Property Details

7 WATERFRONT UNITS OVER A QUARTER ACRE!

11430 NE 45TH ST, COAL SPRINGS FL 33065

Prepared By: **Carlos Montoya**

Fidelity Real Estate Group
(954) 234-7653
carlos@234sold.com

OFFERING SUMMARY

ADDRESS	11430 NE 45th St Coal Springs FL 33065
COUNTY	Broward
BUILDING SF	6,090 SF
LAND SF	15,656 SF
LAND ACRES	0.3594
NUMBER OF UNITS	7
YEAR BUILT	1982 act/ 1983 eff
APN	484117020150
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$2,390,000
PRICE PSF	$392.45
PRICE PER UNIT	$341,429
OCCUPANCY	71.43%
NOI (CURRENT)	$88,484
NOI (Pro Forma)	$149,924
CAP RATE (CURRENT)	3.70%
CAP RATE (Pro Forma)	6.27%
GRM (CURRENT)	16.98
GRM (Pro Forma)	11.82

PROPERTY FEATURES

NUMBER OF UNITS	7
BUILDING SF	6,090
LAND SF	15,656
LAND ACRES	0.3594
YEAR BUILT	1982 act/ 1983 eff
# OF PARCELS	1
ZONING TYPE	RM-15 - LOW MEDIUM DENSITY MULTIPLE-FAMILY
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
FLOORING	Laminate/Tile/Carpet
WASHER/DRYER	Coin Laundry

MECHANICAL

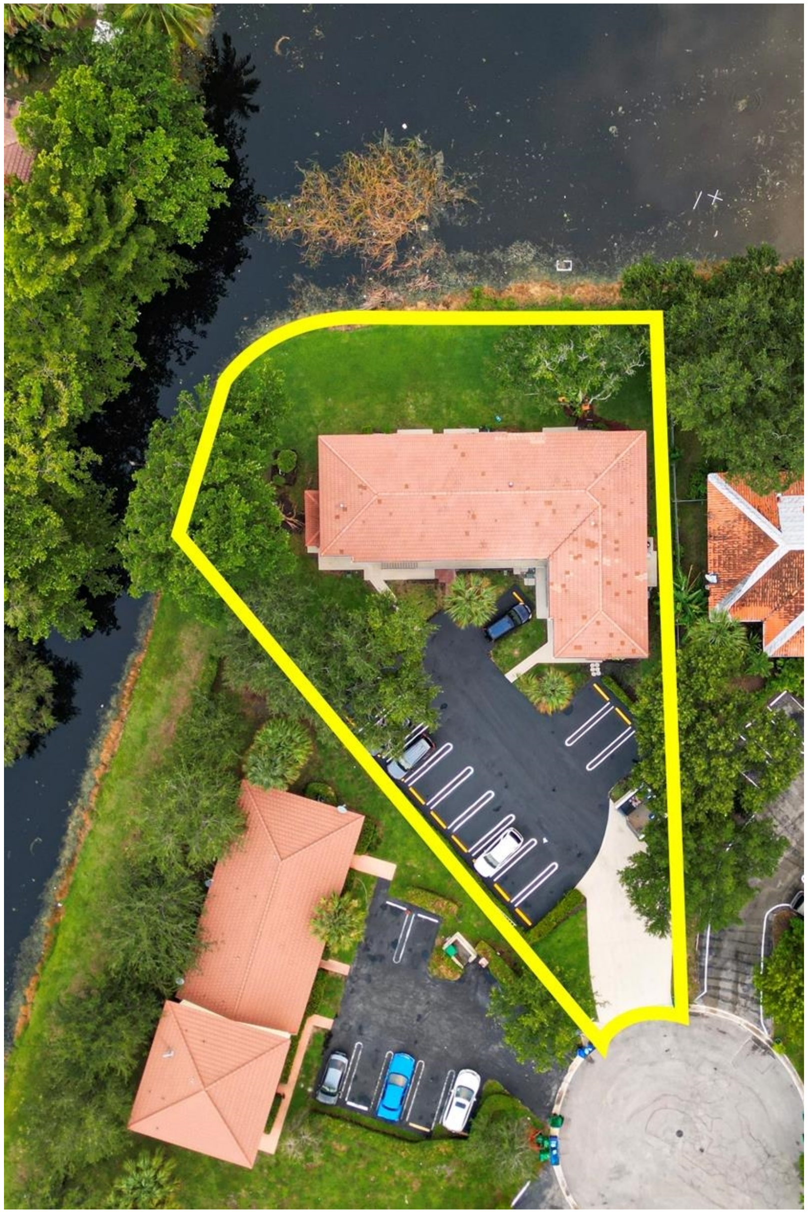
HVAC	Central A/C

UTILITIES

WATER	1 Meter
ELECTRIC	8 meters

CONSTRUCTION

FOUNDATION	Stem Wall
EXTERIOR	C.B. Stucco
PARKING SURFACE	Cocrete
ROOF	Hip/Gable
ROOF MATERIAL	Tile/Clay



11430 NW 45th St Coral Springs, FL 33065

Income

Unit #	Type	Bed	Bath	Income	Potential Income	Lease Ends
11430	Apartment	2	2	$ 2,195	$ 2,300	4/30/26
11432	Apartment	2	2	$ 2,300	$ 2,300	7/31/26
11434	Apartment	2	2	$ 2,300	$ 2,300	Vacant
11436	Apartment	2	2	$ 1,995	$ 2,300	8/31/26
11438	Apartment	2	2	$ 2,195	$ 2,300	11/30/25
11440	Apartment	2	2	$ 2,300	$ 2,300	Vacant
11442	Townhouse	2	2.5	$ 2,795	$ 2,800	11/30/25
Monthly Income Total				**$ 16,080**	**$ 16,600**	

