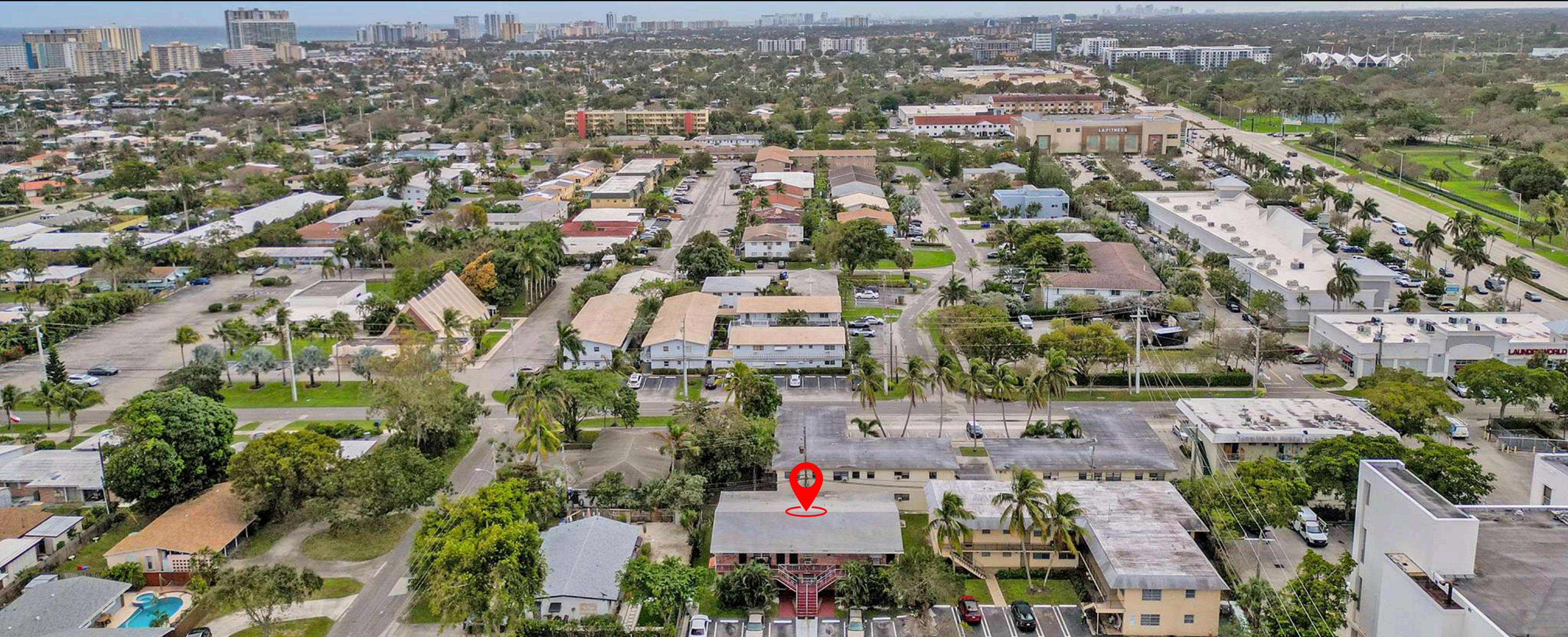




EXCLUSIVELY LISTED OFFERING • 6 UNITS • 7,291 ± SF

**1211 NE 23RD AVE
POMPANO BEACH, FL 33062**





OFFERING PRICE

\$1,675,000.00

NOI

\$91,037

Cap Rate

5.435%

Price Per Unit

\$279,166

Pro Forma Cap Rate

6.438%

CEYDA HERGUL

+1(561) 618-5088

ceyda@ceydahergul.com



PROPERTY SUMMARY

Offering Price	\$ 1,675,000,00
Building SqFt	4,334 ±
Lot Size	7,291 ±
Total Units	6
Year Built	1966
Cooling	Window units & splits

2
**TWO BEDROOM
UNITS**

4
**ONE BEDROOM
UNITS**



INVESTMENT HIGHLIGHTS



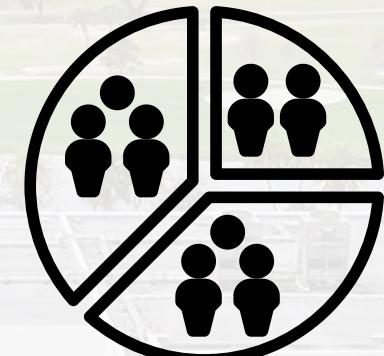
Location

Strategically situated in the heart of Pompano Beach, offering convenient access to major transportation routes and business districts.



