

844 NE 17th Way & 845 N Victoria Park Road

Ft Lauderdale, FL 33304

Eli Varon, Broker Associate | 954-448-1074 | eli@varongroup.com

Unit Mix & Rent Summary

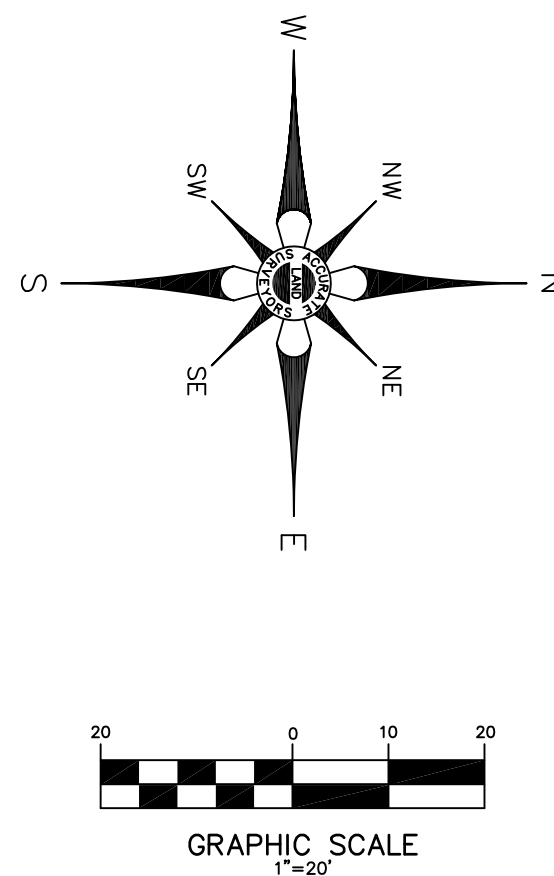
Unit Type	# Units	Avg. Sq Ft	Current Rent (Ave)
2 Bed / 1 Bath	1	700	\$2,600
1 Bed / 1 Bath	5	500	\$1,640
Studio	4	300	\$1,350
Weighted Avg.	10	440	\$1,620

Income & Expense Summary

	Current	
Gross Rent	\$194,400	
Laundry Income	\$4,500	
Effective Gross Income	\$198,900	
Taxes	\$33,881	
Insurance	\$7,943	
Water & Sewer	\$10,727	
Electricity	\$10,168	
Trash Removal	\$2,498	
Landscaping	\$1800	
Miscellaneous	\$650	
Total Expenses	\$67,667	
Net Operating Income	\$131,233	

Pricing Summary

Metric	Value
Asking Price	\$2,499,900
Price Per Unit	\$249,990
Cap Rate	5.2%



L.B. #3635

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY SURVEY

LEGEND OF ABBREVIATIONS:

Δ	=	CENTRAL ANGLE	X	=	DENOTES ELEVATIONS BASED ON N.A.V.D.
A	-	ARC LENGTH	SQ. FT.	-	SQUARE FEET
CB	=	CHORD BEARING	P.C.P.	=	PERMANENT CONTROL POINT
R	=	RADIUS	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
R/W	=	RIGHT OF WAY	PLAT	=	PLAT
P.C.	=	POINT OF CURVATURE	N&D	=	NAIL & DISC
P.T.	=	POINT OF TANGENCY	P.O.C.	=	POINT OF COMMENCEMENT
WM	=	WATER METER	P.O.B.	=	POINT OF BEGINNING
OH	=	OVERHANG	A/C	=	AIR CONDITIONER
N	=	NORTH	F.N.D.	=	FOUND
S	=	SOUTH	CHATT.	=	CHATTANOOCHEE
E	=	EAST	STA.	=	STATION
W	=	WEST	F.P.L.	=	FLORIDA POWER & LIGHT
CONC.	=	CONCRETE	N.T.S.	=	NOT TO SCALE
D.B.	=	DEED BOOK	B.C.R.	=	BROWARD COUNTY RECORDS
D.C.F. LINK	=	DADE COUNTY LINK FENCE	D.C.R.	=	DADE COUNTY RECORDS
BLVD.	=	BULEVARD	P.B.	=	PLAT BOOK
ENCH.	=	ENCH.	O.R.B.	=	OFFICIAL RECORDS BOOK
I.P.	=	IRON PIPE	F.F.	=	FINISHED FLOOR
IRON ROD	=	IRON ROD	GAR.	=	GARAGE
P.R.M.	=	PERMANENT REFERENCE MONUMENT	ELEC.	=	ELECTRIC
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM	SEC.	=	SECTION
U.E.	=	UTILITY EASEMENT	TWP.	=	TOWNSHIP
DRAINAGE EASEMENT	=	DRAINAGE EASEMENT	RGE.	=	RANGE
A.E.	=	ANCHOR EASEMENT	C/L	=	CENTERLINE
MAINT.	=	MAINTENANCE	ASPH.	=	ASPHALT
ESMT.	=	EASEMENT	MH	=	MANHOLE
ELEV.	=	ELEVATION	MEAS.	=	MEASURED
B.M.	=	BENCHMARK	LP	=	LIGHT POLE

