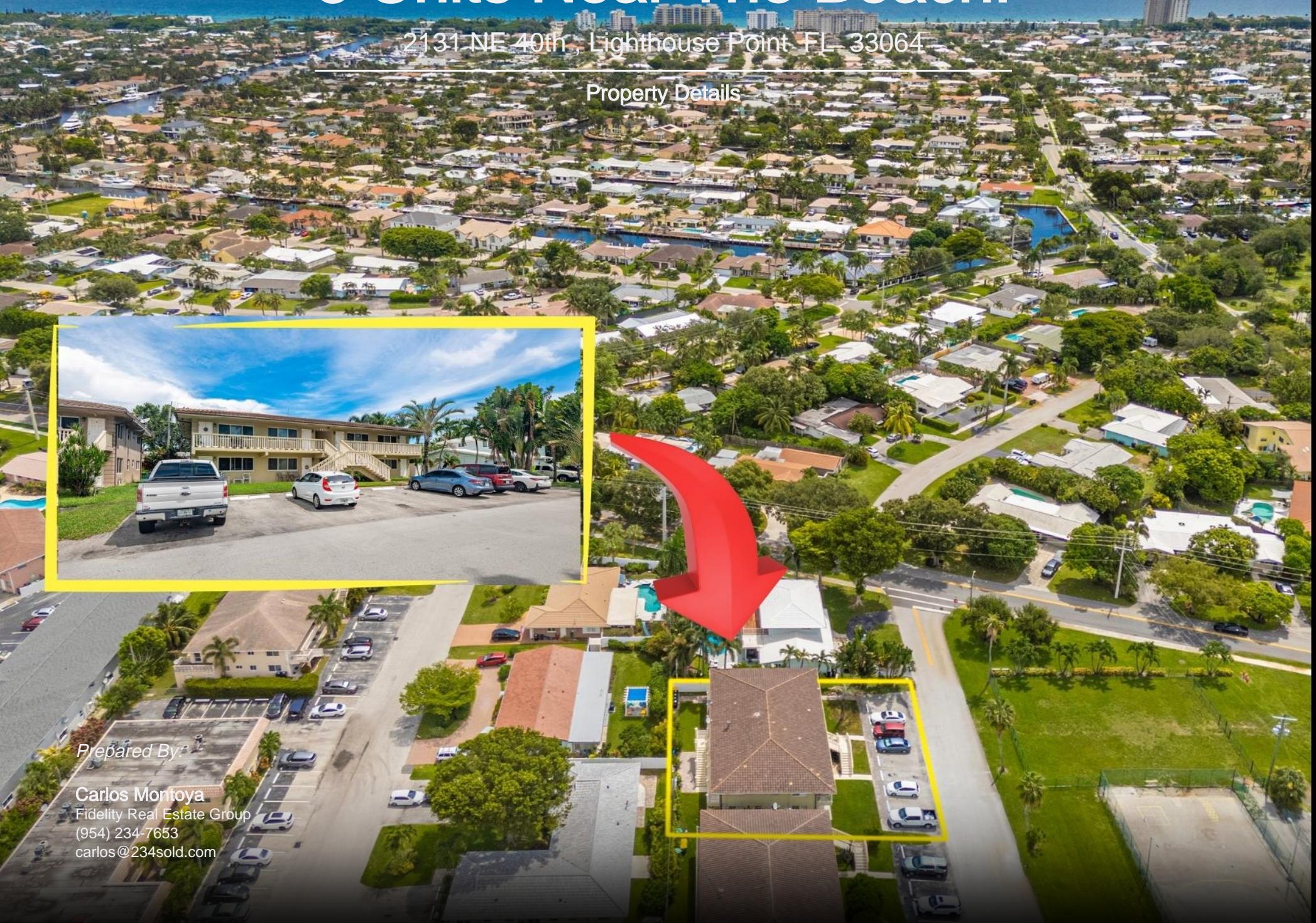


# 8 Units Near The Beach!

2131 NE 40th, Lighthouse Point FL 33064

## Property Details



Prepared By:

