

## INVESTMENT OVERVIEW

**829-837 Northwest 10th Street** is a 12-unit apartment complex, consisting of three single-story buildings constructed in 1963 of concrete block and stucco with shingle roofs. The unit mix consists of (12) two-bedroom/one-bathroom units. The buildings contain 9,240 square feet and are situated on a 0.49-acre lot. All units have been renovated by current ownership and feature either vinyl wood-plank or ceramic tile flooring, with new kitchens and bathrooms, stainless steel appliances, and window/wall air conditioning units

Located in the heart of Hallandale Beach, Florida, proximate to Pembroke Road, Dixie Highway, Federal Highway (US-1), and Interstate 95. The portfolio's central location provides residents with convenient access to OB Johnson Park, Hallandale High School, McNicol Middle School, and numerous retail, dining, and recreational destinations. The area has experienced steady population growth, driven by its proximity to employment centers and coastal amenities.

Nearby points of interest include OB Johnson Park and Tennis Courts (0.1 miles), Dunkin' (0.8 miles), Padel Life & Soccer (0.9 miles), The Big Easy Casino (1.4 miles), Atlantic Village (1.4 miles), Hallandale Beach YMCA Family Center (1.8 miles), Publix Super Market at Hallandale Place (2.0 miles), Hallandale Shopping Center (2.1 miles), Diplomat Mall Shopping Center (2.1 miles), Gulfstream Park Racing & Casino (2.2 miles), Starbucks (2.3 miles), HCA Florida Aventura Hospital (2.3 miles), Aventura Commons (2.4 miles), Orangebrook Golf & Country Club (2.5 miles), Joe DiMaggio Children's Hospital & Memorial Regional Hospital (3.1 miles), and Fort Lauderdale-Hollywood International Airport (7.5 miles).

Nearby educational facilities include Hallandale High School (0.5 miles), McNicol Middle School (0.7 miles), and Colbert Elementary School (0.9 miles).

829-837 Northwest 10th Street is being offered for sale at \$2,340,000 or \$195,000 per unit.



**12  
UNITS**



**1963  
YEAR BUILT**



**9,240  
SQUARE FEET**



**NEW ROOFS  
2021**

## INVESTMENT SUMMARY

### THE OFFERING

<b>Property Address</b>	829-837 Northwest 10th Street, Hallandale Beach, FL 33009
<b>Assessor's Parcel #</b>	5142-21-23-0110 (829 Northwest 10th Street) 5142-21-23-0101 (833 Northwest 10th Street) 5142-21-23-0100 (837 Northwest 10th Street)
<b>Zoning</b>	WEST RAC

### SITE DESCRIPTION

<b>Number of Units</b>	12
<b>Number of Buildings</b>	3
<b>Number of Stories</b>	1
<b>Year Built</b>	1963
<b>Gross Leasable Area</b>	9,240 Square Feet (*BCPA)
<b>Lot Size</b>	21,375 Square Feet (*BCPA)
<b>Type of Ownership</b>	Fee Simple

### UTILITIES

<b>Water (Sewer)</b>	City of Hallandale Beach - Paid by Tenant
<b>Electric</b>	FPL - Paid by Tenant

### CONSTRUCTION

<b>Framing</b>	Concrete Block
<b>Exterior</b>	Painted Stucco
<b>Parking Surface</b>	Paved Asphalt
<b>Roof</b>	Shingle

### MECHANICAL

<b>HVAC</b>	Window Air Conditioning Units
<b>Fire Protection</b>	Smoke Detectors & Fire Extinguishers

\*Broward County Property Appraiser

