

# Pompano Beach Duplex

404 NE 4th St, Pompano Beach FL 33060

Property Details

*Prepared By:*

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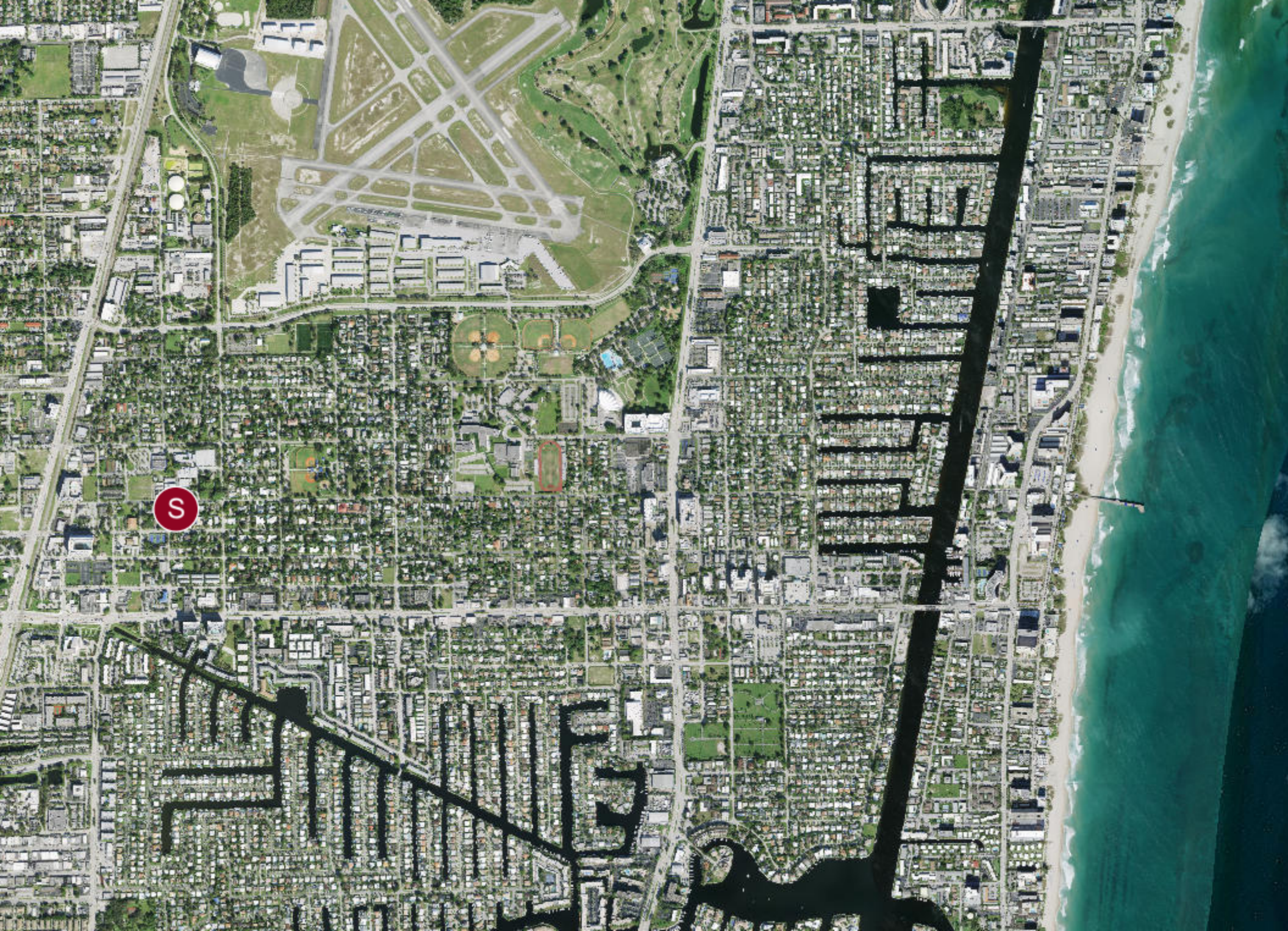
## OFFERING SUMMARY

ADDRESS	404 NE 4th St Pompano Beach FL 33060
COUNTY	Broward
BUILDING SF	1,722 SF
LAND SF	7,669 SF
LAND ACRES	0.1761
NUMBER OF UNITS	2
YEAR BUILT	1971 act / 1972 eff
APN	4842-35-18-0080
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$690,000
PRICE PSF	\$400.70
PRICE PER UNIT	\$345,000
OCCUPANCY	100.00%
NOI (Current)	\$41,956
NOI (Pro Forma)	\$53,668
CAP RATE (Current)	6.08%
CAP RATE (Pro Forma)	7.78%
GRM (Current)	12.44
GRM (Pro Forma)	10.27







PROPERTY FEATURES	
NUMBER OF UNITS	2
BUILDING SF	1,722
LAND SF	7,669
LAND ACRES	0.1761
YEAR BUILT	1971 act / 1972 eff
# OF PARCELS	1
ZONING TYPE	TO-DPOD - TRANSIT ORIENTED
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
HURRICANE PROECTION	Shutters
UPDATES INCLUDE:	Back Unit Bathroom & Kitchen done Within 2 years. Both Units Freshly Painted
WASHER/DRYER	2 Hookups For Each Unit

MECHANICAL	
HVAC	Central A/C
HVAC AGE	1 Replaced 8/2025 - 1 Replaced About 1YR Ago

UTILITIES	
WATER	2 Meters
ELECTRIC	2 Meters

CONSTRUCTION	
FOUNDATION	Stem Wall
EXTERIOR	C.B. Stucco
ROOF	Hip/Gable
ROOF MATERIAL	Shingle, Com.
ROOF AGE	Unknown





## 404 NE 4th St Pompano Beach, FL 33060

### Income

Bed	Bath	Unit #	Act Income	Projected Income	Lease Ends
3 Bed	1 Bath	1	\$ 2,000	\$ 2,800	9/1/2026 Sec 8
3 Bed	1 Bath	2	\$ 2,624	\$ 2,800	4/30/2026
<b>Monthly Income Total</b>			<b>\$ 4,624</b>	<b>\$ 5,600</b>	

<b>Annual Income Total</b>	<b>\$ 55,488</b>	<b>\$ 67,200</b>
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### Grand Totals

	Act Year	Projected Year
<b>Listing Price</b>	<b>\$ 690,000</b>	<b>\$ 690,000</b>
Gross income	\$ 55,488	\$ 67,200
Expenses	\$ 13,532	\$ 13,532
Net Income	\$ 41,956	\$ 53,668

<b>Estimated Cap Rate</b>	<b>6.08%</b>	<b>7.78%</b>
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### Expense Breakdown

Expenses	Yearly Cost
Taxes	\$ 8,632
Landacaping	\$ 600
Insurance	\$ 3,100
Water Paid For Sec 8	\$ 1,200
Trash	Included With Water
<b>Expenses</b>	<b>\$ 13,532</b>



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**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.



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*Exclusively Marketed by:*

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