



1521 SE 2 COURT # 1-8 FORT LAUDERDALE, 33301

Presenting 1521 SE 2nd Ct, a turnkey 8-unit multifamily gem in the heart of Las Olas, steps from top shopping, dining, and close to the beach. This mostly renovated property includes seven 1-bed/1-bath units and one spacious 2-bed/1-bath unit, many featuring new flooring, kitchen cabinets, and bathrooms. The freshly painted exterior adds durability and curb appeal. With the 40-Year Re-certification completed in 2022 and occupancy increasing, the property is set to generate over \$190,000 annually, offering a 7.14% cap rate—potentially higher if used as a vacation rental. Seller financing available with attractive terms!

PRICE: \$1,900,000

Building Size: 5,006 Sq Ft
Land Size: 5,500 Sq Ft
Zoning: RC-15
Year Built: 1926

Rental Income	Current	Proforma
Unit 1 – 2 Bed/1 Bath	Vacant	\$2,300
Unit 2 - 1 Bed/1 Bath	\$1,500	\$1,900
Unit 3 - 1 Bed/1 Bath	Vacant	\$1,900
Unit 4 - 1 Bed/1 Bath	Vacant	\$1,900
Unit 5 - 1 Bed/1 Bath	Vacant	\$1,900
Unit 6 - 1 Bed/1 Bath	Vacant	\$1,900
Unit 7- 1 Bed/1 Bath	Vacant	\$1,900
Unit 8- 1 Bed/1 Bath	Vacant	\$1,900
Laundry Income	\$30	\$250
Gross Income	\$18,360	\$190,200

Operating Expenses

Real Estate Taxes	\$26,901	\$33,000
Insurance (Hazard + Liability)	\$9,000	\$9,000
Water & Trash	\$3,000	\$9,600
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$960	\$960
Total Expenses	\$41,861	\$54,560
Net Operating Income	N/A	\$135,640
Cap Rate	N/A	7.14%

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