Add Value

The residential units are presently rented at rates below the current market value. Presenting a substantial opportunity for significant rent increases.



Demographic

Over 25,886 people live within the zip code of the Property with an average household income of \$124,430.



Market

The rental market in Pompano Beach is thriving. The city experiences high demand for rental properties, resulting in consistently low vacancy rates.

RENT ROLLS

DETAILS	#OF BEDS	#OF BATHS	CURRENT
1	2	1	\$2,100
2	1	1	\$1,500
3	1	1	\$1,400
4	2	1	\$2,000
5	1	1	\$1,500
6	1	1	\$1,500
TOTALS			\$10,000

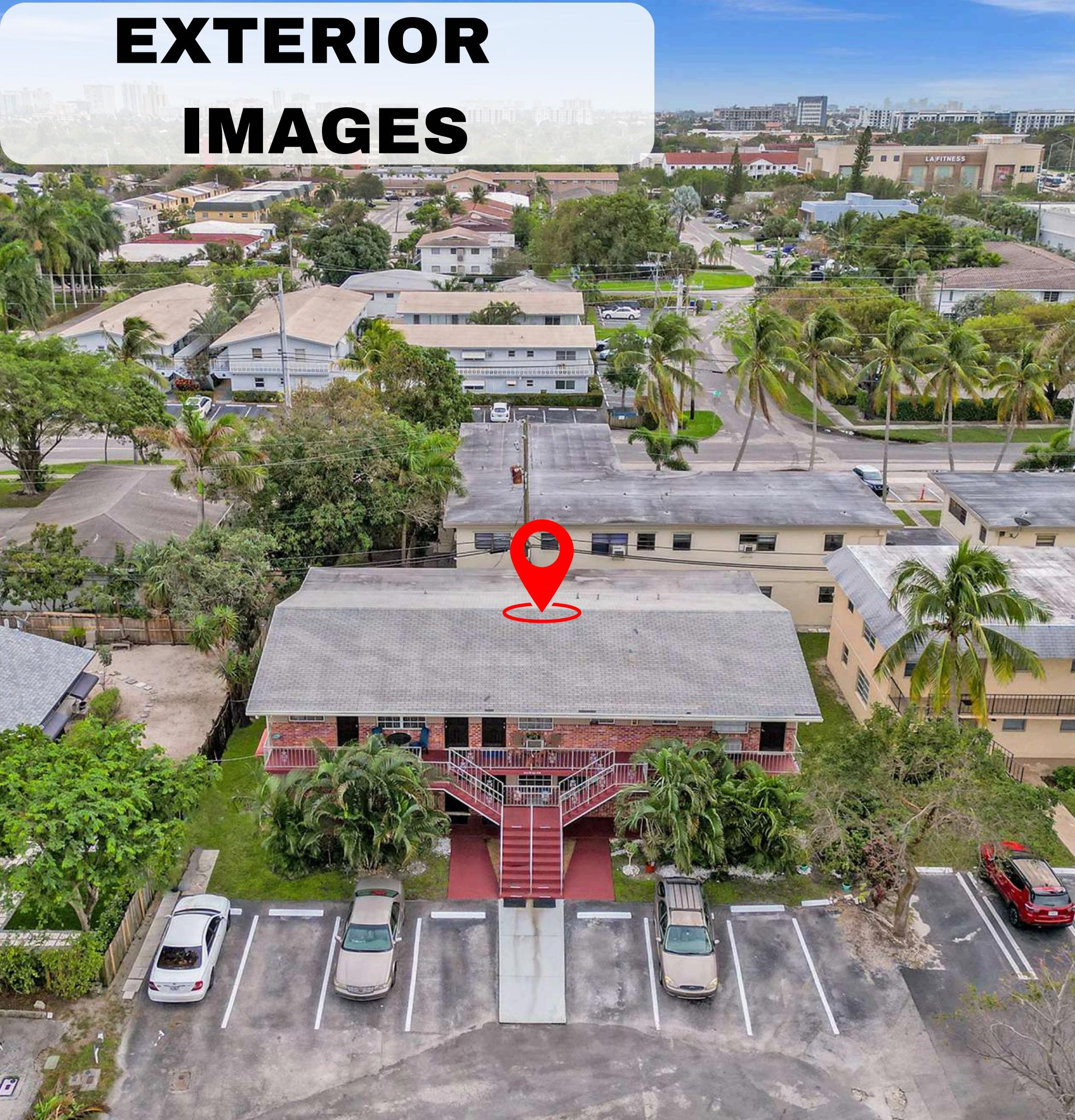


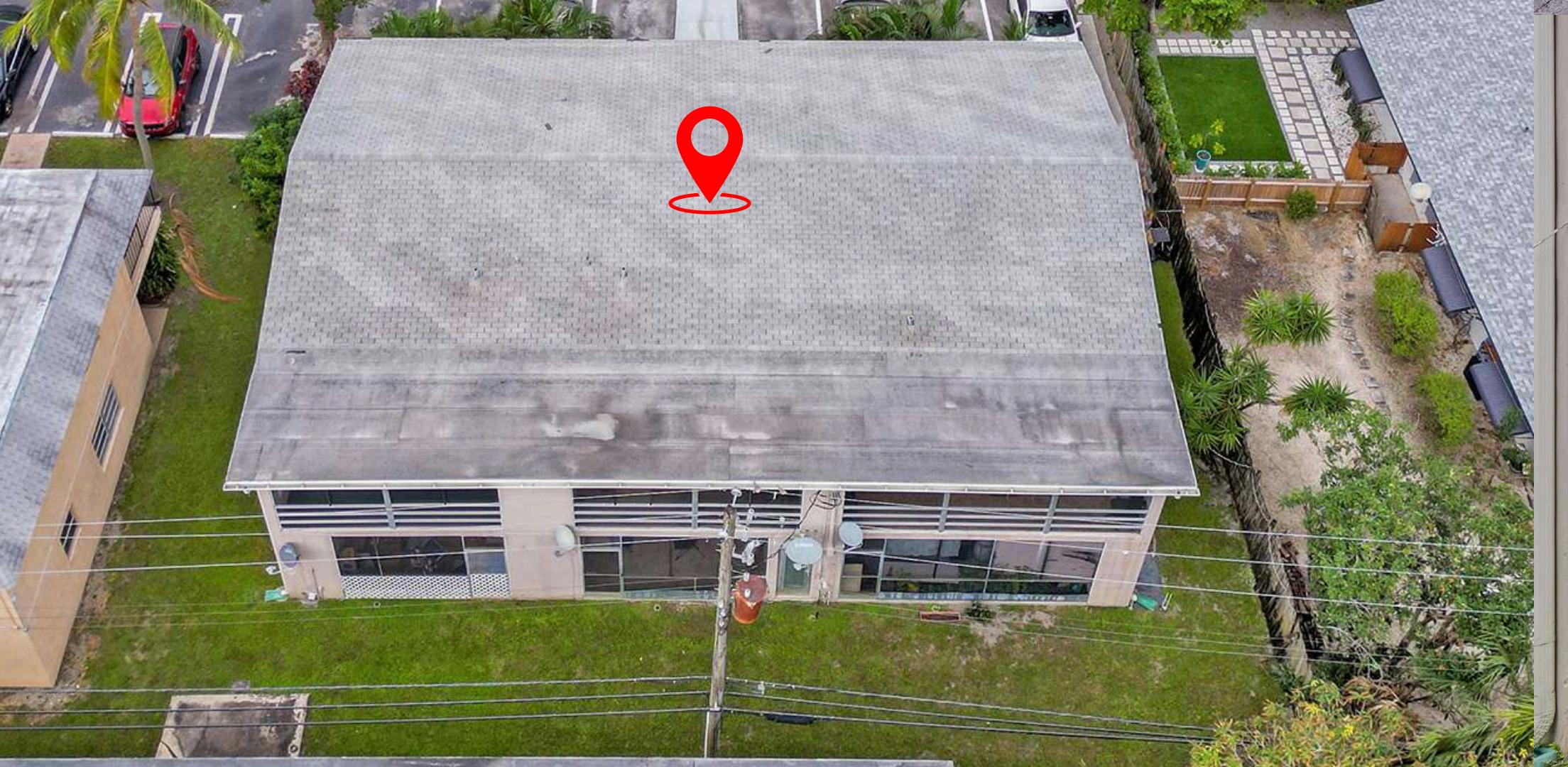
INCOME & EXPENSES

INCOME	CURRENT
Current Gross Rent	\$120,000
Laundry	\$1,800
<hr/>	
Taxes	\$20,415
Electric	\$400
Water/Sewer	\$4,500
Insurance	\$5,448
<hr/>	
NET OPERATING INCOME	\$91,037



EXTERIOR IMAGES





AERIAL IMAGES





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Burlington
Wendy's **T.J.maxx**®

verizon **Budget**®



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