



223 SW 5TH CT,
DEERFIELD BEACH, FL 33441

**TURNKEY 4-UNIT
INVESTMENT IN
DEERFIELD BEACH**



SCAN FOR INFO

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PRICE: \$849,000

Multi-unit investment in Deerfield Beach! This well-maintained 4-unit, strong rental potential in a quiet, convenient neighborhood. All units are 2-bedroom / 1-bath, and several renovations have been completed throughout the units, enhancing appeal and rental value. The property also features ample parking, a fenced yard, and on-site coin-operated laundry. With current 2-bedroom rents at \$1,900, the property generates a gross income of \$90,180 and a net income of \$67,921, resulting in an impressive 8% cap rate. Located just minutes from the beach, I-95, shopping, and dining, this versatile asset sits in a high-demand area.



Lot Size 6,499Sq Ft
Building Size ... 2,432 Sq Ft
Year Built ... 1960

Income	Current	Pro Forma
Unit 1 - 2 Bed/1 Bath	\$1,900	\$1,925
Unit 2 - 2 Bed/1 Bath	\$1,900	\$1,925
Unit 3 - 2 Bed/1 Bath	\$1,900	\$1,925
Unit 4 - 2 Bed/1 Bath	\$1,700	\$1,925
Coin Laundry	\$115	\$115
Gross Income	\$90,180	\$93,780
Operating Expenses		
Real Estate Taxes	\$10,050	\$10,050
Insurance	\$8,789	\$8,000
Common Area Electric	\$420	\$420
Water & Sewer	\$3,000	\$3,000
Total Expenses	\$22,259	\$21,470
Net Operating Income	\$67,921	\$72,310
Cap Rate	8.00%	8.52%