

Renter's Paradise

THE *Keyes* CO.

832 S J St # 1, Lake Worth Beach, FL 33460



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Keyes Commercial

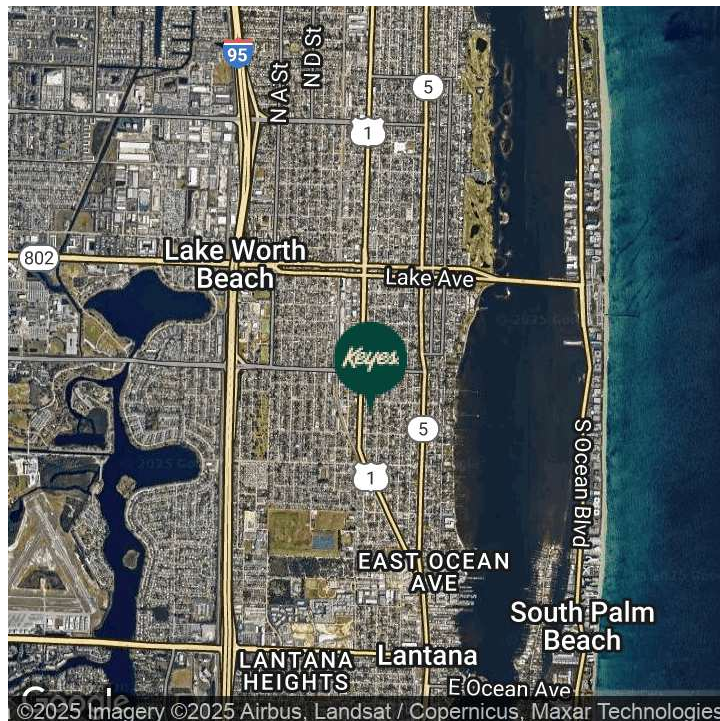
21065 Powerline Road
Suite C-7

Boca Raton, FL 33433

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www.keyescommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	2,471 SF
Available SF:	
Lot Size:	6,752 SF
Number of Units:	4
Price / SF:	\$363.82
Cap Rate:	6.95%
NOI:	\$62,500
Year Built:	1957
Renovated:	2013
Zoning:	SFR
Market:	Residential Income
Submarket:	Multifamily

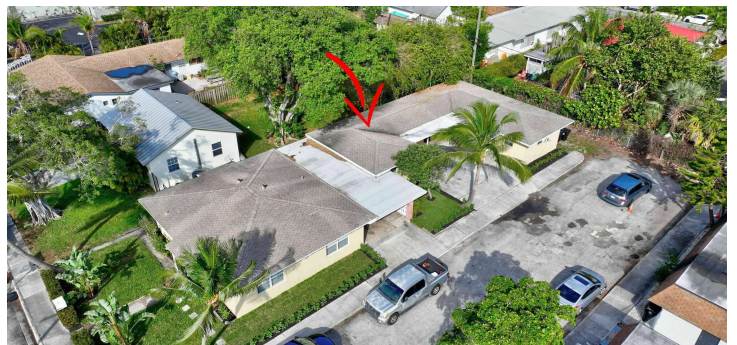
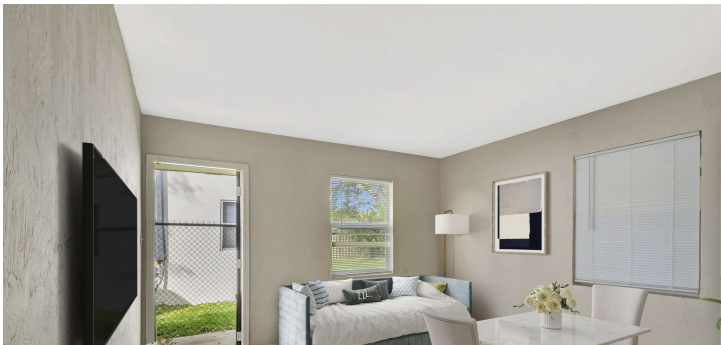
PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the heart of Lake Worth Beach, FL. This impressive property features a 2,471 square foot building that consists of 4 fully occupied units, making it an attractive choice for investors seeking a consistent income stream. Built in 1957 and zoned for single-family residential use, this well-maintained property offers a prime location within the thriving Lake Worth Beach area. With 100% occupancy, savvy investors will appreciate the stability and potential for long-term growth. Don't miss the chance to acquire a strong asset in a sought-after location with this remarkable property.

