



## 1471 NW 22ND ST, FORT LAUDERDALE, FL 33311

**HIGH-CASH-FLOW FOURPLEX | FORT LAUDERDALE**

Priced to sell! Rare opportunity to acquire a well-maintained, high cash-flowing fourplex with large units in Fort Lauderdale. Located at 1471 NW 22nd St, this approximately 3,000 SF property features a desirable unit mix of two 2BD/1BA units and two 1BD/1BA units. Built in 1975, the asset offers PVC plumbing throughout, updated electrical panels, separate electric meters for each unit plus a house meter, and central A/C in all units. Most kitchens and bathrooms have been updated. Additional highlights include onsite coin laundry, a newer shingle roof (2021), accordion storm shutters (2020), and six on-site parking spaces. Offered at a 7.5% cap rate at asking price. Conveniently located minutes from I-95, Downtown Fort Lauderdale, the airport, and Fort Lauderdale Beach.



**PRICE: \$865,000**

Building Size: 2,997 SF

Lot Size: 7,500 SF

Zoning: RML-25

UNIT	LAYOUT	Current	Pro-Forma
1	2BED/1BATH	\$1,900	\$2,200
2	2BED/1BATH	\$1,800	\$2,200
3	1BED/1BATH	\$1,750	\$1,900
4	1BED/1BATH	\$1,750	\$1,900
<b>Total Income</b>		<b>\$86,400</b>	<b>\$98,400</b>

Operating Expenses	Current	Pro-Forma
Real Estate Taxes	\$13,158	\$15,570
Insurance	\$4,000	\$4,000
Maintenance & Repairs	\$2,500	\$2,500
Landscaping	\$960	\$960
<b>Total Expenses</b>	<b>\$20,618</b>	<b>\$23,030</b>
<b>NOI</b>	<b>\$65,782</b>	<b>\$75,370</b>
<b>Cap Rate</b>	<b>7.60%</b>	<b>8.71%</b>

**ELIOR LEVI**

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