



**FOR SALE**

NNN Retail  
Investment

**1801 - 1805 E Sample Rd,  
Pompano Beach, FL 33064**



**APEX**  
CAPITAL REALTY



## PROPERTY HIGHLIGHTS

- 100% occupied
- 4 tenants
- NNN Lease Agreement
- Parking Lot: 35+ spaces
- Hard Corner

## PROPERTY DESCRIPTION

- Lot Size: 20,547 SF (2 lots)
- Building SF: 8,368 SF
- Zoning: B-3 General Business
- NOI: \$179,539.29
- CAP Rate: 7.2%

**Asking price: \$2,500,000**

This investment opportunity features a two (2) story Retail Building (8,368 Sqft of bldg) with 4 Tenants 100% occupied (Barbershop, Psychic, Philly Cheese Steaks, and Hookah Lounge) all on NNN lease agreements. Philly Cheese Steaks has been an iconic restaurant in the neighborhood. A diverse mix of retail tenants represents below current market lease rates with strong potential to increase rates/income for the future. Parking lot directly behind the featured property. Currently being used as a parking lot that fits approximately 35+ cars that park daily. Excellent access & parking for tenants/clients

# RENT ROLL

## BAZIANY & SONS INVESTMENTS, INC 1801-1809 E SAMPLE RD, POMPANO BEACH, FL 33064 YEARLY RENT ROLL REPORT (2024)

LEASE RENT AMOUNT							LEASE RENT WITH CAM				GROSS INCOME
UNITS	TENANTS	RATE PER SF	AREA SQ FOOT	BASE RENT	SALES TAX	TOTAL AFTER TAX	SHARE %	MONTHLY CAM	YEARLY CAM	TOTAL RENT PAYMENT	YEARLY GROSS RENT
1801 E SAMPLE	P.J.H ENT STEAK SHOP	\$ 37.08	1350	\$ 4,171.54	\$ 292.01	\$ 4,463.54	21.80%	\$ 781.17	\$ 9,374.00	\$ 5,244.71	\$ 62,936.54
1803 E SAMPLE	POWERHOUSE BARBER	\$ 21.30	1350	\$ 2,396.29	\$ 167.74	\$ 2,564.03	21.80%	\$ 781.17	\$ 9,374.00	\$ 3,345.20	\$ 40,142.36
1805 E SAMPLE	HAND READINGS	\$ 21.30	1350	\$ 2,396.29	\$ 167.74	\$ 2,564.03	21.80%	\$ 781.17	\$ 9,374.00	\$ 3,345.20	\$ 40,142.36
1807-09 SAMPLE	FUSHION LOUNGE	\$ 13.51	4500	\$ 5,066.04	\$ 303.96	\$ 5,370.00	34.60%	\$ 1,239.83	\$ 14,878.00	\$ 6,609.84	\$ 79,318.03
<b>TOTAL AMOUNT</b>		\$ 19.69	8550	\$ 14,030.16	\$ 931.45	\$ 14,961.61	100.00%	\$ 3,583.33	\$ 43,000.00	\$ 18,544.94	<b>\$ 222,539.29</b>
<b>AVERAGE PER</b>		\$ 23.30	2137 1/2	\$ 3,507.54	\$ 232.86	\$ 3,740.40	25.00%	\$ 895.83	\$ 10,750.00	\$ 4,636.24	\$ 55,634.82

LEASE TERM						EXPENSES			AVERAGE PRICING & CAP RATE		
UNITS	TENANTS	LEASE START	AREA SQ FOOT	LEASE END	TERM	EXPENSE DETAILS	EXPENSE %	EXPENSE TOTAL	CURRENT NOI	AVE FL CAP RATE %	AVERAGE CAP RATE PRICE
1801 E SAMPLE	P.J.H ENT STEAK SHOP	1/1/2021	1350	12/31/2025	16 MONTHS	PROPERTY & SALES TAX	8.76%	\$ 19,500.00	\$ 179,539.29	5.5% (MIAMI)	\$ 3,264,350.73
1803 E SAMPLE	POWERHOUSE BARBER	1/1/2021	1350	12/31/2025	16 MONTHS	INSURANCE	3.82%	\$ 8,500.00	\$ 179,539.29	5.75% (ORLANDO)	\$ 3,122,422.43
1805 E SAMPLE	HAND READINGS	2/1/2021	1350	1/31/2026	17 MONTHS	MAINTINENCE	4.04%	\$ 9,000.00	\$ 179,539.29	6% (BROWARD)	\$ 2,992,321.50
1807-09 SAMPLE	FUSHION LOUNGE	7/1/2024	4500	6/30/2027	35 MONTHS	GENERAL REPAIR	2.70%	\$ 6,000.00	\$ 179,539.29	6.25% (JACKSONVILLE)	\$ 2,872,628.64
			8550	84 Months		\$ 43,000.00					

