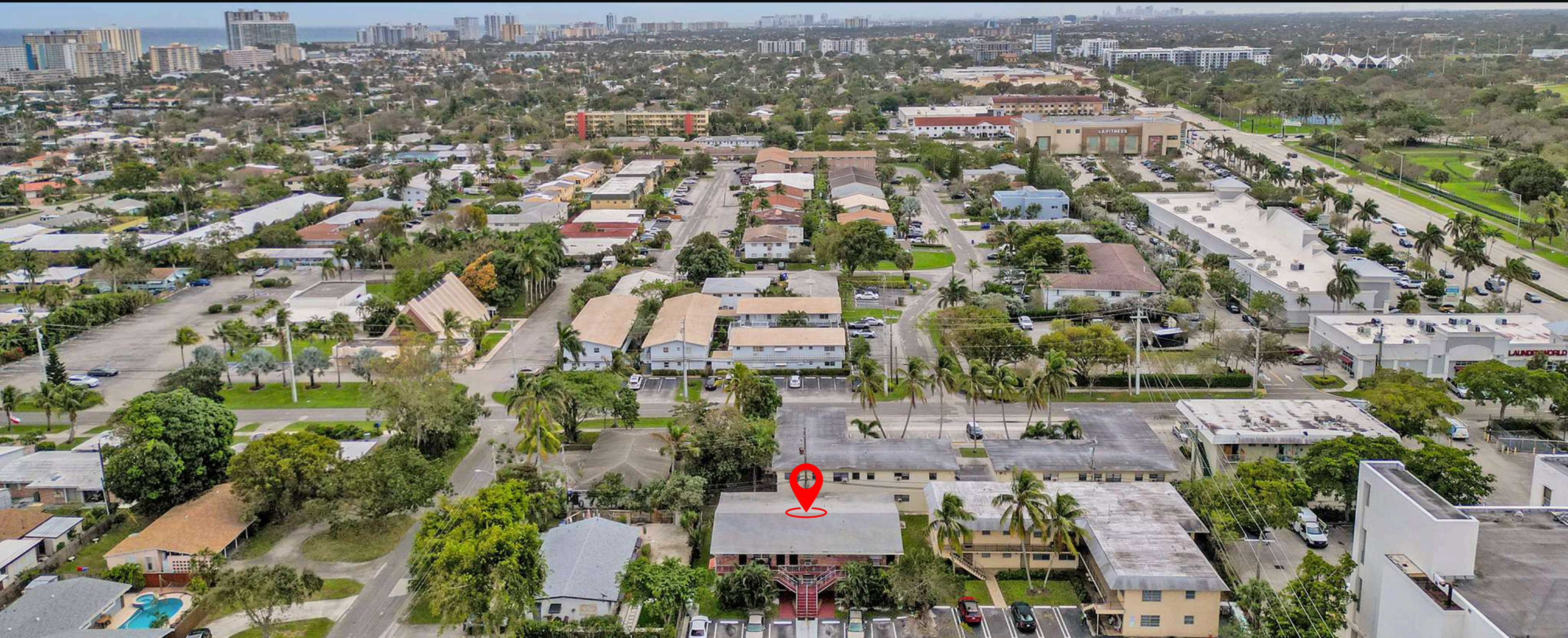




EXCLUSIVELY LISTED OFFERING • 6 UNITS • 7,291 ± SF

**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](mailto: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  
Laundry

\$120,000  
\$1,800

---

Taxes  
Electric  
Water/Sewer  
Insurance

\$20,415  
\$400  
\$4,500  
\$5,448

**NET OPERATING INCOME**

**\$91,037**





# EXTERIOR IMAGES









# AERIAL IMAGES



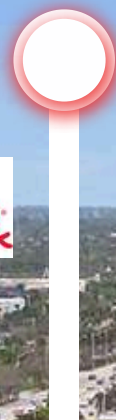
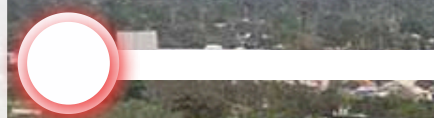
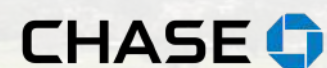
FLANIGAN'S



POMPANO BEACH  
AIRPARK









**MORE  
IMAGES**

