

5511 SW 20th ST West Park, FL 33023



Miosotis Jones - Century 21 Hansen

3010 E Comercial Blvd,
 Fort Lauderdale, FL 33308
 C: 786-443-8367
 O: 954-776-5400

Prime Multifamily Investment Opportunity for Savvy investors:

An Outstanding Multi-Family Investment. This fully renovated 8-unit apartment building is the perfect addition to savvy investors' portfolios. Property Breakdown: 4 spacious 2-bedroom/1-bath units and 4 modern 1-bedroom/1-bath units. Upgrades Galore: High-end kitchen cabinets, stainless steel appliances, and modern floor plans. This property produces solid rental income and has an on-site laundry facility that generates additional cash flow. Property Features: Fully fenced lot with dedicated parking spaces for tenants' convenience. Future Potential: Located on a large lot, offering excellent development opportunities for expansion or additional income-generating units. This turn-key investment opportunity is in a highly desirable location.

Location:

- Conveniently situated just minutes from major highways:
- 12 minutes to Florida Turnpike
- 11 minutes to I-95
- 6 minutes from Memorial Regional Hospital South
- 15 minutes to Hard Rock Casino
- 19 minutes from the stunning Hollywood Beach

Summary

Price: \$1,800,000.00
Income: \$174,900.00
NOI: \$122,876.31
CAP rate: 6.83%



8 UNITS



1960



6,000 SQUARE FEET



COIN LAUNDRY

INVESTMENT SUMMARY

THE OFFERING

Property Name	WEST PARK
Property Address	5511 SW 20 STREET, WEST PARK, FL 33023
Assessor's Parcel #	514219022460
Zoning	R-1C - SINGLE FAMILY DWELLING (6000SQFT LOT)

SITE DESCRIPTION

Number of Units	8
Number of Buildings	1
Number of Stories	1
Year Built	1960
Living Square Feet (*BCPA)	6000 Square Feet (*BCPA)
Lot Size (*BCPA)	14,381 Square Feet (*BCPA)
Type of Ownership	Tenancy in Common (TIC)

UTILITIES

Water (Sewer)	City of West Park - Paid by Owner
Electric	FPL - Paid by Tenants

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Single

MECHANICAL

HVAC	Wall Unit AC
Fire Protection	Smoke Detectors & Fire Extinguishers

*BCPA - Broward County Property Appraiser

Miosotis Jones - CENTURY 21 HANSEN REALTY

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PRICING DETAIL

SUMMARY

Price	\$1,800,000.00
Number of Units	8
Price Per Unit	\$225,000.00
Price Per SqFt (Gross)	300.00
Rentable SqFt	6,000.00
Lot Size SqFt	43,560.00
Year Built	1960

NOI	\$122,876.31	\$136,976.31
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RETURNS	CURRENT	PROFORMA
CAP Rate	6.83%	7.61%

# OF UNITS	UNIT TYPE	SQFT/UNIT	CURRENT RENTS	PROFORMA
1	2 Beds/1 Bath		\$1,995.00	\$2,200.00
2	1 Bed/1 Bath		\$1,665.00	\$1,800.00
3	1 Bed/1 Bath		\$1,600.00	\$1,800.00
4	2 Beds/1 Bath		\$1,995.00	\$2,200.00
5	2 Beds/1 Bath		\$1,995.00	\$2,200.00
6	1 Bed/1 Bath		\$1,665.00	\$1,800.00
7	1 Bed/1 Bath		\$1,665.00	\$1,800.00
8	2 Beds/1 Bath		\$1,995.00	\$2,200.00
			\$14,575.00	\$16,000.00

OPERATING DATA

INCOME

	CURRENT	PROFORMA
Gross Scheduled Rent	\$174,900.00	\$192,000.00
Less: Vacancy	0%	0%
Total Effective Rental Income	\$174,900.00	\$192,000.00
Other Income	Laundry Machine \$4,000.00	\$4,000.00
Effective Gross Income	\$178,900.00	\$196,000.00
Less: Expenses	\$56,023.69	\$59,023.69
Net Operating Income (NOI)	\$122,876.31	\$136,976.31

EXPENSES

	CURRENT	PRO FORMA
Real Estate Taxes	\$32,715.69	\$37,623.04
Insurance	\$11,708.00	\$11,708.00
Utilities - Electric	\$600.00	\$600.00
Utilities - Water & Sewer	\$6,000.00	\$6,000.00
Trash Removal	\$0.00	\$0.00
Landscaping	\$1,400.00	\$1,400.00
Pest Control	\$600.00	\$600.00
Repairs & Maintenance	\$3,000.00	\$3,000.00
Reserves & Replacements	\$0.00	\$0.00
General & Administrative	\$0.00	\$0.00
Total Expenses	\$56,023.69	\$60,931.04