

B"H

4 Apartments units For Sale

615 NE 3 STREET, HALLANDALE BEACH, FL 33099

For Sale \$875,000



Potential CAP Return 8.00%

Excellent Opportunity for Investment



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Exclusive Listing

- Building: 1,705 sf
- Land Size: 4,414 sf
- The property benefits from a prime location within close proximity to transportation hubs and Entertainments
- Minutes to the City of Aventura
- Great Opportunity!!!!

All information believe to be accurate but is not warranted.

Rent Roll

B”H

615 NE 3rd St. Hallandale Beach, FL 33009

Unit	Bed/Bath	Rent	Annual
1	1Bed/1Bath	\$ 1,500.00	\$ 18,000.00
2	1Bed/1Bath	\$ 1,500.00	\$ 18,000.00
3	1Bed/1Bath	\$ 1,480.00	\$ 17,760.00
4	1Bed/1Bath	\$ 1,500.00	\$ 18,000.00
<u>Total Income:</u>		\$ 5,980.00	\$ 71,760.00
<u>Expenses</u>			
Electrical		\$60.00	\$720.00
Landscaping		\$30.00	\$360.00
Water		\$110.00	\$1,320.00
Property Insurance		\$360.00	\$4,320.00
Property Taxes		\$827.62	\$9,931.44
<u>Total Expenses</u>		\$1,387.62	\$16,651.44
Net Operating Income		\$4,592.38	\$55,108.56

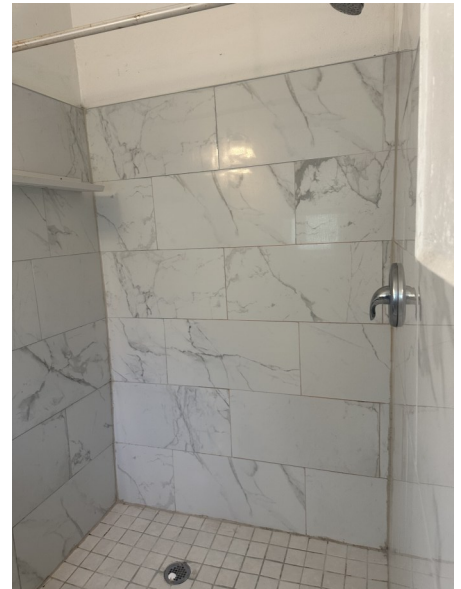
CAP Return: 6.30%

All information believe to be accurate but is not warranted.





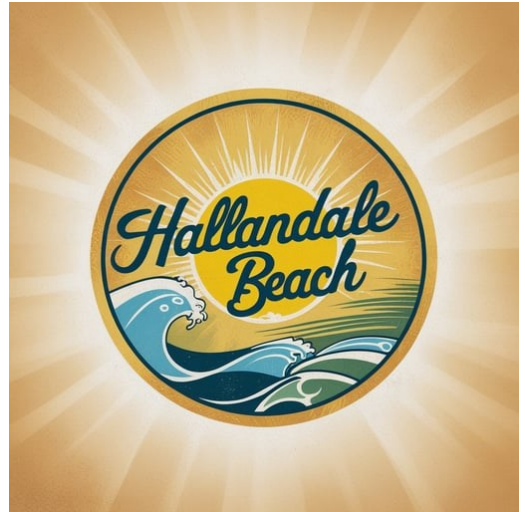
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4 Apartments 1Bed/1Bath
Plus there is a Room for Storage

Keyes
COMMERCIAL

Benefits of Investing in City of Hallandale Beach, FL



- **Strategic Location:** Hallandale Beach is situated between Miami and Fort Lauderdale, providing easy access to major cities, airports, and cruise ports. This makes it a desirable location for both residents and tourists.
- **Growing Real Estate Market:** The area has seen a rise in property values and demand for real estate, making it a potentially lucrative investment opportunity.
- **Tourism and Rental Income:** Hallandale Beach attracts tourists due to its beautiful beaches, parks, and recreational activities. This can offer income potential through short-term rentals or vacation properties.
- **Diverse Community:** The area has a diverse population, appealing to various demographics, including retirees, families, and young Professionals. This can enhance market stability and demand for diverse housing options.
- **Cultural and Recreational Amenities:** The community offers a variety of amenities such as shopping centers, restaurants, entertainment options, and cultural events, contributing to a vibrant lifestyle and higher property demand.
- **Economic Growth:** The local economy is robust, supported by various industries, which can lead to job growth and stability in the housing market.