



1132 NW 2ND ST, FORT  
LAUDERDALE, FL 33311

**PRIME FOURPLEX  
INVESTMENT IN FORT  
LAUDERDALE**



**SCAN FOR INFO**

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W FLAGLER ST, MIAMI, 33135**



**PRICE: \$880,000**

Investor's dream in Fort Lauderdale! This well-maintained 4-unit multifamily property features four spacious 2-bedroom, 1-bath apartments, each with separate electric and water meters, so tenants pay all utilities and the landlord enjoys low operating expenses. Units offer bright living areas and functional layouts. Ideally located minutes from Downtown Fort Lauderdale, Las Olas, Brightline, major highways, and just a short drive to Fort Lauderdale Beach, this property sits in a rapidly improving area with strong rental demand. Perfect for buy-and-hold and cash-flow investors. Don't miss out on this opportunity!



**Lot Size .... 7,000 Sq Ft**  
**Building Size ... 2,348 Sq Ft**  
**Year Built ... 1961**

<b>Income</b>	<b>Current</b>	<b>Pro Forma</b>
Unit 1 - 2 Bed/1 Bath	\$1,600	\$1,950
Unit 2 - 2 Bed/1 Bath	\$1,600	\$1,950
Unit 3 - 2 Bed/1 Bath	\$1,200	\$1,950
Unit 4 - 2 Bed/1 Bath	\$1,600	\$1,950
Gross Income	\$72,000	\$93,600

<b>Operating Expenses</b>		
Real Estate Taxes	\$11,170	\$11,170
Insurance	\$4,000	\$4,000
Total Expenses	\$15,170	\$15,170
Net Operating Income	\$56,830	\$78,430
Cap Rate	6.46%	8.91%