



5321 NW 22ND ST, LAUDERHILL, FL 33313

TURNKEY FOURPLEX INVESTMENT IN GROWING LAUDERHILL MARKET

Fausto Commercial proudly presents 5321 NW 22nd St, a well-maintained 4-unit multifamily property located in the vibrant city of Lauderdale, FL. This 3,539-square-foot building sits on an 8,145 sq ft lot and offers a strong investment opportunity with solid rental income potential. With renovations done, the property blends functionality with investor upside. Most units are upgraded with quartz countertops and new cabinetry. Conveniently located near Central Broward Park, Lauderdale Mall, the Swap Shop, and local shops and schools, it offers excellent access to area amenities in a high-demand rental market.

PRICE: \$969,000

Building Size: 3,539 SF

Land Size: 8,145 SF

Zoning: RM-22

Year Built: 1975

| Income | Current | Pro Forma |
|---------------------------|----------|-----------|
| Unit 1 - 2 Bed/1 Bath | \$1,925 | \$1,950 |
| Unit 2 - 2 Bed/1 Bath | \$1,925 | \$1,950 |
| Unit 3 - 2 Bed/1 Bath | \$1,925 | \$1,950 |
| Unit 4 - 2 Bed/1 Bath | \$1,925 | \$1,950 |
| Gross Income | \$92,400 | \$93,600 |
| Operating Expenses | | |
| Real Estate Taxes | \$13,096 | \$13,096 |
| Insurance | \$3,000 | \$3,000 |
| Water & Sewer | \$4,800 | \$4,800 |
| Total Expenses | \$20,896 | \$20,896 |
| Net Operating Income | \$71,504 | \$72,704 |
| Cap Rate | 7.38% | 7.50% |

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