Carlos Montoya  
Fidelity Real Estate Group  
(954) 234-7653  
carlos@234sold.com

## OFFERING SUMMARY

ADDRESS	2131 NE 40th Lighthouse Point FL 33064
COUNTY	Broward
BUILDING SF	5,533 SF
LAND SF	9,000 SF
LAND ACRES	0.2066
NUMBER OF UNITS	8
YEAR BUILT	1964 act/1975 eff
APN	484317030460

## FINANCIAL SUMMARY

PRICE	\$2,000,000
PRICE PSF	\$361.47
PRICE PER UNIT	\$250,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$111,446
NOI (Pro Forma)	\$142,238
CAP RATE (CURRENT)	5.57%
CAP RATE (Pro Forma)	7.11%
GRM (CURRENT)	12.09
GRM (Pro Forma)	10.19



## PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	5,533
LAND SF	9,000
LAND ACRES	0.2066
YEAR BUILT	1964 act/1975 eff
ZONING TYPE	RM-25-Apartment District
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	9
WASHER/DRYER	Coin Operated Machines

## MECHANICAL

HVAC	Central AC
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## UTILITIES

WATER METERS	1
ELECTRIC METERS	9 Meters

## CONSTRUCTION

EXTERIOR	CB Stucco
PARKING SURFACE	Concrete
ROOF	Tile
AGE OF ROOF	Around 11 Yrs Old

## 2131 NE 40th Ct Lighthouse Point, FL 33064



### Income

Bed	Bath	Unit #	Act Income	Potential Income	Lease Ends
1 Bed	1 Bath	2131-1	\$ 1,555	\$ 2,000	MTM
1 Bed	1 Bath	2131-2	\$ 1,535	\$ 2,000	MTM
1 Bed	1 Bath	2131-3	\$ 1,575	\$ 2,000	MTM
1 Bed	1 Bath	2131-4	\$ 1,765	\$ 2,000	MTM
1 Bed	1 Bath	2131-5	\$ 1,790	\$ 2,000	MTM
1 Bed	1 Bath	2131-6	\$ 1,695	\$ 2,000	MTM
1 Bed	1 Bath	2131-7	\$ 1,749	\$ 2,000	07/05/26
1 Bed	1 Bath	2131-8	\$ 1,770	\$ 2,000	02/26/26
Coin Laundry	300-400 Monthly		\$ 350	\$ 350	
<b>Monthly Rent Total</b>			<b>\$ 13,434</b>	<b>\$ 16,000</b>	
<b>Monthly Income Total</b>			<b>\$ 13,784</b>	<b>\$ 16,350</b>	

Annual Laundry Income	\$ 4,200	\$ 4,200
Annual Rental Income	\$ 161,208	\$ 192,000
Annual Total Income	<b>\$ 165,408</b>	<b>\$ 196,200</b>

### Grand Totals

	Act Year	Projected Year
<b>Listing Price</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>
Gross income	\$ 165,408	\$ 196,200
Expenses	\$ 53,962	\$ 53,962
Net Income	\$ 111,446	\$ 142,238

Estimated Cap Rate	5.57%	7.11%
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### Expense Breakdown

Expenses	Yearly Cost
Taxes	\$ 39,920
Landscaping	\$ 2,880
Insurance	\$ 5,162
Water	\$ 5,400
Electric	\$ 600
Expenses	<b>\$ 53,962</b>

10100 W Sample Rd Ste 401  
Coral Springs FL 33065  
Cell: (954)234-7653  
Office: (954)345-9144  
Email: Carlos@234sold.com

**DISCLAIMER: All information is believed to be accurate but is not guaranteed.**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections.

# 8 Units Near The Beach!

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*Exclusively Marketed by:*

**Carlos Montoya**

Fidelity Real Estate Group  
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carlos@234sold.com