



3932 SW 12TH PLACE, FORT LAUDERDALE, FL 33312
INCOME-PRODUCING FORT LAUDERDALE 8- PLEX | FULLY RENOVATED & WELL-LOCATED

Discover a prime cash-flowing investment at 3932 SW 12th Pl, Fort Lauderdale, presented by Fausto Commercial. This renovated 8-unit property features eight 1-bedroom units, each nicely updated with modern finishes and equipped with impact-resistant doors and windows, plus all-new electric meters. The building spans approximately 4,152 sq ft on a 10,631 sq ft lot, offering solid income and strong tenant appeal. The property is currently generating a net operating income of \$114,800, reflecting a 7.43% cap rate, with easy potential to exceed 7.5% through modest rent increases or operational improvements. Located just minutes from Downtown Fort Lauderdale, Las Olas, the airport, beaches, major highways, and top entertainment spots, this turn-key property offers strong rental income and long-term upside in one of South Florida's hottest rental markets.

PRICE: \$1,545,000

Building Size: 4,152 SF

Land Size: 10,631 SF

Zoning: RMM-25

Year Built: 1955

Income	Current	Pro Forma
Unit 1 - 1 Bed/1 Bath	\$1,600	\$1,750
Unit 2 - 1 Bed/1 Bath	\$1,550	\$1,750
Unit 3 - 1 Bed/1 Bath	\$1,550	\$1,750
Unit 4 - 1 Bed/1 Bath	\$1,700	\$1,750
Unit 5 - 1 Bed/1 Bath	\$1,600	\$1,750
Unit 6 - 1 Bed/1 Bath	\$1,700	\$1,750
Unit 7 - 1 Bed/1 Bath	\$1,750	\$1,750
Unit 8 - 1 Bed/1 Bath	\$1,750	\$1,750
Gross Income	\$158,400	\$168,000

Operating Expenses

Real Estate Taxes	\$24,250	\$28,710
Trash	\$3,352	\$3,352
Insurance	\$11,452	\$11,452
Water & Sewer	\$4,546	\$4,546
Total Expenses	\$43,600	\$48,060
Net Operating Income	\$114,800	\$119,940
Cap Rate	7.43%	7.76%

ARUN MOHAN

C: 931.319.7072

E: ARUNM@FAUSTOCOMMERCIAL.COM

ELIOR LEVI

C: 954.743.7594

E: ELEVI@FAUSTOCOMMERCIAL.COM

