



## 1480 NW 20TH CT FORT LAUDERDALE, FL 33311

TURNKEY FOURPLEX GENERATING \$6,000/MONTH – FORT LAUDERDALE

Rare opportunity to acquire a fully occupied fourplex at 1480 NW 20th Ct, Fort Lauderdale. The property features two 1-bed/1-bath units, one 1-bed/1-bath + den, and one studio, generating \$6,000 per month with potential to increase to market rents for even higher returns. Recently upgraded with a new roof, impact windows, central A/C units, and updated electrical panels, it offers low-maintenance and reliable cash flow. Ideally located just 10 minutes to Downtown & Las Olas, with easy access to I-95, Sunrise Blvd, and major retail and dining corridors, this investment provides strong current income and long-term growth potential.

**PRICE: : \$899,000**

Building Size: 2,187 SF

Land Size: 7,500 SF

Zoning: RM-15

Year Built: 1973

LAYOUT	Current	Pro Forma
1BED/1BATH	1,500.00	\$1,800
1BED/1BATH	1,500.00	\$1,800
1BED/1BATH + Den	1,850.00	\$2,000
Studio	1,100.00	\$1,300
<b>TOTAL</b>	<b>\$71,400</b>	<b>\$82,800</b>

Operating Expenses	Current	Pro Forma
Real Estate Taxes	\$9,415	\$16,182
Insurance	\$5,400	\$5,400
Water & Trash	\$2,400	\$2,400
Landscaping	\$960	\$960
<b>Total Expenses</b>	<b>\$18,175</b>	<b>\$24,942</b>
<b>NOI</b>	<b>\$53,225</b>	<b>\$57,858</b>
<b>Cap Rate</b>	<b>6%</b>	<b>6.43%</b>

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