

JUST LISTED!

TWIN LAKES VILLAS

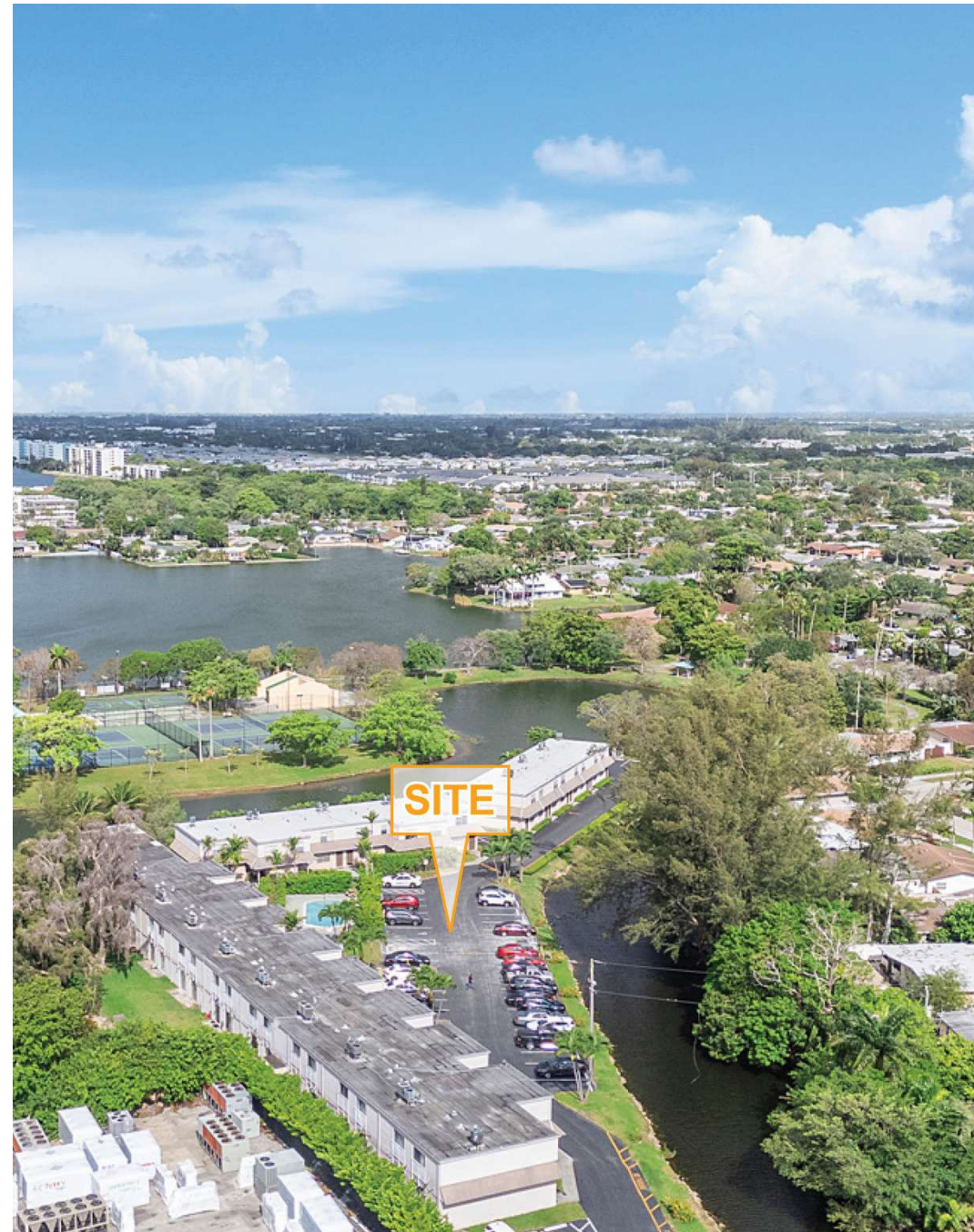
📍 4100 NW 16th Ave, Oakland Park, FL 33309

INVESTMENT HIGHLIGHTS

- Rare Opportunity to Assume Current Loan of \$6,571,000 at 4.2% Fixed Until 2032
- 100% Occupied, Unbelievably Located Asset, Featuring Waterfront Views from Each Unit
- All Units are Two- or Three-Bedroom Floorplans, Two Story Townhouse Style with Private Courtyards or Front Porches, Individually Metered for Electric & Water
- New Investor Can Significantly Increase Income by Creating Charge Back Program for Water
- Exterior Improvements Include – Resurfacing Parking, Painted Exterior, New Central A/C, Updated Pool, Upgraded Plumbing
- Interior Improvements Include – New Tile, Premium Kitchens & Bathrooms, New Central A/C, Washer & Dryer in Each Unit
- Situated on One of Oakland Park's Famous Twin Lakes, Surrounded by Single Family Homes
- Adjacent to Royal Palm Park with Private Access to the Royal Palm Park Trail
- Easy Access to Oakland Park Blvd, US 1, 441, I-95 and the Florida Turnpike

INVESTMENT DETAILS

Price	\$11,500,000
NOI	\$560,659
Number of Units	37
Building Size	37,070 SF
Price PSF	\$302.79
Year Built	1973





A 19-MINUTE DRIVE TO...
DOWNTOWN
FORT LAUDERDALE

A 23-MINUTE DRIVE TO...
Hard Rock Hotel Casino

Three hotel towers - The Guitar Hotel, Oasis Tower & Hard Rock Hotel 3 million to 4 million visitors a year

Easterlin Park

46.6-Acres Park. Centrally located Designated Urban Wilderness Area

- Campgrounds
- Sports Field
- Disc Golf
- Walking Trails
- Shelter & Room Rentals
- Picnic Area
- Shelter & Room Rentals

ROYAL PARK CONDOMINIUMS

671 Condominium community. 21 Buildings, 4 stories each, 32 units in each building



Royal Palm Park

Royal Palm Park has a bit of everything to offer including a playground, a pathway next to the water with exercise stations

- Basketball Court
- Bocce Ball Courts
- Exercise Path
- Walking Trails
- Fishing
- Picnic Area
- Volleyball
- Racquetball Courts
- Restrooms
- Playground

SITE

Private Access To Royal Palm Park Trail

NW 16th Ave

TWIN LAKES VILLAS / CAVALLO PARK



TWIN LAKES VILLAS



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