



119 SE 9 STREET HALLANDALE BEACH, 33009

Seller financing available with attractive terms! Introducing 119 SE 9th St, a turnkey 8-unit multifamily gem in the heart of Hallandale Beach, just minutes from Gulfstream Shops and Casino and a 5-minute drive to Aventura Mall. This mostly renovated property features a mix of three 1-bed/1-bath units and five spacious studio units, many with updated flooring, kitchen cabinets, and bathrooms. Recent enhancements include a freshly painted exterior, revamped parking lot, and new impact windows and doors, offering both durability and curb appeal. Fully occupied and generating \$102,000 in Net Operating Income, this property delivers a solid 6% cap rate at the asking price. A rare investment opportunity in a prime location!

PRICE: \$1,700,000

Building Size: 2,566 Sq Ft

Land Size: 5,807 Sq Ft

Zoning: Central RAC

Year Built: 1966

Rental Income	Current	Proforma
Unit 1 - 1 Bed/ 1 Bath	\$1,753	\$1,800
Unit 2 - 1 Bed/ 1 Bath	\$1,575	\$1,800
Unit 3 - 1 Bed/ 1 Bath	\$1,550	\$1,800
Unit 4 - Studio/ 1 Bath	\$1,450	\$1,500
Unit 5 - Studio/ 1 Bath	\$1,500	\$1,500
Unit 6 - Studio/ 1 Bath	\$1,200	\$1,500
Unit 7 - Studio/ 1 Bath	\$1,250	\$1,500
Unit 8 - Studio/ 1 Bath	\$1,500	\$1,500
Gross Income	\$141,336	\$154,800

Operating Expenses:

Real Estate Taxes	\$15,272	\$27,000
Insurance	\$7,000	\$7,000
Water & Trash	\$6,500	\$6,500
Maintenance & Repairs	\$3,000	\$3,000
Electric	\$6,000	\$6,000
Landscaping	\$1,200	\$1,200
Total Expenses	\$38,972	\$50,700
Net Operating Income	\$102,364	\$104,100
Cap Rate	6.02%	6.12%

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