

**7613 VENETIAN ST**  
*Miramar*



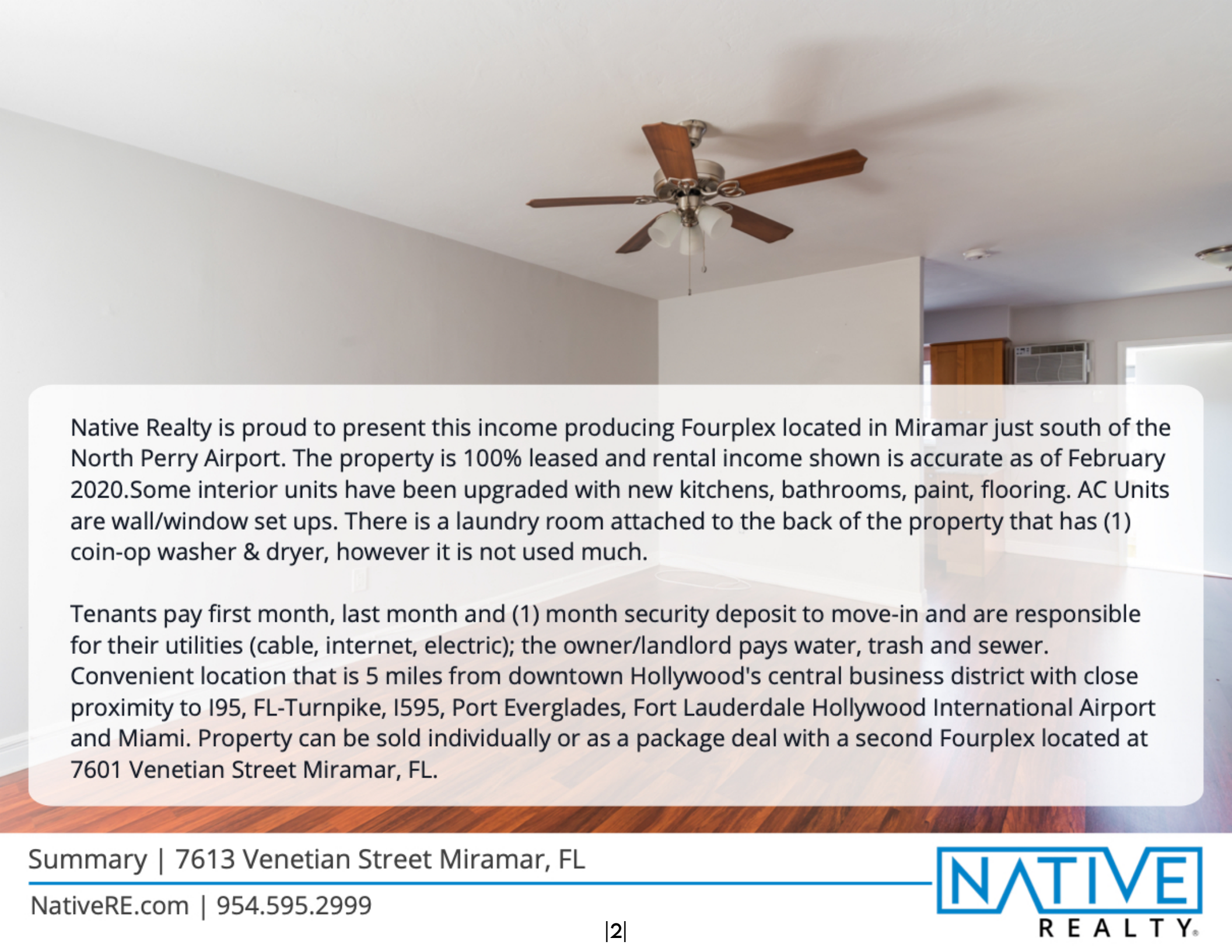
7613 Venetian Street Miramar, FL 33023 | For Sale

Jaime Sturgis | Sara Dorfman | [NativeRE.com](https://NativeRE.com) | 954.595.2999



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Native Realty is proud to present this income producing Fourplex located in Miramar just south of the North Perry Airport. The property is 100% leased and rental income shown is accurate as of February 2020. Some interior units have been upgraded with new kitchens, bathrooms, paint, flooring. AC Units are wall/window set ups. There is a laundry room attached to the back of the property that has (1) coin-op washer & dryer, however it is not used much.

Tenants pay first month, last month and (1) month security deposit to move-in and are responsible for their utilities (cable, internet, electric); the owner/landlord pays water, trash and sewer. Convenient location that is 5 miles from downtown Hollywood's central business district with close proximity to I95, FL-Turnpike, I595, Port Everglades, Fort Lauderdale Hollywood International Airport and Miami. Property can be sold individually or as a package deal with a second Fourplex located at 7601 Venetian Street Miramar, FL.



# OVERVIEW

**Address:** 7613 Venetian Street  
Miramar, FL 33023

**Price:** \$499,500

**# of Units:** 4

**Price per Unit:** \$131,250

**Building:** 2804 SF

**Land:** 8244 SF

**Zoning:** RM16



Overview | 7613 Venetian Street Miramar, FL

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**RENTAL INCOME & EXPENSES: 7613 Venetian Street Miramar FL**  
**One-story Fourplex**

**Property Information**

<b>Address</b>	7613 Venetian Street Miramar, FL
<b>Bldg Size</b>	2804
<b>Lot Size</b>	8244
<b>\$/SF Bldg</b>	\$178.14
<b>\$/SF Land</b>	\$60.59
<b>\$/Door</b>	\$124,875.00
<b># of Units</b>	4
<b>Property Type</b>	Multifamily
<b>Asking Price</b>	\$499,500
<b>Gross Income</b>	\$49,800
<b>Net Income</b>	\$30,855
<b>Cap Rate</b>	6%

**Rental Income**

<b>Unit #</b>	<b>Actual Annual Rent</b>
A	\$12,600.00
B	\$13,200.00
C	\$12,600.00
D	\$11,400.00
	<b>\$49,800.00</b>

**Expenses**

<b>Property Tax</b>	\$12,243.99
<b>Insurance (PSF/YR)</b>	\$1,850.00
<b>Misc. Maintenance</b>	\$1,000.00
<b>Water/Trash/Sewer</b>	\$3,251.00
<b>Lawn Care</b>	\$600.00
	<b>\$18,944.99</b>







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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 sky is clear and blue.

# NATIVE REALTY

Jaime Sturgis  
Sara Dorfman  
NativeRE.com  
954.595.2999  
Info@NativeRE.com