

# 1215-1221 NE 17th Avenue, Fort Lau...

1215 NE 17th Ave, Fort Lauderdale, FL 33304

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REAL ESTATE LoKation Real Estate



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## Property Details

**Price: \$2,225,000**

- Impact Windows and Doors
- New Roof in 2014
- Beautifully Updated

View the full listing here: <https://www.loopnet.com/Listing/1215-NE-17th-Ave-Fort-Lauderdale-FL/34756681/>

Price:	\$2,225,000
No. Units:	9
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.30%
Lot Size:	0.32 AC
Gross Building Area:	4,767 SF
No. Stories:	1
Year Built:	1952
Zoning Description:	RC-15
APN / Parcel ID:	49-42-34-02-8750
Walk Score ®:	78 (Very Walkable)

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## Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	9	\$1,750	N/A

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## Location



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## Property Photos



Primary Photo



Aerial

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## Property Photos



Apt 2



Apt 2

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Apt 2



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Apt 2



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## Property Photos



Apt 2



Building Photo

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## Property Photos



Apt 3



Apt 3

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Apt 3



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Apt 3



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## Property Photos



Apt 3



Apt 8

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## Property Photos



Apt 8



Apt 8

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## Property Photos



Apt 9



Apt 9



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## Property Photos



Apt 9



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Apt 9



Aerial

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## RENT ROLL and INVENTORY

Apt 1: 4/1/24 – 3/31/25 \$1600

Stove, refrigerator, (2) wall unit AC's, hot water heater, has garbage disposal

Apt2:5/1/24–4/30/25 \$1850

Stove, refrigerator, 1 wall unit AC, 1 mini split brand new AC, water heater, fully furnished apartment.

Apt.3: 7/1/24 – 6/30/25 \$1750

Stove, refrigerator, 1 wall unit AC, 1 mini split AC, water heater, fully furnished apartment

Apt. 4 2/23/ 25-2/22/26 \$1750

Refrigerator, gas stove, 2 mini split ACs - one of which is brand new, water heater.

Apt. 5 3/1/25-2/28/26 \$1650 (includes electric)

Refrigerator, stove, new mini-split AC, water heater

Apt.6 2/14/25-2/13/26 \$1650

Refrigerator, stove, 1 wall unit AC

Apt. 7 Lease ended \$1900

Refrigerator, stove, 2 brand new mini split AC's

Apt. 8 5/15/24 – 5/14/25 \$1800

Refrigerator, stove, 1 wall unit AC. Fully furnished apt.

Apt. 9 9/1/24 – 8/31/25 \$1800

Refrigerator, stove, 1 wall unit AC. Fully furnished apt.

Total monthly income from rent \$15,750

Average Monthly Income from Washers and Dryers: \$250

Total Monthly Income: \$16,000

### Monthly Expenses:

FPL: \$190

Water: \$625

Insurance (does not carry windstorm): \$625

Taxes: \$2050

Maintenance/Landscaping/Pest Control: \$740

Total Monthly Expenses: \$4,230

Net Monthly Operating Income: \$11,770



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