LEGAL DESCRIPTION:

LOT 22, BLOCK 237 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1, BLOCK 237 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY,
FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

STREET ADDRESS:

844 NE 17TH WAY & 845 N . VICTORIA PARK RD, FT. LAUDERDALE, FL 33304

CERTIFY TO:

844-845 VP LLC, A FLORIDA LIMITED LIABILITY COMPANY
ALAN J. MARCUS, ATTORNEY AT LAW
COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTES:

1. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

FLOOD_ZONE_DATA:

FLOOD ZONE: AH
BASE FLOOD ELEVATION: 8'
CONTROL PANEL NUMBER: 125105-0388-H
EFFECTIVE: 08/18/14
REVISED:

EASEMENTS ACCORDING TO THE AFORESAID PLAT:

NONE.

ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:

FENCE AND ASPHALT PARKING IN ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY.

DATE OF FIELD SURVEY: 02-20-15	DRAWN BY: QDI	
FIELD BOOK: 15-0529/0530	CHECKED BY: JMS	
REVISIONS	DATE	BY
UPDATE SURVEY SU-18-3026	09-21-18	AL/CCC
UPDATE SURVEY SU-17-1389	04-25-17	AL/RLT
UPDATE SURVEY 15-1942	05-30-15	MLW

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Robert L. Thompson 10-01-18
ROBERT L. THOMPSON (PRESIDENT)

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SEAL

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.

SHEET 1 OF 1

SCALE 1"=20'

SKETCH No. SU-15-0529-0530

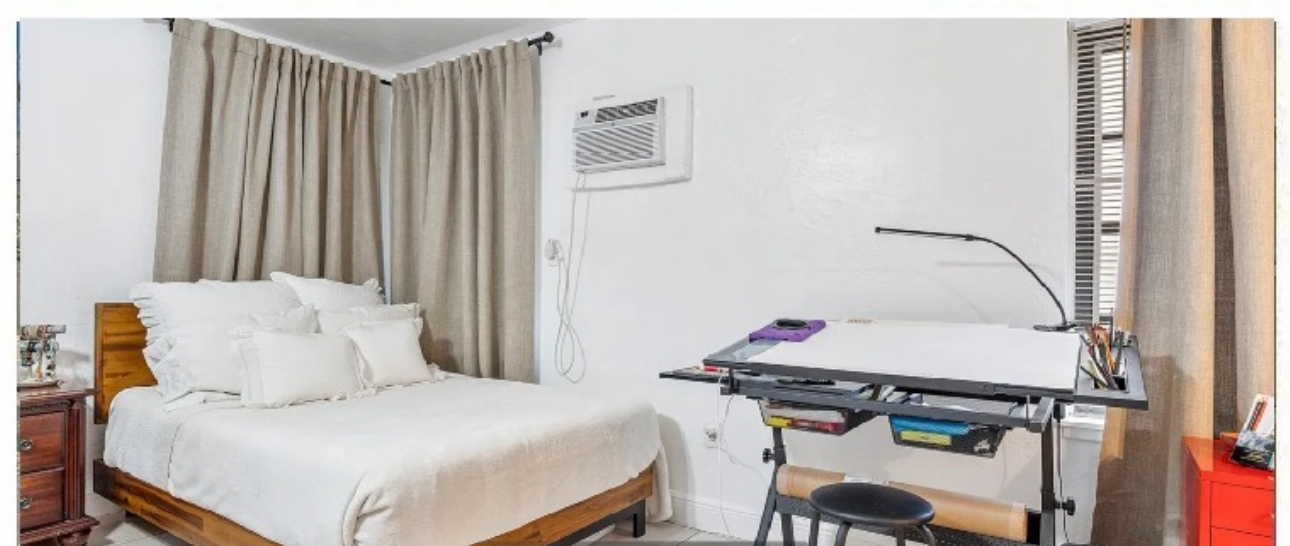
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