Laundry Monthly Income Total	**$ 250**	**$ 250**

Annual Rent Income	$ 192,960	$ 199,200
Laundry Annual Income	$ 3,000	$ 3,000
Total Annual Income	**$ 195,960**	**$ 202,200**

Grand Totals	Annual	Projected Year
Listing Price	**$ 2,390,000**	**$ 2,390,000**
Gross income	$ 195,960	$ 202,200
Expenses	$ 52,276	$ 52,276
Net Income	$ 143,684	$ 149,924

Estimated Cap Rate	**6.01%**	**6.27%**

Expense Breakdown

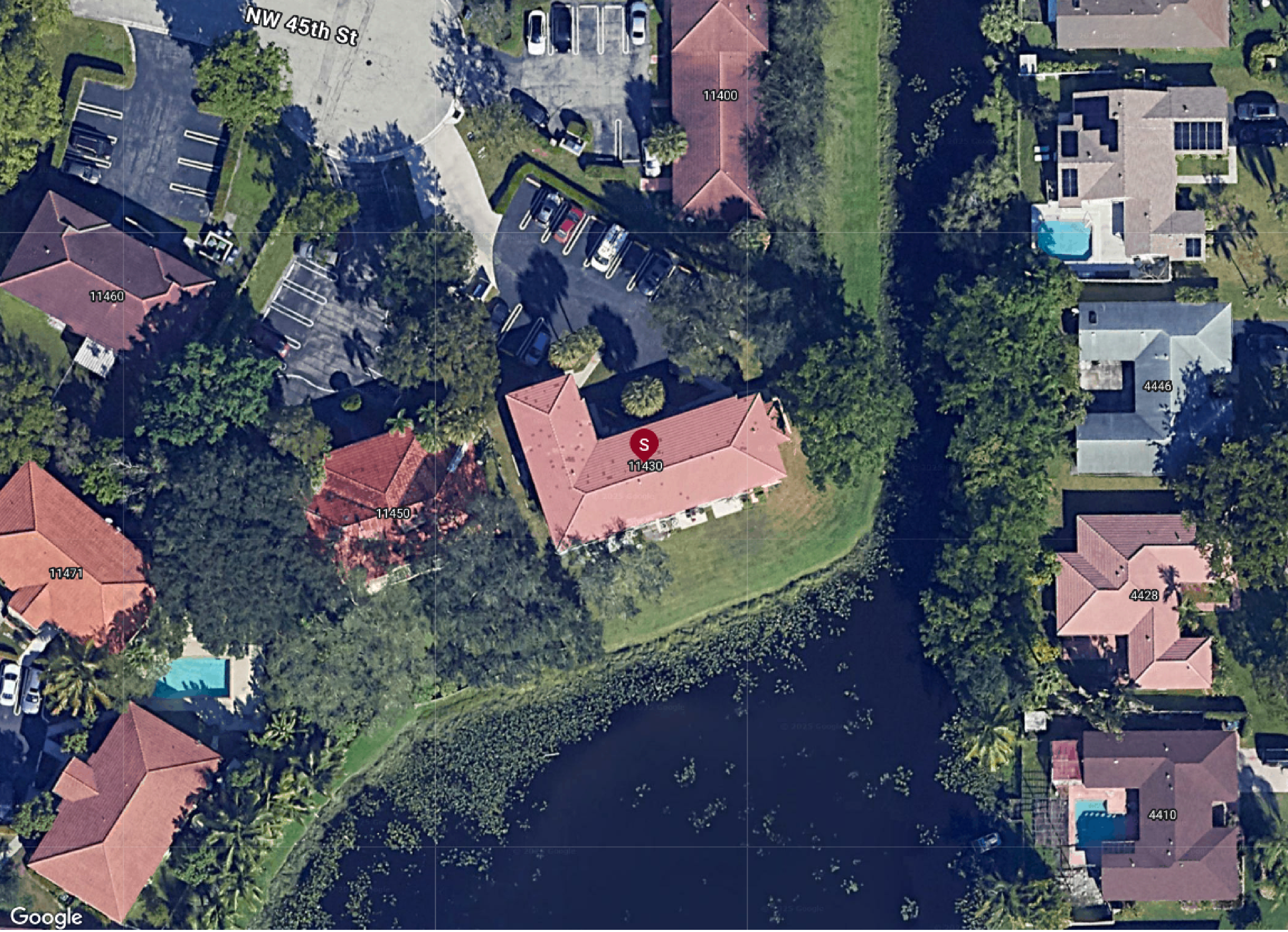
Expenses	Annual Cost
Taxes	$ 32,889
Lawn	$ 3,600
Insurance	$ 9,607
Water	$ 5,340
Trash	Included With Taxes
Electric	$ 840
Expenses	**$ 52,276**

Fidelity REAL ESTATE GROUP "Committed To Excellence"

10100 W Sample Rd Ste 401
Coral Springs FL 33065
Cell: (954)234-7653
Office: (954)345-9144
Email: Carlos@234Sold.com

DISCLAIMER: All information is believed to be accurate but is not guaranteed.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections.


NW 45th St
11400
11460
S
11430
11450
11471
4446
4428
4410
Google

7 Waterfront Units Over A Quarter Acre!

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Exclusively Marketed by:

Carlos Montoya
Fidelity Real Estate Group
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