

For Sale: Prime Beachside Multifamily Investment

741 Hibiscus Ave & 3212 SE 7th St, Pompano Beach, FL 33062

Offered at: \$4,400,000











17-Unit Income Property – Steps from the Sand

This rare 17-unit multifamily opportunity (16 legal units) is just a short walk from the beach and the vibrant Atlantic Blvd/A1A corridor. Spread across three gated buildings on over 25,000 sq ft of land, this turnkey asset is perfectly positioned for strong cash flow and long-term value.

Key Highlights:

- Renovated Interiors with major upgrades to plumbing and electrical
- New Roofs, Impact Windows, and Hurricane-Rated Doors
- Transient Rental License in place + Hotel License Approved (pending driveway paving – in permitting)
- High Demand for both short- and long-term rentals in this vacation corridor
- Flexible leasing: month-to-month tenants, STR-ready, or convert to annual leases
- Amenities include a pool, gated access, and ample parking
- Value-add opportunity via expense optimization (utilities & insurance)
- Ideal for: investors, 1031 exchanges, or operators seeking coastal STR potential

This is a flexible, cash-flowing asset in a rapidly appreciating neighborhood with multiple exit strategies—short-term rental, boutique hotel, or traditional multifamily.

For more information or a private tour, contact:

Jenna Gentile

■ 954-999-2244

■ Jenna@rentgg.com

Unit Mix with Current Rent Roll & Market Rents (see unit comments)

	741	Current					
	Market	Lease					
Est.	Rent	Rent				Comments Unit	
SQFT			741	BR's	Baths		
425	2000	2200	1	1	1	full kitchen	Currently rented as a 2br but is actually a 1br and a studio
325	1600	0	2	0	1	small studio kitchenette	
400	2000	1700	3	1	1	1 BR, kitchenette	
375	1800	AirBNB	4	0	1	large studio	kitchenette
425	2000	1700	5	1	1		full kitchen
375	1900	1650	6	0	1	large studio	full kitchen
775	2400	2500	7	2	1	1 bath small living room has back porch	
350	1800	1400	8	0	1	studio kitchenette with front porch	
350	1900	0	9	0	1	big studio with divider wall full kitchen	
3800							
	3212		3212	BR's	Baths		
500	2000	2000	1	1	1	full kitchen large	
500	2000	AirBNB	2	1	1	full kitchen large	
475	1900	1900	3	0	1	Large studio full kitchen	
475	1900	AirBNB	4	0	1	Large studio full kitchen	
500	2000	AirBNB	5	1	1	full kitchen large	
900	2400	Owner Unit	6	2	1	1 bath	Formerly a house that contained Units 7 and 8 (Our GC Daughter is staying there currently)
425	1900	1700	7	0	1	large efficiency kitchen	efficiency was part of original building plans and permit but is not considered a legal unit. Technichally part of 6
425	1900	2000	8	0	1	full kitchen large studio	
4200							
	\$ 33,400.00	Total					

3212 SE 7th and 741 Hibiscus Ave
AirBnB Year1 Proforma
 (Based on Current Airdna Comps)
 May-25

Unit Mix				
Model	Units	Bed	Baths	Rent
Studio	9	0	1	2125
1BR	6	1	1	2408
2BR	2	2	1	4500
Totals	17			42573

2700
2900
4400

Income & Expense			
Rent Income	\$	510,876	
Cleaning Income	\$	61,200	
Laundry Income	\$	1,000	
10% MGMT Fee	\$	(51,088)	
\$ 100 Supplies	\$	(20,400)	
700 Landscaping/pool	\$	(8,400)	
135 Pest Control	\$	(2,295)	
500 Maintenance	\$	(8,500)	
Cleaning	\$	(61,200)	
Utilities	\$	(43,923)	(Current)
Insurance	\$	(42,763)	(Current)
Taxes	\$	(55,928)	(Current)
NOI	\$	278,579	

Purchase Price \$ 4,400,000.00
 Cap Rate 6.33%

3212 SE 7th and 741 Hibiscus Ave
AirBnB Year 3 Proforma
 (Based on 2023 Airdna Comps)
 May-25

Unit Mix				
Model	Units	Bed	Baths	Rent
Studio	9	0	1	2700
1BR	6	1	1	2900
2BR	2	2	1	4500
Totals	17			50700

Income & Expense			
Rent Income	\$	608,400	
Cleaning Income	\$	61,200	
Laundry Income	\$	1,000	
10% MGMT Fee	\$	(60,840)	
\$ 100 Supplies	\$	(20,400)	
700 Landscaping/pool	\$	(8,400)	
135 Pest Control	\$	(2,295)	
500 Maintenance	\$	(8,500)	
Cleaning	\$	(61,200)	
Utilities	\$	(43,923)	(Current)
Insurance	\$	(42,763)	(Current)
Taxes	\$	(55,928)	(Current)
NOI	\$	366,351	

Purchase Price \$ 4,400,000.00
 Cap Rate 8.33%

3212 SE 7th and 741 Hibiscus Ave
Apartment Proforma

Unit Mix				
Model	Units	Bed	Baths	Rent
Studio	9	0	1	\$ 1,856
1BR	6	1	1	\$ 2,033
2BR	2	2	1	\$ 2,400
Totals	17			\$ 33,700

Income & Expense			
Rent Income	\$	404,400	
RUBS	\$	40,000	
Laundry Income	\$	1,000	
5% MGMT Fee	\$	(20,220)	
\$ 2 Supplies	\$	(408)	
700 Landscaping/pool	\$	(8,400)	
145 Pest Control	\$	(2,465)	
400 Maintenance	\$	(6,800)	
Utilities	\$	(43,923)	(Current)
Insurance	\$	(42,763)	(Current)
Taxes	\$	(55,928)	(Current)
NOI	\$	264,493	364191

Purchase Price \$ 4,400,000.00

Cap Rate 6.01%