

ZVEZDA, INC.

4 CONDOMINIUM UNITS FOR SALE (As of 9/12/2024)

I. ROYALE GARDENS CONDOS, NORTH LAUDERDALE, FL (4 UNITS)

All units have updated AC and water heater, appliances, washer-dryers, etc.

Ground level units have front patios, 2nd level units have front porches.

All units have separate storage rooms.

1. 7911 Southgate Blvd., unit B-1, North Lauderdale, FL 33068

Full 2/2, but has a third bedroom. Ground level, 1,200 sq. feet.

Rent: \$2,280. Security deposit: \$2,280. Water service deposit: \$200.

Tenant pays for water, sewer, electricity, pest control.

Landlord pays for trash collection, lawn, pool services and business tax license (\$62 p/y).

Section 8 tenant. Tenant pays: \$276, Section 8 pays \$2,004 p/m. Lease ends on 11/30/2024.

Maintenance: \$355 p/m as of 01/01/2024. ** TENANT PLANS ON RENEWING FOR \$2350 FOR 1 MORE YEAR**

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2. 7951 Southgate Blvd., unit F-8, North Lauderdale, FL 33068

Full 2/2, but has a third bedroom. 2nd level walk-up, 1,200 sq. feet.

Rent: \$2,350. Security deposit: \$2,350. Water service deposit: \$200.

Tenant pays for water, sewer, electricity, pest control.

Landlord pays for trash collection, lawn, pool services and business tax license (\$62 p/y).

Section 8 tenant. Tenant pays: \$566, Section 8 pays \$1,784 p/m. Lease ends on 10/31/2025.

Maintenance: \$355 p/m as of 01/01/2024.

3. 8041 Southgate Blvd., unit H-5, North Lauderdale, FL 33068

Full 2/2, but has a third room. Ground Level

VACANT at the moment for Showings.

Can be rented for \$2350 like the others.

4. 8061 Southgate Blvd., unit I-3, North Lauderdale, FL 33068

Full 2/2, but has a third bedroom. Ground level, 1,200 sq. feet.

Rent: \$2,350. Security deposit: \$2,350. Last month pre-paid: \$2,350. Pet deposit: \$250.

Water service deposit: \$200.

Tenant pays for water, sewer, electricity, pest control.

Landlord pays for trash collection, lawn, pool services and business tax license (\$62 p/y).

Self-paid tenant. Lease ends on 09/30/2025.

Maintenance: \$355 p/m as of 01/01/2024.

5th Unit (Different Seller)

5. 8061 Southgate Blvd #I-5 North Lauderdale, FL 33068

Full 2/2 but has a 3rd bedroom. Ground Level- 1,010 sq ft

Rent: \$2,000 per month. Security Deposit is \$2,000

Lease expires August 31, 2025