

FOR SALE

## *3 Condo Units On The Water*

International Village Condominiums  
Lauderhill, Florida

### International Village Condo Portfolio



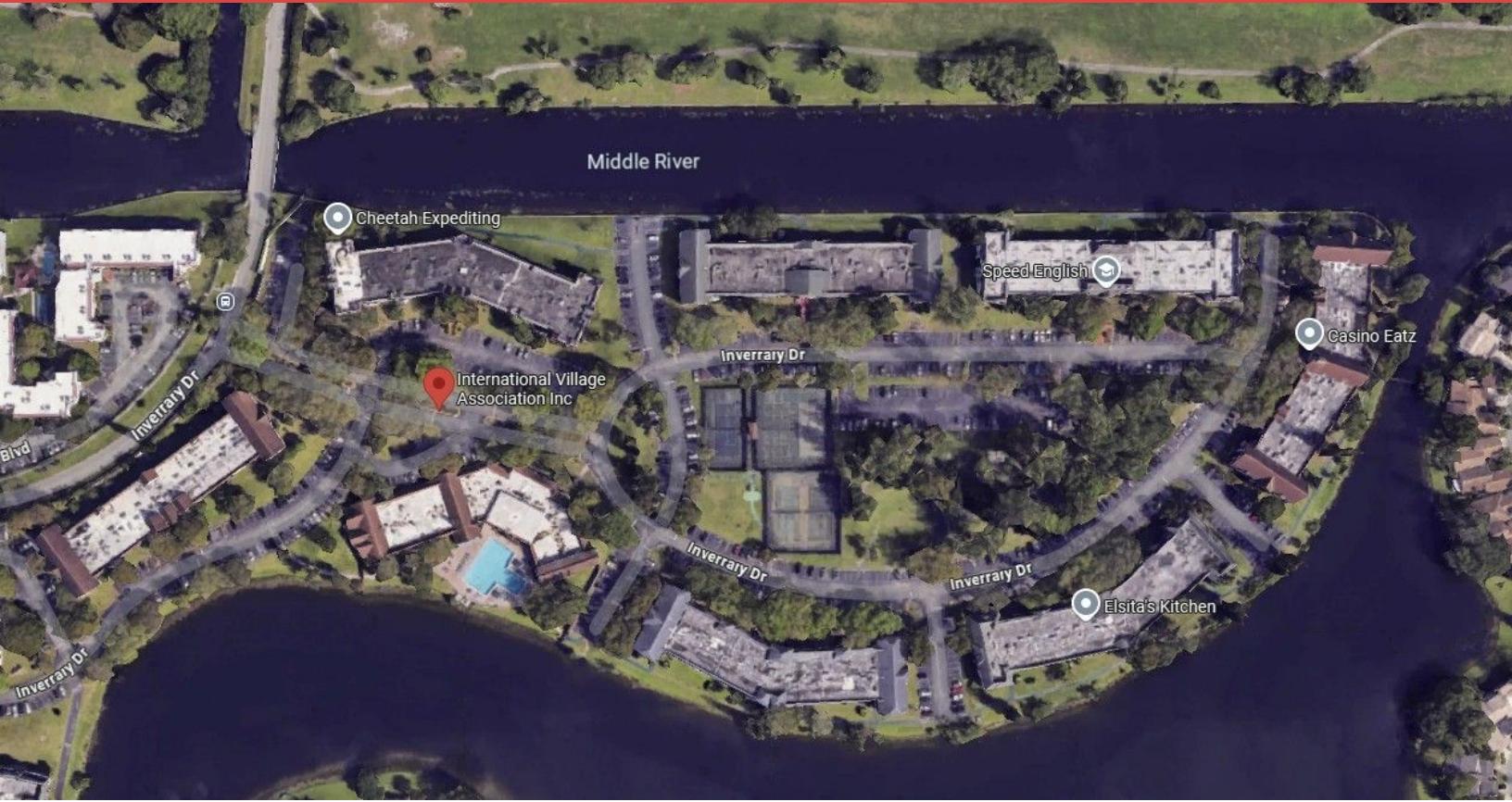
**\$599,000**

8.5% CAP RATE

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# 2 STUDIOS and 1 ONE BEDROOM PORTFOLIO



## UNITS

Total Units	Square Feet (3 Units)	<b>1,825 SF</b>
Unit Mix		<b>(1) Studio/1ba, (1) Studio/1ba, (1) 1 bd/1.5 ba</b>
County		<b>Broward</b>
Prp Taxes (Total)		<b>2025 - \$5,820 annual</b>

## SALE INFORMATION

Sale Price	<b>\$599,000</b>
CAP RATE	<b>8.5%</b>
Units Updated	<b>Yes</b>
Gated Community	<b>Yes</b>
Community Surrounded By River	<b>Yes</b>
24-hour Security	<b>Yes</b>
Turnkey Properties	<b>Yes</b>
Units On The Water	<b>Yes</b>



## ABOUT THE AREA

International Village Condominiums is located in Lauderhill, Florida, a metropolitan area of Fort Lauderdale. This is the largest condo association in Broward County. A vibrant, master-planned community, offering a unique blend of natural beauty, modern amenities, and a dynamic lifestyle. Known for its European architectural designed buildings, International Village boasts their resort class amenities, waterfront, landscaping and European theme set International Village as a unique and desirable place to live.

