



**322 & 326 NE 6TH ST,  
HALLANDALE BEACH, FL 33009**

We are pleased to present 322 & 326 NE 6th St, a prime 6-unit property in the heart of Hallandale Beach right off of US-1. Consisting of six well-maintained units, four of which are 1 bed/1 bath units, and two are studio units.. Equipped with separate electric meters, impact windows, and the added convenience of coin laundry for extra income. Minutes away from Gulfstream Park, Aventura Mall, the New Hallandale Shopping Center, and pristine beaches, this property offers both convenience and lifestyle. The property holds the potential for an income exceeding \$117,000 when rents are adjusted to market rates. More than 8 parking spaces, ensuring convenience for residents. Central RAC zoning.

**FOR PRICE: \$1,250,000**

**Building Size: 2,843 Sq Ft**  
**Land Size: 9,544 Sq Ft**  
**Zoning: CENTRAL RAC**  
**Year Built: 1954**

<b>Rental Income:</b>	<b>Current:</b>	<b>Proforma:</b>
Unit 1 – 1 Bed/1 Bath	\$1,250	\$1,700
Unit 2 - 1 Bed/1 Bath	\$1,400	\$1,700
Unit 3 - 1 Bed/1 Bath	\$1,250	\$1,700
Unit 4 - 1 Bed/1 Bath	\$1,150	\$1,700
Unit 5 - Studio	\$1,200	\$1,400
Unit 6 - Studio	\$1,000	\$1,400
Laundry Income	\$150	\$150
<b>Gross Income</b>	<b>\$88,800</b>	<b>\$117,000</b>

<b>Operating Expenses:</b>		
Real Estate Taxes	\$10,265	\$15,000
Insurance	\$6,000	\$6,000
Water & Trash	\$5,000	\$5,000
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$900	\$900
<b>Total Expenses</b>	<b>\$24,165</b>	<b>\$28,900</b>
<b>Net Operating Income</b>	<b>\$64,635</b>	<b>\$88,100</b>
<b>Cap Rate</b>	<b>5.17%</b>	<b>7.04%</b>

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