



**240 SE 9TH AVE,
POMPANO BEACH, FL 33060**
TURNKEY RENOVATED 4-PLEX | FOUR 2BR UNITS
IN POMPANO BEACH

Fausto Commercial presents this extraordinary investment opportunity! Renovated 4-plex in Pompano Beach featuring four 2BR/1BA units, each renting for \$1,750/month. Units include updated kitchens and baths, modern flooring, upgraded fixtures, and central A/C, offering turnkey appeal. Ideally located near beaches, downtown Pompano, major highways, and transit, with significant redevelopment and large-scale mixed-use projects driving growth and demand throughout Pompano Beach. Excellent opportunity for investors seeking stable income and long-term appreciation in a rapidly growing South Florida market! Don't miss this opportunity!

PRICE: \$900,000

Building Size: 2,849 SF

Lot Size: 6,126 SF

Zoning: RM-20

Income	Current	Pro Forma
Unit 1 - 2 Bed/1 Bath	\$1,750	\$1,950
Unit 2 - 2 Bed/1 Bath	\$1,750	\$1,950
Unit 3 - 2 Bed/1 Bath	\$1,750	\$1,950
Unit 4 - 2 Bed/1 Bath	\$1,750	\$1,950
Coin Laundry		\$100
Gross Income	\$84,000	\$94,800
Operating Expenses		
Real Estate Taxes	\$14,137	\$16,200
Insurance	\$6,000	\$6,000
Water & Sewer	\$5,400	\$5,400
Total Expenses	\$25,537	\$27,600
Net Operating Income	\$58,463	\$67,200
Cap Rate	6.50%	7.47%

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