



PRICE: \$1,200,000

Building Size: 3,164 Sq Ft
 Land Sq Ft: 11,554 Sq Ft
 Zoning: RM-1
 Year Built: 1976

Rental Income	Current	Proforma
Unit 1 – 2 Bed/1 Bath	AirBnb	\$2,700
Unit 2 - 2 Bed/1 Bath	AirBnb	\$2,700
Unit 3 - 1 Bed/1 Bath	AirBnb	\$2,000
Unit 4 - 1 Bed/1 Bath	AirBnb	\$2,000
Average Gross Income	\$108,000	\$112,800
Operating Expenses		
Real Estate Taxes	\$14,350	\$20,000
Insurance	\$3,500	\$2,500
Maintenance & Repairs	\$2,500	\$2,500
Landscaping	\$960	\$960
Airbnb Management	\$21,600	N/A
Total Expenses	\$42,910	\$25,960
Net Operating Income	\$65,090	\$86,840
Cap Rate	5.50%	7.23%

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



**4475 SW 54 COURT,
 DANIA BEACH, 33314**

Rare opportunity! High-income multi family operating as a 4-unit Airbnb/vacation rental directly across from the Seminole Hard Rock Hotel & Casino. Professionally managed by a 5-star Superhost, this fully booked, designer-furnished property is truly turn-key, including all furnishings and supplies. Flexible layout allows rental as two 3/2 units or a combination of two 2/1 units and two 1/1 units. Currently generating approximately \$9,000 in monthly income through short-term rentals but can be rented annually for similar returns. Convenient walking distance to the Guitar Hotel. Tenant-occupied, please do not disturb. Contact listing agent for financials and performance details.