

JUST LISTED!

THE PALMS APARTMENTS

📍 700-728 SW 81st Ave, North Lauderdale, FL 33068

INVESTMENT HIGHLIGHTS

- Two buildings, two stories, with recently upgraded roofs, impact-rated windows and doors, new 28 Cameras VIDEO system with Fiber ALL items approved and completed with permits
- Freshly paved with 2 inch overlay asphalt with a new irrigation system and fire chief-approved PVC fence, complete with an external gate for fire extinguisher access all permitted by the city.
- Newly installed sign compliant with local regulations and enhanced visibility with upgraded exterior lights and each unit equipped with internet and cable services
- All new fully renovated kitchen and bathrooms with modern appliances and high-quality fixtures.
- Upgraded electric meters and panels with GFI outlets with a complete replacement of plumbing fixtures with all PVC plumbing.
- Impact resistant sliding doors and new Air Conditioning units
- Over 100 permits pulled on this property in 2022-2023 and 2024
- A new site plan submitted for 10 additional units with an office, allowing for future growth and investment.

INVESTMENT DETAILS

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|---|--------------|
| Price (with approved plans to build 10 units) | \$9,950,000 |
| Cap Rate | 5.55 |
| NOI | \$552,289.00 |
| Number of Units | 30 |
| Building Size | 28,500 SF |
| Price PSF | \$349.12 |
| Year Built | 1975 |
| Lot Size | 1.74 Acres |



PROPOSED UNITS



AERIAL





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DAN DRATCH (LEAD)
Regional Managing Director
FL #SL3341163
954.312.1677
dan.dratch@franklinst.com

RYAN WOLD
Director
FL #SL3424080
954.312.1678
ryan.wold@franklinst.com

ETHAN KRAUSS
Senior Associate
FL #SL3552519
954.487.1116
ethan.krauss@franklinst.com