



**701 & 721 SW 6TH ST,  
HALLANDALE BEACH, FL 33009**

Not your typical Fourplex! This unique property features 4 large houses situated on a huge 1-acre development site. Consisting of two folios, the addresses are 701, 711, 721, and 721a SW 6th St. Beyond being an amazing income-producing asset, this prime lot offers the potential to build 14 new townhouses. The property includes one 4 bed/2 bath house, two 3 bed/2 bath houses, and one 2 bed/1 bath house. Currently fully occupied, it generates a gross annual income of just under \$100k, with upside to increase to \$144k annually when rents are raised to market rates. Each house has plenty of parking and a large yard. Minutes away from Gulfstream Park, Aventura mall, Shopping Centers, and pristine beaches, this property offers both current income and future development opportunities.

**PRICE: \$1,800,000**

Building Size: 3,955 Sq Ft  
 Land Size: 44,735 Sq Ft  
 Zoning: RD-12  
 Year Built: 1961

Rental Income	Current	Proforma
Unit 1 - 2 Bed/1 Bath	\$1,950	\$2,500
Unit 2 - 3 Bed/2 Bath	\$2,000	\$3,300
Unit 3 - 4 Bed/2 Bath	\$2,400	\$3,700
Unit 4 - 2 Bed/1 Bath	\$1,500	\$2,500
<b>Gross Income</b>	<b>\$94,200</b>	<b>\$144,000</b>

Operating Expenses:	Current	Proforma
Real Estate Taxes	\$25,718	\$32,000
Insurance (Hazard + Liability)	\$9,000	\$9,000
Water & Trash	\$3,600	\$3,600
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$960	\$960
Total Expenses	\$41,278	\$47,560
<b>Net Operating Income</b>	<b>\$52,922</b>	<b>\$96,440</b>

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