<b>TOTAL YEARLY NOI</b>	<b>\$ 179,539.29</b>
<b>TOTAL MONTHLY NOI</b>	<b>\$ 14,961.61</b>
<b>TOTAL SQ FT OCCUPIED</b>	<b>100%</b>

**BAZIANY & SONS INVESTMENTS, INC**



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# EAST VIEW

# Pompano Beach



S. Federal Hwy (54,500 AADT)



Sample Rd (AADT 27,000)



# EXTERIOR PHOTOS



# INTERIOR PHOTOS

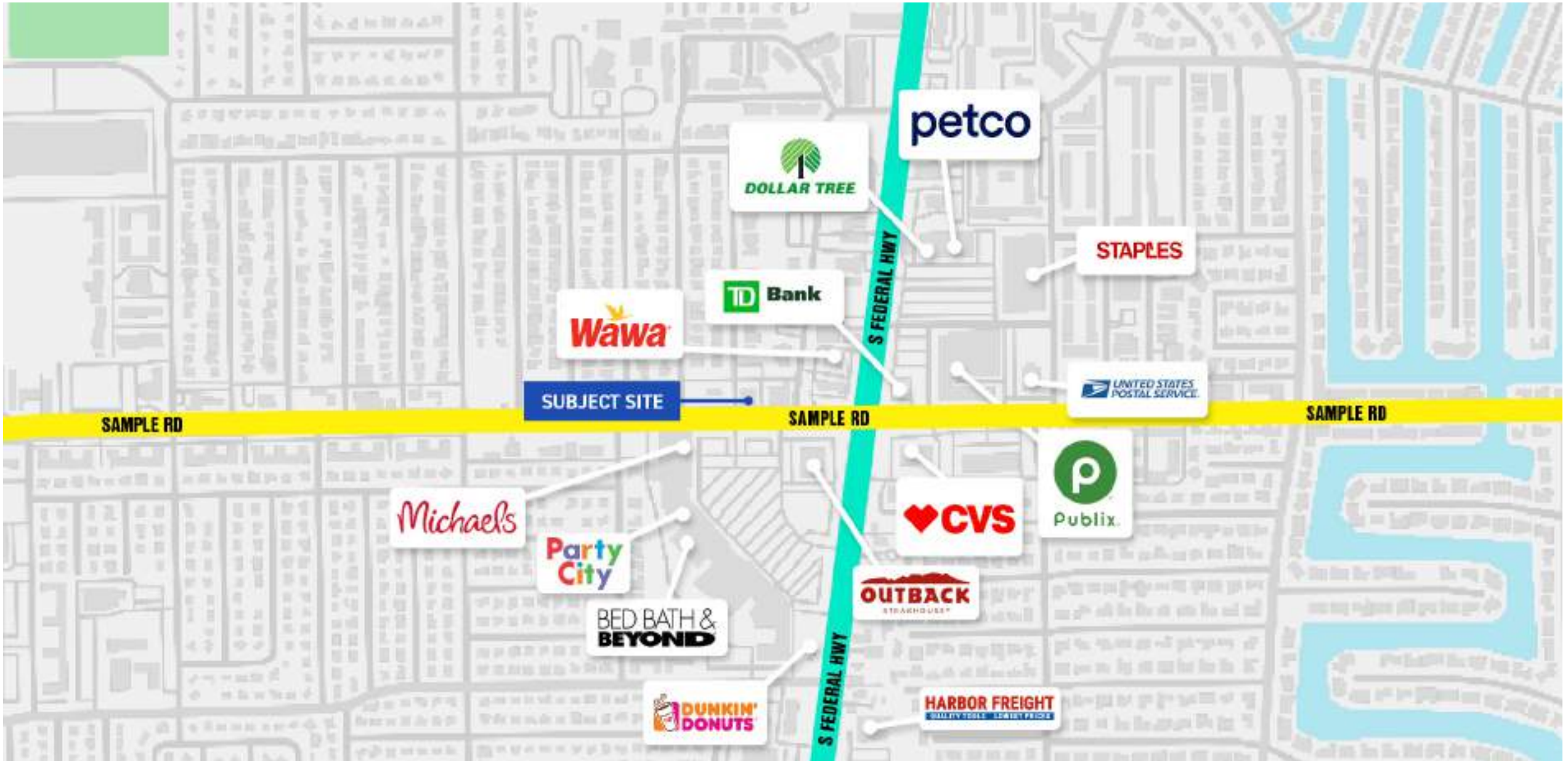


# BIRD'S EYE

S. Federal Hwy (54,500 AADT)

Sample Rd (AADT 27,000)

# RETAIL MAP







## CONTACT US

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