



**1008 18TH AVE N, LAKE WORTH BEACH, FL 33460**

**PRIME 4-UNIT INVESTMENT OPPORTUNITY IN LAKE WORTH BEACH!**

Don't miss this income-producing 4-unit multifamily property in the heart of Lake Worth Beach, just minutes from downtown, Lake Worth Beach Park, and major roads like I-95, Dixie Hwy, and Lake Ave. All units are 1 bed/1 bath with individual central A/C and assigned parking; two units are currently rented at \$1,675/month, while the other two have been fully renovated and are expected to lease soon at \$1,850/month—bringing potential gross income to over \$7,000/month. On-site coin laundry adds extra cash flow, and the property sits near major retailers like Publix, the Lake Worth Tri-Rail station, and close to upcoming developments including AvalonBay's 279-unit apartment project and new residential communities by PulteGroup, signaling strong appreciation potential in this rapidly growing area.

**PRICE: \$925,000**

Building Size: 2,484 SF

Land Size: 6,250 SF

Zoning: SF-TF-14

Year Built: 1970

LAYOUT	Current	Pro Forma
1BED/1BATH	\$1,650	\$1,850
1BED/1BATH	\$1,650	\$1,850
1BED/1BATH	\$1,750	\$1,850
1BED/1BATH	\$1,800	\$1,850
<b>TOTAL</b>	<b>\$82,200</b>	<b>\$88,800</b>

Operating Expenses	Current	Pro Forma
<b>Real Estate Taxes</b>	\$11,690	\$16,650
<b>Insurance</b>	\$4,500	\$4,500
<b>Maintenance &amp; Repairs</b>	\$2,500	\$2,500
<b>Total Expenses</b>	<b>\$18,690</b>	<b>\$23,650</b>
<b>NOI</b>	<b>\$63,510</b>	<b>\$65,150</b>
<b>Cap Rate</b>	<b>6.87%</b>	<b>7.04%</b>

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