

Pompano Beach-Duplex By The Beach

2581 NE 11th Ct, Pompano Beach FL 33062

Property Package



Prepared By:

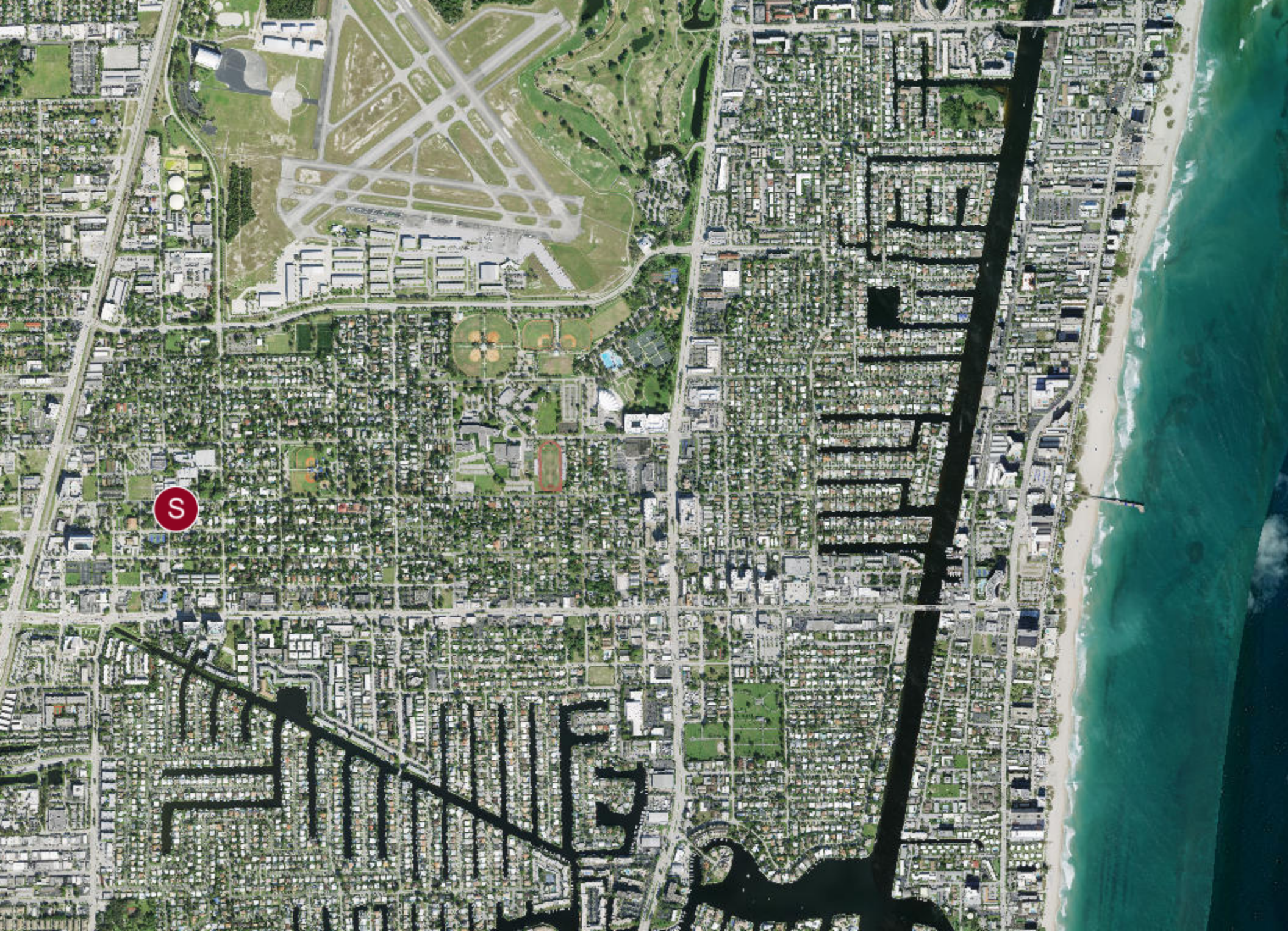
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OFFERING SUMMARY

ADDRESS	2581 NE 11th Ct Pompano Beach FL 33062
COUNTY	Broward
BUILDING SF	1,386 SF
LAND SF	6,091 SF
LAND ACRES	0.1398
NUMBER OF UNITS	2
YEAR BUILT	1958 act / 1975 eff
APN	484331310050
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$725,000
PRICE PSF	\$523.09
PRICE PER UNIT	\$362,500
OCCUPANCY	50.00%
NOI (Pro Forma)	\$31,796
CAP RATE (Current)	-0.61%
CAP RATE (Pro Forma)	4.39%
GRM (Current)	43.78
GRM (Pro Forma)	13.73



PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	1,386
LAND SF	6,091
LAND ACRES	0.1398
YEAR BUILT	1958 act / 1975 eff
# OF PARCELS	1
ZONING TYPE	RD-1 - TWO-FAMILY RESIDENCE
WINDOWS	Hurricane Impact
DOORS	Not Hurricane Impact
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
UPDATES INCLUDE:	2 Bedroom 2 Bath Updated Kitchen With Granite Counters & Bathrooms

MECHANICAL

HVAC	Window/Wall Units
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UTILITIES

WATER	1 Meter
ELECTRIC	2 Meters - Upgraded

CONSTRUCTION

FOUNDATION	Stem Wall
EXTERIOR	C.B. Stucco
ROOF	Hip/Gable
ROOF MATERIAL	Shingle, Com.
ROOF AGE	Unknown



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Income

Bed	Bath	Unit #	Income	Projected Income	Lease Ends
1 Bed	1 Bath	1	\$ 1,380	\$ 2,000	MTM
2 Bed	2 Bath	2	\$ 2,400	\$ 2,400	Vacant
Monthly Income Total			\$ 3,780	\$ 4,400	

Annual Income Total	\$ 45,360	\$ 52,800
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Grand Totals

	Act Year	Projected Year
Listing Price	\$ 725,000	\$ 725,000
Gross income	\$ 45,360	\$ 52,800
Expenses	\$ 21,004	\$ 21,004
Net Income	\$ 24,356	\$ 31,796

Estimated Cap Rate	3.36%	4.39%
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Expense Breakdown

Expenses	Yearly Cost
Taxes	\$ 9,004
Lanscaping	\$ 1,200
Insurance Estimate	\$ 9,000
Water	\$ 1,800
Expenses	\$ 21,004



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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.

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Exclusively Marketed by:

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