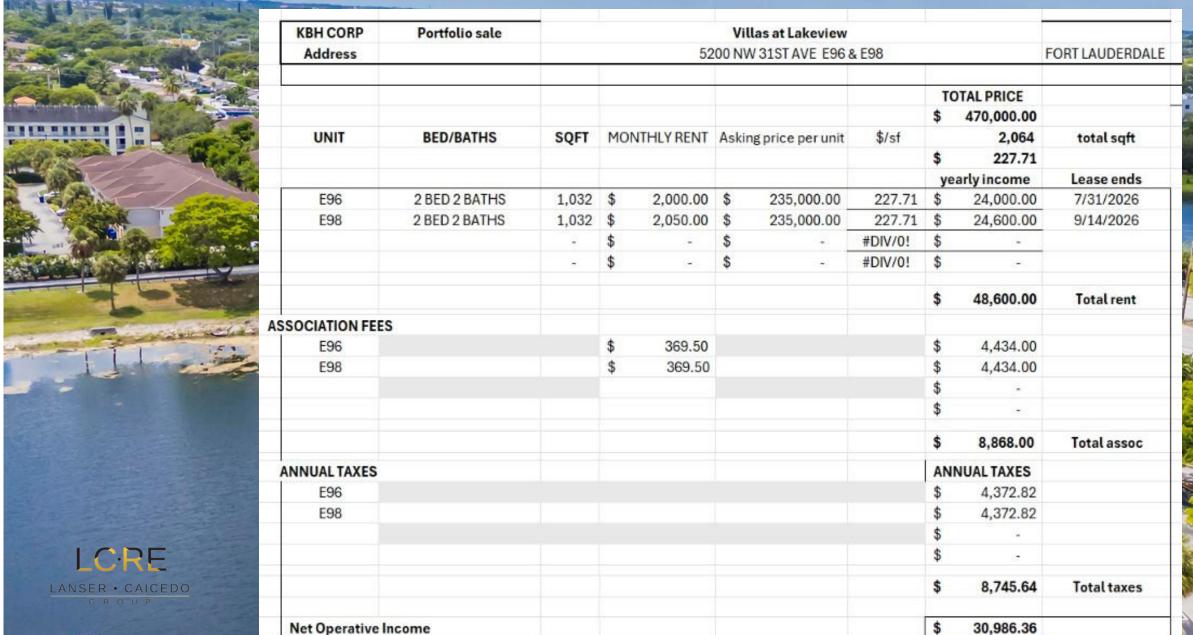
Mix units features (2) 2 bed/2.5 bath townhome

All units offer central A/C, in-unit washer/dryer, and tranquil lake views.

Association fees are exceptionally low:

\$369.50/month for eah unit.

Low overhead, and rental income potential make this an outstanding investment opportunity. The community is well-kept, offering peace of mind and long-term value. A rare chance to acquire multiple units in one of Fort Lauderdale's sought-after lakefront communities.



6.593%

INITIAL CAP RATE- CASH ON CASH



	Information	
	Offering Price:	\$470,000.00
	Price/ SF	\$227.71
	Address:	5200 NW 31 ST AVE E9 6 / E 98
		Fort Lauderdale FL, 33309
		2 condominium units side by side
	Total rentable Sqft	2,064
	Year Built	1987/ Renovated 2020
	Yearly Income	\$48,600.00 (combined)
LCRE	Association Fees:	\$8.868.00 per year (combined)
LANSER • CAICEDO GROUP	Property Taxes 2024:	\$8,745.64 (combined)
RE/MAX —DIRECT—	Net Operating Income :	\$30,986.36
	Cap Rate :	6.593%

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