



5807 SW 25TH ST, WEST PARK, 33023

Seller financing available at attractive terms! We are pleased to present 5807 SW 25th St, a prime 17-unit multifamily gem located in West Park, just minutes from Hollywood and Hallandale, off 441. This fully renovated property consists of 16 studio/1 bath units and one 1 bed/1 bath unit, offering modern updates throughout. Most units feature new flooring, sleek kitchens, stylish bathrooms, and recessed lighting. The property also provides ample parking and a backyard seating area for tenant enjoyment. Additional income is generated from onsite coin laundry machines. With a new roof installed just a year ago, this turnkey property is currently fully occupied, generating a strong NOI of \$234,000 annually. Offering a 8% going in cap rate! This property has even more upside with the potential to increase returns by adjusting rents to market rates.

PRICE: \$2,990,000

Building Size: 5,718 SqFt

Land Size: 12,754 Sq Ft

Zoning: TOC

Year Built: 1955

Rental Income	Current	Proforma
Unit 1 - Studio/ 1 Bath	\$1,450	\$1,695
Unit 2 - Studio/ 1 Bath	\$1,695	\$1,695
Unit 3 - Studio/ 1 Bath	\$1,495	\$1,695
Unit 4 - Studio/ 1 Bath	\$1,395	\$1,695
Unit 5 - Studio/ 1 Bath	\$1,395	\$1,695
Unit 6 - Studio/ 1 Bath	\$1,500	\$1,695
Unit 7 - Studio/ 1 Bath	\$1,595	\$1,695
Unit 8 - Studio/ 1 Bath	\$1,595	\$1,695
Unit 9 - 1 Bed/1 Bath	\$1,895	\$1,895
Unit 10- Studio/ 1 Bath	\$1,550	\$1,695
Unit 11- Studio/ 1 Bath	\$1,570	\$1,695
Unit 12- Studio/ 1 Bath	\$1,595	\$1,695
Unit 13- Studio/ 1 Bath	\$1,595	\$1,695
Unit 14- Studio/ 1 Bath	\$1,400	\$1,695
Unit 15- Studio/ 1 Bath	\$1,595	\$1,695
Unit 16- Studio/ 1 Bath	\$1,615	\$1,695
Unit 17- Studio/ 1 Bath	\$1,495	\$1,695
Unit 18- Studio/ 1 Bath	\$1,100	\$1,695
Laundry Income	\$300	\$500
Gross Income	\$333,960	\$374,520

Operating Expenses		
Real Estate Taxes	\$32,617	\$54,000
Insurance	\$31,200	\$31,200
Water & Sewer	\$10,200	\$10,200
Maintenance & Repairs	\$5,000	\$5,000
Electric	\$9,600	\$9,600
Trash	\$4,200	\$4,200
Landscaping	\$1,500	\$1,500
Total Expenses	\$94,317	\$115,700
Net Operating Income	\$239,643	\$258,820
Cap Rate	8.01%	8.66%

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