



**MLS#:** RX-11026003 **Go Active Date:**  
**Area:** 3370  
**Address:** 2731 NE 1st Terrace 1-4, Wilton Manors, FL 33334  
**City:** Wilton Manors  
**County:** Broward  
**Street Dir:** NE  
**Legal:** BABCO MANORS 39-15 B PARCEL A E 150  
**Subdivision:** BABCO MANORS  
**Development:**  
**Lot Size:**  
**Pool:** Yes  
**Waterfront:** No  
**Negotiable Seller Concessions YN:** Yes

**Active**  
**Geo Area:** FTNE  
**Orig LP:** \$1,750,000  
**Zoning:** RM-16  
**Parcel ID:** 494227350010  
**Unit #:** 1-4

**Carport Spaces:** 0  
**Garage Spaces:**  
**Lot SqFt:** 12,870  
**Pool Size (W x L):**  
**Waterfrontage:**  
**REO:** No  
**HOPA:** No Hopa

**Virtual Tour:** [Click to View Virtual Tour](#)

**Type:** Quad Plex  
**# Stories:** 1  
**Unit 1 Info:** Bedrooms: 2; Full Bath: 1; Half Bath: 3; Furnished: No; SqFt: 1,600; Monthly Income: 2,400  
**Unit 2 Info:** Bedrooms: 1; Full Bath: 1; Furnished: No; SqFt: 977; Monthly Income: 1,800  
**Unit 3 Info:** Bedrooms: 1; Full Bath: 1; Furnished: No; SqFt: 977; Monthly Income: 1,700  
**Unit 4 Info:** Bedrooms: 1; Full Bath: 1; Furnished: No; SqFt: 977; Monthly Income: 1,700

**Total # of Units:** 5  
**Year Built:** 1956  
**Property Condition:** Resale  
**SqFt - Living:** 6,014  
**SqFt - Total:** 6,014  
**SqFt Source:** Tax Rolls

**Annual Total Expense:** 42,330.36  
**Gross Oper Income:** 118,800  
**Source of Expenses:** Owner  
**Annual Net Oper Inc:** 76,469.64  
**Short Sale:** No  
**Short Sale Addendum:** No  
**Short Sale A/U:** N/A

**Application Fee:**  
**HOA:** None  
**HOA/POA/COA (Monthly):**  
**Auction:** No  
**Dir:**

**Tax Year:** 2023  
**Taxes:** 21,338.4  
**Special Assessment:**

**Separate Elec Meters:** Yes  
**Separate Wtr Meters:** Yes

**LD:** 10/03/2024

**Construction:** CBS  
**Roof:** Comp Rolled  
**Flooring:** Tile  
**Window Treatments:** Blinds  
**Exterior Features:** Open Patio; Open Porch  
**Private Pool Description:** Inground  
**Storm Protection:** Accordion Shutters: Complete  
**Lot Description:** 1/4 to 1/2 Acre  
**Possession:** Funding  
**Utilities:** Cable; Electric; Public Sewer; Public Water  
**Subdiv Amenities:** Pool  
**Tenant Pays:** Cable; Electric  
**View:** Pool  
**No**  
**Subdiv Amenities:** Pool  
**Days On Market:** 14

**Waterfront Details:** None  
**Cooling:** Central; Electric  
**Heating:** Central; Electric  
**Avail Info:** Leases; Other  
**Restrict:** None  
**Taxes:** No Homestead  
**Unit 1 Parking:** Space Parking  
**Unit 2 Parking:** Space Parking  
**Unit 3 Parking:** Space Parking  
**Unit 4 Parking:** Space Parking  
**Terms Considered:** Cash; Conventional  
**Tenant Pays:** Cable; Electric

**Sold Price:** **Sold Price Sqft:** **Sold Date:**  
**Terms of Sale:**  
**Buyer Contributions Amount:** **Seller Concessions Amount:**

**Public Remarks:** Great Investment Opportunity in Wilton Manors complex. 3/2.5 main house (currently rented as a 2/1.5 & non rented Studio apartment) Back of property has a beautiful pool area and 3 large 1/1 apartments with walk-in-closets. All units have central a/c and private back areas. Laundry room in courtyard. Plenty of parking available. DO NOT DISTURB TENANTS! All units are currently rented, except 1/1 attached to the main home. Rents are very below market value. No sign on property. This is a great opportunity to live in East Wilton Manors and have the rental income help pay your mortgage! This very unique property can be AIRNB daily or rent annually as well! All in heart of WILTON MANORS PLEASE CALL TO SHOW WONT LAST!!



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