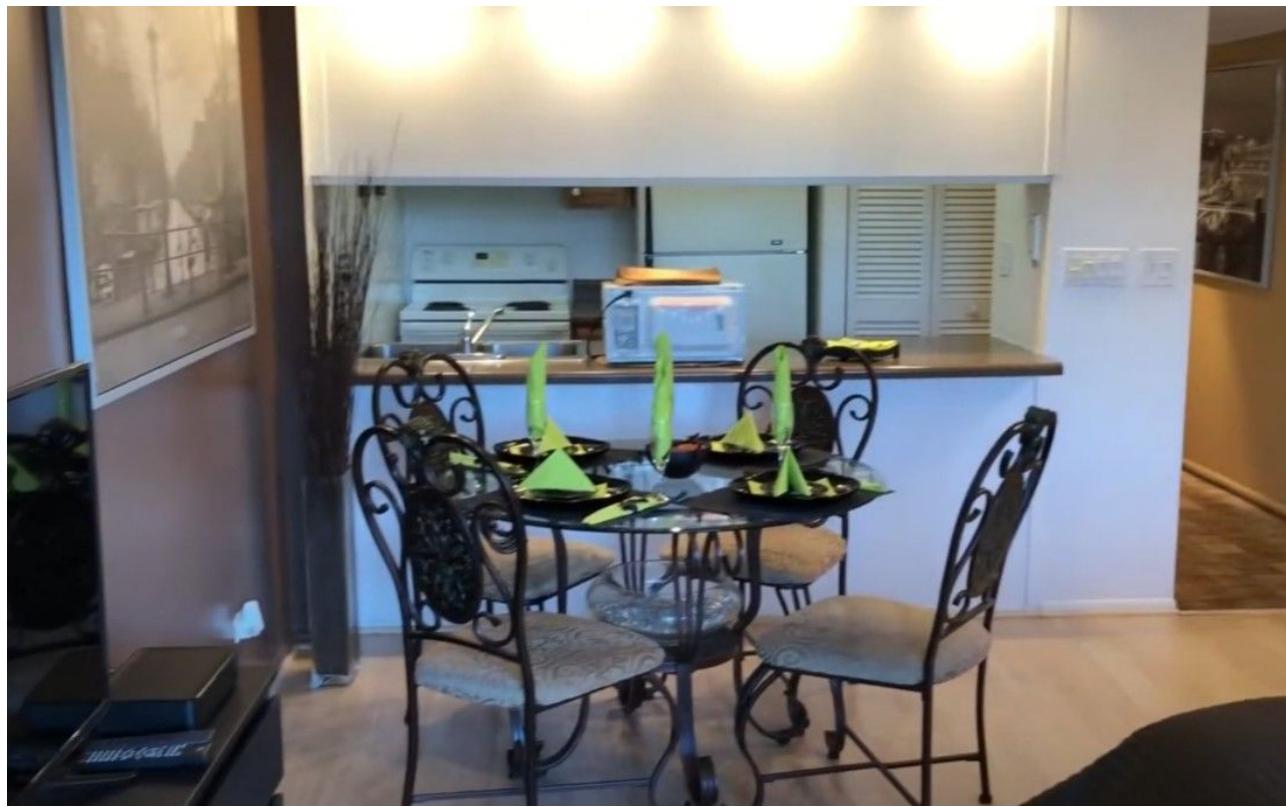
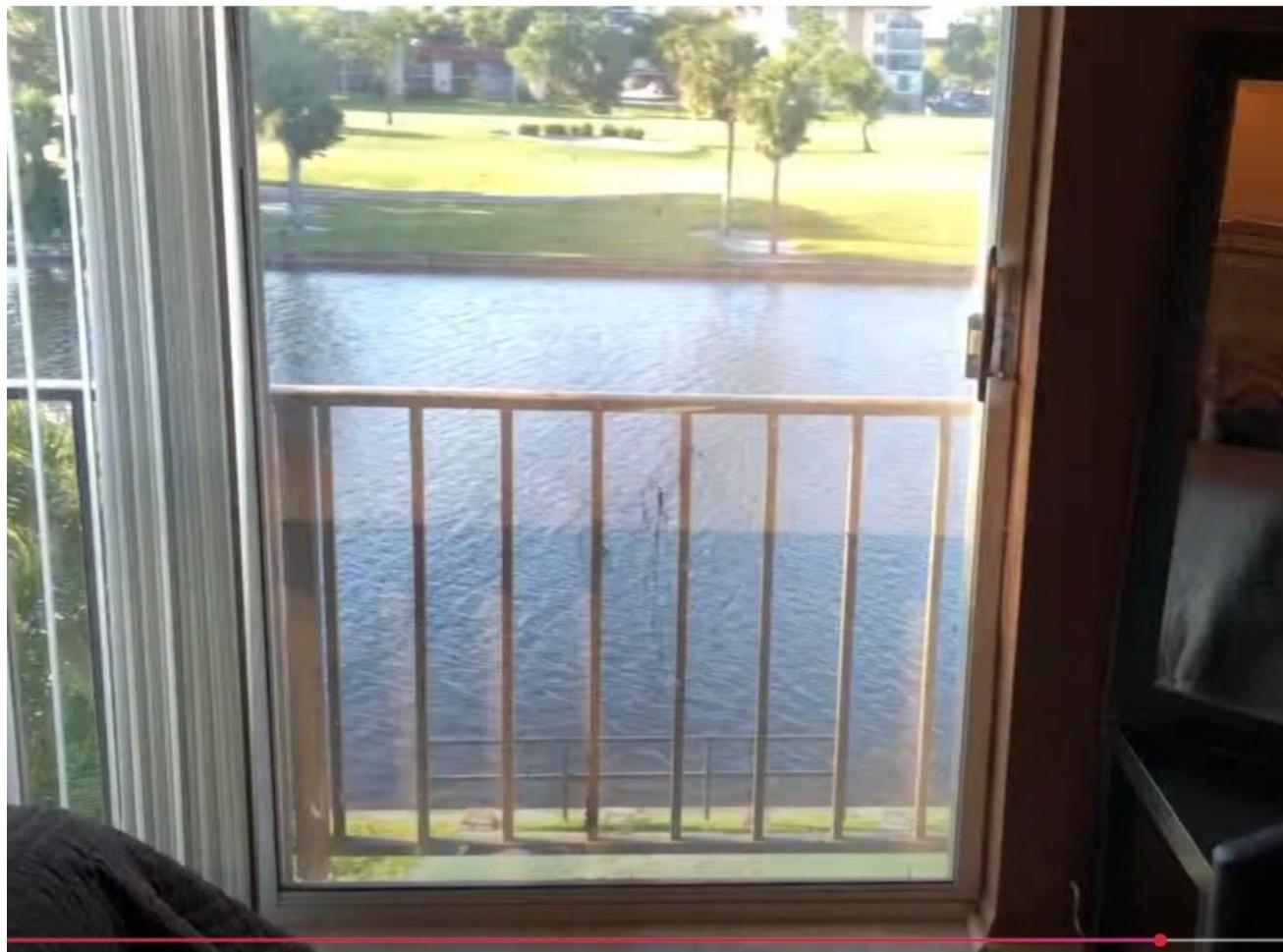
## PROPERTY OVERVIEW