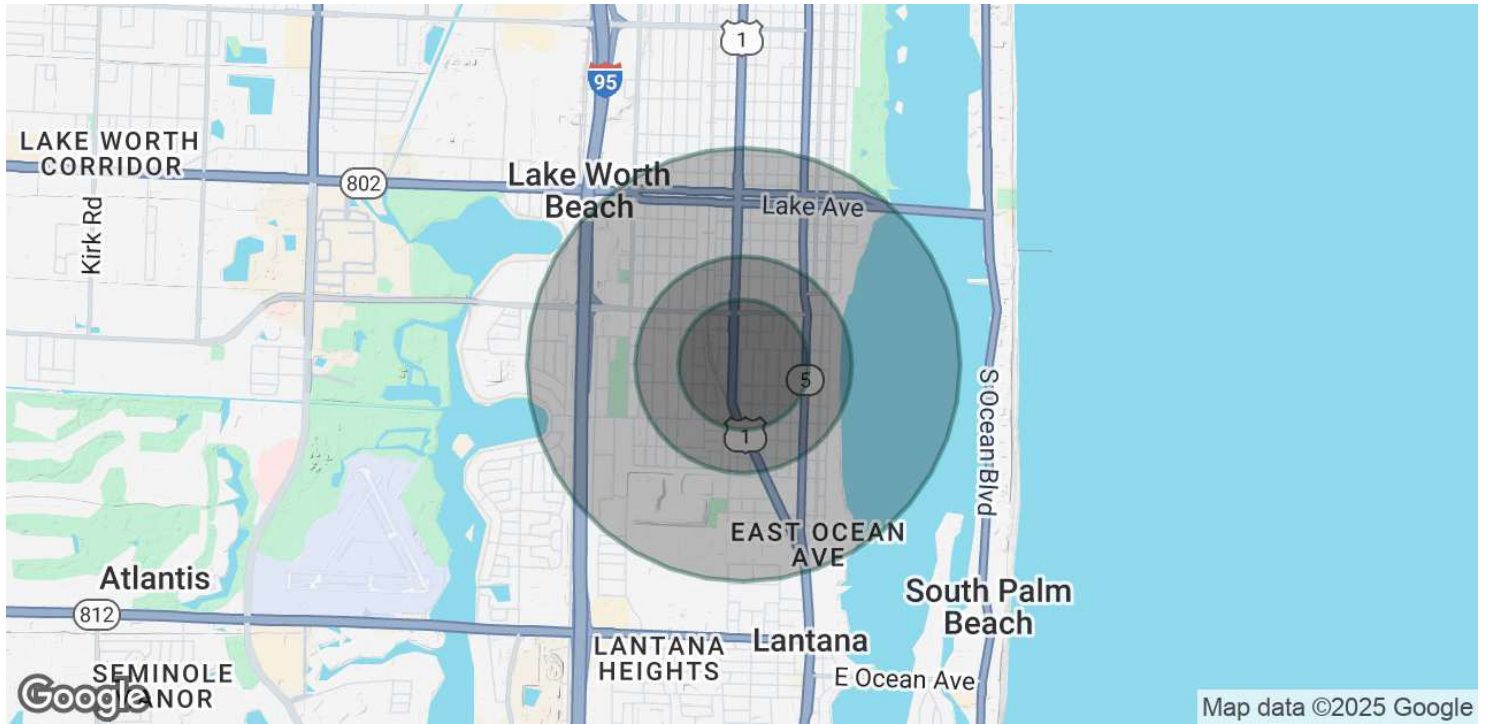
PROPERTY HIGHLIGHTS

- - 2,471 SF Under Air Building
- - 4 fully occupied units
- - Built in 1957
- - Zoned for single-family residential use Under 5 Units
- - Prime Rental Community in Lake Worth Beach
- - Potential for a 5th Unit

QUADPLEX IN DOWNTOWN LAKE WORTH BEACH
Triple Threat-In Come Producing, Beaches & Downtown



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,804	8,258	21,448
Average Age	35	36	38
Average Age (Male)	35	36	37
Average Age (Female)	36	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,273	2,817	7,629
# of Persons per HH	3	2.9	2.8
Average HH Income	\$75,925	\$73,960	\$73,671
Average House Value	\$356,771	\$341,150	\$320,943

Demographics data derived from AlphaMap