



1350 NE 5TH TERRACE, FORT
LAUDERDALE, FL 33304

PRIME 28-UNIT MULTIFAMILY



SCAN FOR INFO

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W FLAGLER ST, MIAMI, 33135



PRICE: \$6,500,000

28-unit property in Fort Lauderdale's highly sought-after Middle River Terrace, featuring an unbeatable unit mix of all 2BD/1BA apartments—half fully renovated. The property offers brand-new impact windows and doors, a completed 40-year recertification, plenty of parking, and substantial upside, with recent renovations resulting in approximately 10 current vacancies. At full occupancy, the asset delivers nearly an 8% cap rate, making it an exceptional cash-flow opportunity in one of the city's strongest rental corridors. Ideally located just minutes from Wilton Drive, Downtown, Las Olas, the beach, and FLL Airport, this property offers stability, income growth, and long-term appreciation potential.

Lot Size 35,087 Sq Ft

Building Size ... 20,622 Sq Ft

Zoning ... RM-15

Year Built ... 1971



Operating Expenses	Current	Pro Forma
Real Estate Taxes	\$103,956	\$117,000
Insurance	\$45,000	\$45,000
Trash/Recycling	\$11,000	\$11,000
Water	\$22,000	\$22,000
Landscaping	\$2,400	\$2,400
Electric	\$1,000	\$1,000
Total Expenses	\$185,356	\$198,400
NOI	\$158,744	\$507,200
Cap Rate	NA	7.80%