

# 2 UNIT CONDO SALE VILLAS AT LAKEVIEW

5200 NW 31<sup>ST</sup> AVE E96 & E98  
FORT LAUDERDALE FL, 33309

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GROUP

RE/MAX  
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## Information

## VILLAS AT LAKEVIEW Fort Lauderdale FL, 33309

5200 NW 31<sup>ST</sup> AVE 96

2 bed 2.5 baths | 1032 sqft

Rented for \$2,000 per month

Monthly Assoc fees: \$369.50 | Yearly taxes : \$4,372.82

Lease ends: 07/31/2026

Washer and Dryer inside and Lake views - 2 story.

5200 NW 31<sup>ST</sup> AVE E98

2 bed 2.5 baths | 1032 sqft

Rented for \$2,050 per month

Monthly Assoc fees: \$ 369.50 | Yearly taxes : \$4,372.82

Lease ends: 09/14/2026

Washer and Dryer inside and Lake views - 2 story.

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## **Property Description**

### **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 each 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.**



KBH CORP Address	Portfolio sale	Villas at Lakeview 5200 NW 31ST AVE E96 & E98					FORT LAUDERDALE
						<b>TOTAL PRICE</b> \$ 470,000.00	
						2,064	total sqft
						\$ 227.71	
						yearly income	Lease ends
E96	2 BED 2 BATHS	1,032	\$ 2,000.00	\$ 235,000.00	227.71	\$ 24,000.00	7/31/2026
E98	2 BED 2 BATHS	1,032	\$ 2,050.00	\$ 235,000.00	227.71	\$ 24,600.00	9/14/2026
		-	\$ -	\$ -	#DIV/0!	\$ -	
		-	\$ -	\$ -	#DIV/0!	\$ -	
						\$ 48,600.00	Total rent
<b>ASSOCIATION FEES</b>							
E96			\$ 369.50			\$ 4,434.00	
E98			\$ 369.50			\$ 4,434.00	
						\$ -	
						\$ -	
						\$ 8,868.00	Total assoc
<b>ANNUAL TAXES</b>						<b>ANNUAL TAXES</b>	
E96						\$ 4,372.82	
E98						\$ 4,372.82	
						\$ -	
						\$ -	
						\$ 8,745.64	Total taxes
<b>Net Operative Income</b>						\$ 30,986.36	
<b>INITIAL CAP RATE- CASH ON CASH</b>						6.593%	



## Information

Offering Price:	\$470,000.00
Price/ SF	\$227.71
Address:	5200 NW 31 <sup>ST</sup> 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)
Association Fees:	\$8.868.00 per year (combined)
Property Taxes 2024:	\$8,745.64 (combined)
Net Operating Income :	\$30,986.36
Cap Rate :	6.593%



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