

313-317 S.E. 10TH AVENUE

Pompano Beach, FL 33060



313-317 S.E. 10th Avenue Pompano Beach, FL 33060 | Multifamily For Sale

Jaime Sturgis | Kaley Tuning | NativeRE.com | 954.595.2999



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OVERVIEW

Address: 313-317 S.E. 10th Avenue

Pompano Beach , FL 33060

Transaction Type: For Sale

Price: \$950,000

Units: 8 Apartments

Building: 5,311 sq. feet

Land: 12,002 sq. feet

Zoning: RM-20

An investors dream! Highly sought after side by side Pompano Beach fourplex units. To be sold together as a package deal only. (Five) 1 bedroom/1 bathroom units, (Two) 2 bedroom, 2 bathroom units and (One) studio apartment. Fully leased with an estimated 7.08% Cap Rate, with room to increase. Combined properties feature a 12,000 Square foot lot with 5,211 Square feet of livable space. Annual Gross Rent of \$101,100.00, Annual Expenses \$33,815.70. Located a few short blocks away from the prestigious brand new KOI Residences and Marina, a mere 1.6 miles from the sand, and close proximity to multiple parks, golf courses, shopping, dining and entertainment. Tons of recent and up and coming redevelopments in the area. Please do not disturb the Tenants.

Overview | 313-317 S.E. 10th Avenue Pompano Beach

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Aerial Map | 313-317 S.E. 10th Avenue Pompano Beach

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Address	Building	Land	Mix
313 SE 10th Avenue	2,400	6,001	Fourplex
	SF	Rent Roll	Bed/Bath
Unit #1		\$1,100.00	1/1
Unit #2		\$875.00	1/1
Unit #3		\$900.00	1/1
Unit #4		\$1,250.00	1/1
<i>Monthly Income</i>		\$4,125.00	
<i>Annual Income</i>		\$49,500.00	
Address	Building	Land	Mix
317 SE 10th Avenue	2,811	6,001	Fourplex
	SF	Rent Roll	Bed/Bath
Unit #1		\$1,200.00	2/1
Unit #2		\$1,200.00	2/1
Unit #3		\$1,000.00	1/1
Unit #4		\$900.00	Studio
<i>Monthly Income</i>		\$4,300.00	
<i>Annual Income</i>		\$51,600.00	

<i>Gross Monthly Income</i>	\$8,425.00
<i>Gross Annual Income</i>	\$101,100.00

Expenses	
Water	\$2,400.00
Electric	\$11,000.00
Taxes	\$14,000.00
Insurance*	\$1,415.70
Maintenance	\$5,000.00
*Currently operating with liability insurance only.	
*Insurance Quote approximately \$8,584.30	

Annual Expenses	\$33,815.70
NOI	\$67,284.30
NOI with Wind Insurance	\$58,700.00



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An aerial photograph of a coastal city, likely Miami, showing a mix of modern high-rise buildings and older structures. A prominent road runs parallel to a sandy beach and the ocean. The water is a vibrant turquoise color. The text 'NATIVE REALTY' is overlaid on the image in a large, white, outlined font.

NATIVE REALTY

Jaime Sturgis
Kaley Tuning
NativeRE.com
954.595.2999
Info@NativeRE.com