



640 SW 16TH AVE, FORT LAUDERDALE, FL 33312

TURNKEY FORT LAUDERDALE FOURPLEX

Rare opportunity to acquire a beautifully renovated 4,855 SF fourplex on a 7,000 SF lot with strong rental demand and excellent income potential, featuring two 3-bed/2-bath units and two 4-bed/2-bath units with spacious layouts and modern finishes, making it a true turn-key investment. The property currently generates a GOI of \$103,320 with a pro forma GOI of \$156,000, offering clear upside; one unit is owner-occupied, allowing flexibility for buyer occupancy or lease-up at market rent to boost cash flow. Ideally located approximately 5 minutes from major highways and Downtown Fort Lauderdale, 10 minutes from Fort Lauderdale-Hollywood International Airport, and 10 minutes from the beach, ensuring excellent accessibility and long-term tenant appeal.



PRICE: \$1,500,000

Lot Size: 7,000 SF

Building Size: 4,855 SF

Zoning: AE

Year Built: 1974

LAYOUT	Current	Pro Forma
3BED/2BATH	Owner	\$3,000
4BED/2BATH	\$2,900	\$3,500
3BED/2BATH	\$2,700	\$3,000
4BED/2BATH	\$3,010	\$3,500
TOTAL	\$103,320	\$156,000

Operating Expenses	Current	Pro Forma
Real Estate Taxes	\$12,682	\$27,000
Insurance	\$6,000	\$6,000
Water	\$3,600	\$3,600
Garbage Service	\$1,224	\$1,224
Lawn Maintenance	\$600	\$600
Total Expenses	\$24,106	\$38,424
NOI	\$79,214	\$117,576
Cap Rate	5.28%	7.84%

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