



4020 NW 30TH TERRACE, LAUDERDALE LAKES, FL 33309 RENOVATED 4-UNIT MULTIFAMILY IN GROWING LAUDERDALE LAKES

Fausto Commercial proudly presents 4020 NW 30th Ter, a well-positioned 4-unit multifamily property in the heart of Lauderdale Lakes, FL. Offering 3,400 square feet of living space on a generous 7,682 sq ft lot, this income-generating asset features recent renovations and solid construction, making it ideal for investors seeking stable returns. Located near Emerald Lake and just minutes from the beach, the property enjoys excellent access to local attractions including Lauderdale Lakes Shopping Center, Pine Lake Plaza, and Boulevard Flea Market—offering both convenience and strong tenant appeal in a growing rental market.

PRICE: \$969,000

Building Size: 3,400 SF

Land Size: 7,682 SF

Zoning: RM-16

Year Built: 1973

Income	Current	Pro Forma
Unit 1 - 1 Bed/1 Bath	\$1,650	\$1,700
Unit 2 - 1 Bed/1 Bath	\$1,650	\$1,700
Unit 3 - 2 Bed/2 Bath	\$1,900	\$1,950
Unit 4 - 2 Bed/2 Bath	\$1,900	\$1,950
Gross Income	\$85,200	\$87,600
Operating Expenses		
Real Estate Taxes	\$12,727	\$12,727
Insurance	\$3,000	\$3,000
Water & Sewer	\$2,400	\$2,400
Total Expenses	\$18,127	\$18,127
Net Operating Income	\$67,073	\$69,473
Cap Rate	6.92%	7.17%

ARUN MOHAN
C: 931.319.7072
E: ARUNM@FAUSTOCOMMERCIAL.COM

ELIOR LEVI
C: 954.743.7594
E: ELEVI@FAUSTOCOMMERCIAL.COM