

# JUST LISTED!

## TARPON RIVER FLATS

515 SE 9th St, Fort Lauderdale, FL 33316

### INVESTMENT HIGHLIGHTS

- Rare Opportunity To Acquire A Well-Maintained 12-Unit Multifamily Asset In The Lucrative Tarpon River Neighborhood Of Fort Lauderdale
- Property Sits On 0.26 Acre Lot With Favorable RAC-CC Zoning For Future Redevelopment Potential
- Strong Day 1 Cash Flow With The Ability To Further Increase Rents An Additional 6.53% With Minimal To No Capital Expenditures
- Landscaping Was Completely Remodeled Recently
- Some Community Amenities Include Designated Parking For Tenants & Guests, Common Laundry, Outdoor Community Space With Grill, And Security System
- Three Of The Units Have Been Fully Remodeled And Feature New Flooring, Premium Kitchen Cabinetry And Countertops, New Stainless Steel Appliances, Modern Bathrooms, And Include Washer & Dryer In Unit
- Strong Demographics With Robust Rental Demand In Area
- Prime Tarpon River Location Within Walking Distance To Restaurants, Retailers, Nightlife, Schools, And More
- Located East Of I-95 Just Off Federal Hwy Providing Tenants Easy Access To Downtown Fort Lauderdale And Beyond

### INVESTMENT DETAILS

Price	\$2,785,000
Cap Rate	5.13
NOI	\$142,771.00
Number of Units	11
Building Size	6,074 SF
Price PSF	\$458.51
Lot Size	0.26 Acres

Zoning RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT





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