- **3 Units Condo portfolio**
- **Turnkey Investment**
- **All units are leased with vetted tenants paying market rents**
- **All units are renovated & updated**
- **12 minutes to I-95, 5 minutes to Turnpike and 15 minutes drive to the beach.**
- **Amazing amenities including pool, saunas, gym, tennis courts, billiard room, racquetball, BBQ area, and more.**

## FINANCIAL INFORMATION

<b>Address</b>	<b>Beds/Baths</b>	<b>SF</b>	<b>Monthly Income</b>	<b>Annual Income</b>
<b>3740 Inverrary Dr. #E3M</b>	0/1	450	\$1,800	\$21,600
<b>3670 Inverrary Dr. #N3M</b>	0/1	450	\$1,800	\$21,600
<b>3740 Inverrary Dr. #E2K</b>	1/1.5	925	\$2,000	\$24,000
<b>TOTALS</b>		1,825	\$5,600	\$67,200
<b>Expenses</b>				
<b>Taxes</b>				\$5,820
<b>Insurance</b>				paid by tenant
<b>HOA</b>				\$10,284
<b>Expenses Total</b>				\$16,104
<b>NOI</b>				\$51,095
<b>Purchase Price</b>				\$599,000
<b>Cap Rate</b>				8.5%

3740 INVERRARY DR. #E3M - STUDIO/1BA ON THE WATER



3670 INVERRARY DR. #N3M - STUDIO/1BA ON THE WATER



3740 INVERRARY DR. #E2K - 1BD/1.5 BA ON THE WATER



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