

MULTIFAMILY FOR SALE



401 Hibiscus Ave, Pompano Beach, FL 33062



SALE PRICE:	\$725,000
UNITS:	4
PRICE PER UNIT:	\$181,250
CAP RATE:	6.19%
NOI:	\$44,854
LOT SIZE:	0.18 Acres
BUILDING SIZE:	2,700 SF
YEAR BUILT:	1968
ZONING:	RM-20

PROPERTY OVERVIEW

Newly renovated property on the market. This income producing property is located just two blocks from desirable Pompano Beach off of Atlantic Blvd and I-95. It is a short walk to dozens of great local restaurants, shops, boat rentals, and more. It is centrally located just north of Fort Lauderdale and south of Boca Raton and is only a 10 minute drive to the Pompano CitiCentre shopping mall.

KW COMMERCIAL
700 NE 90th Street, Suite A
Miami, FL 33138

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rbrendanrealty@gmail.com

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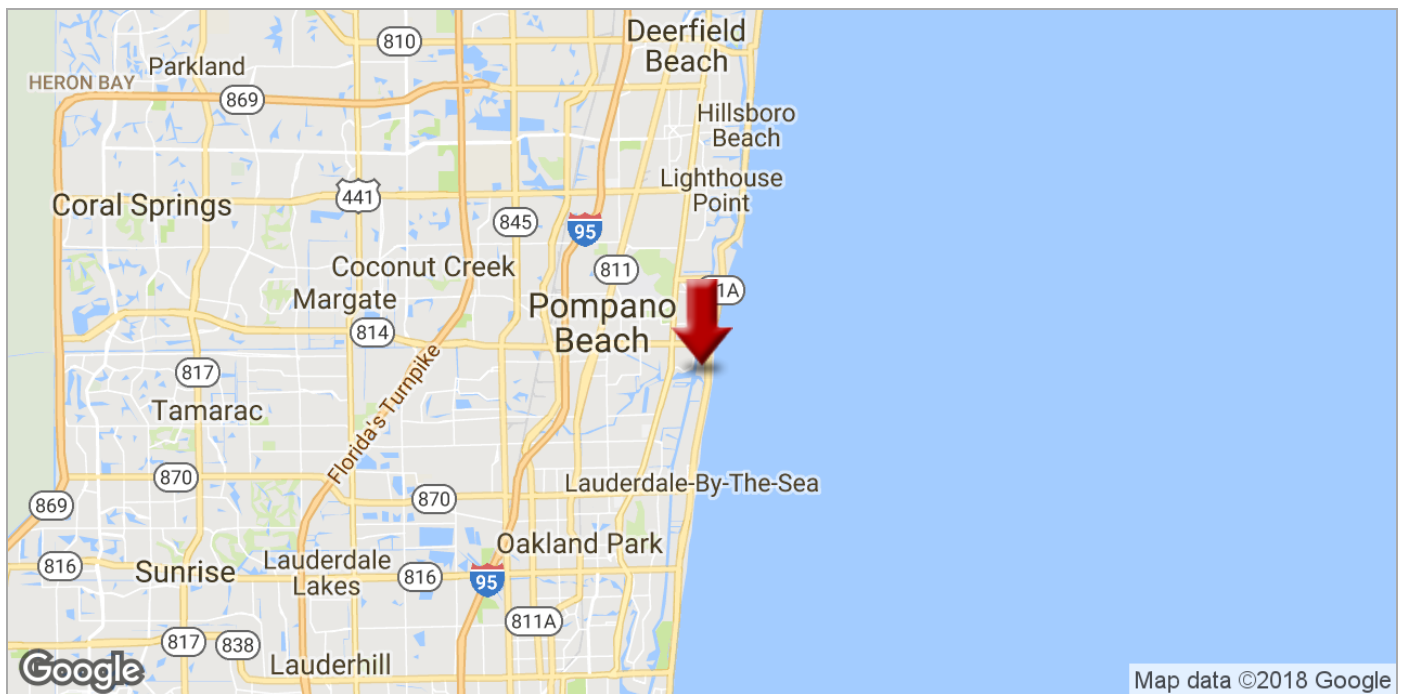
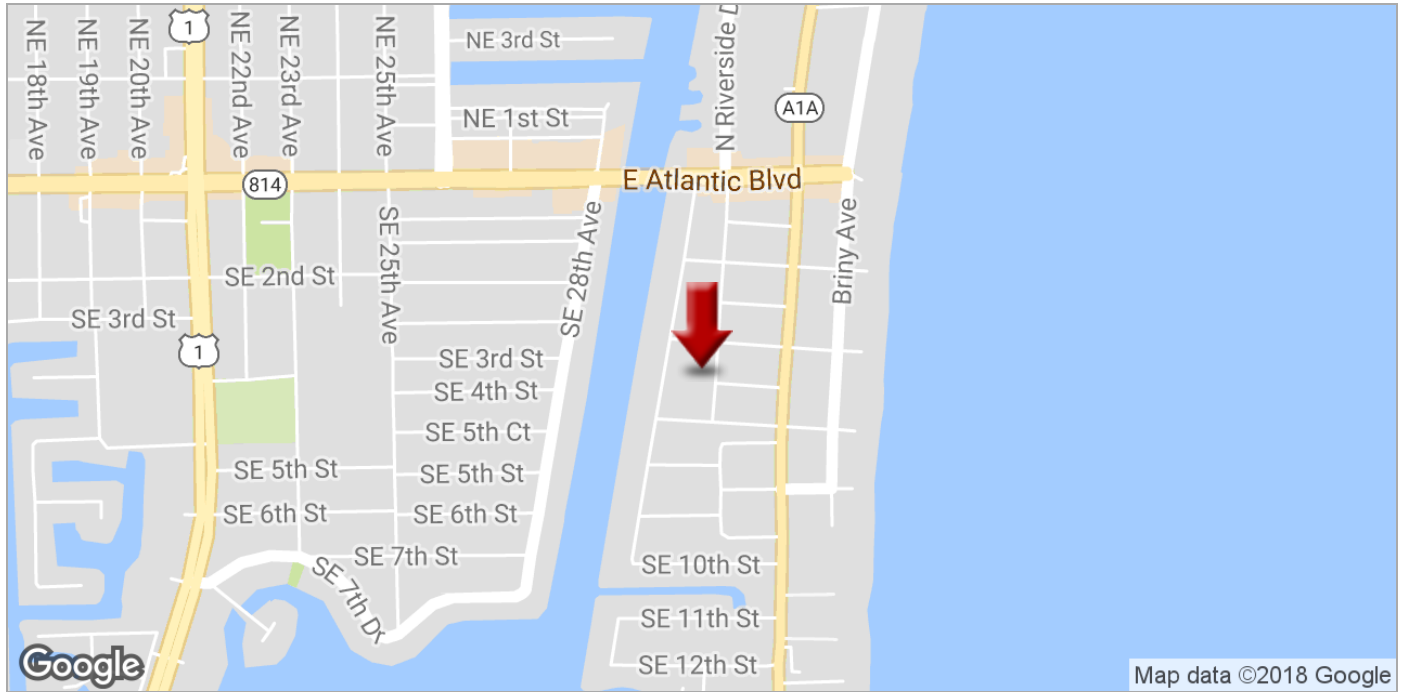
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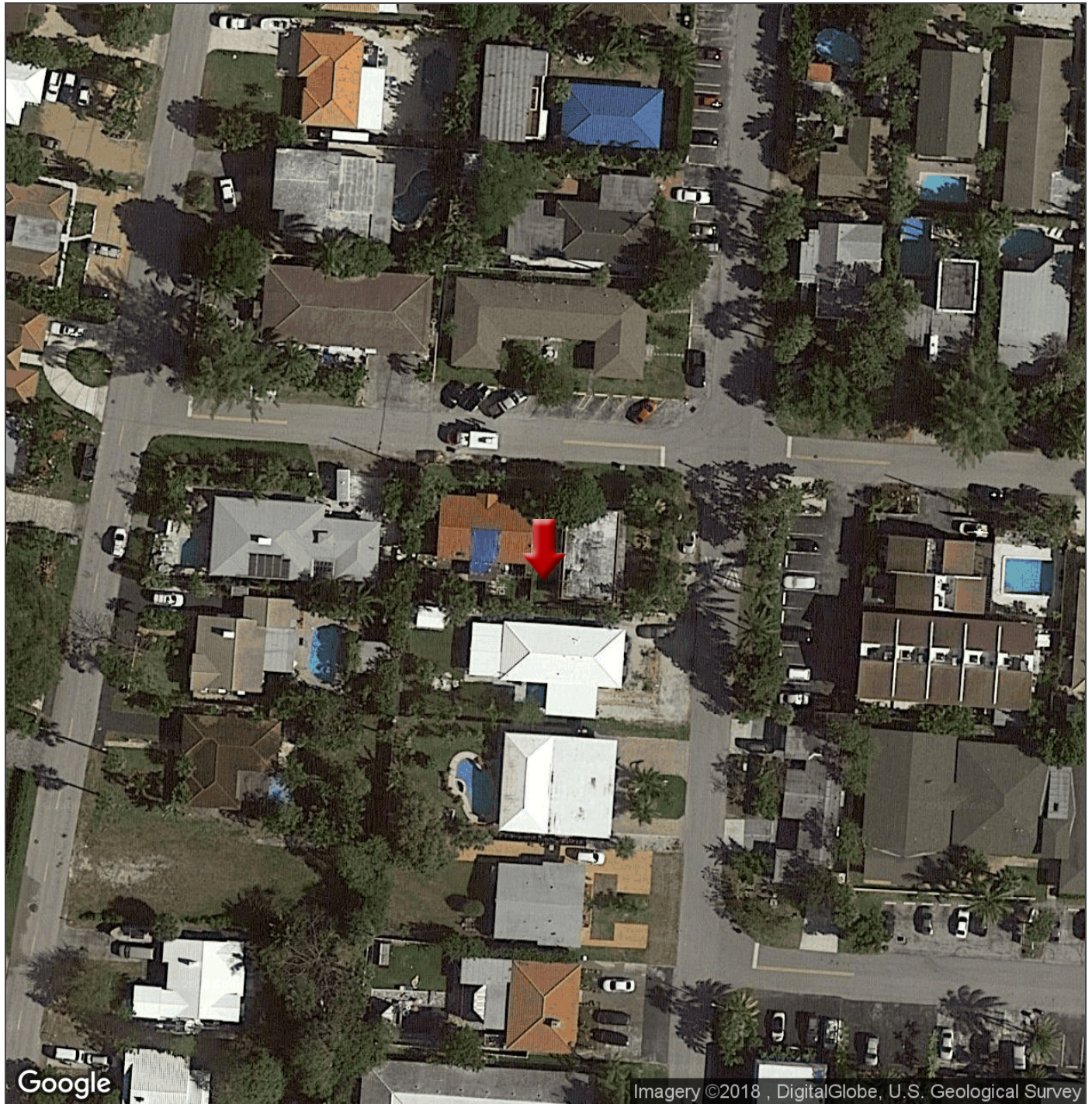
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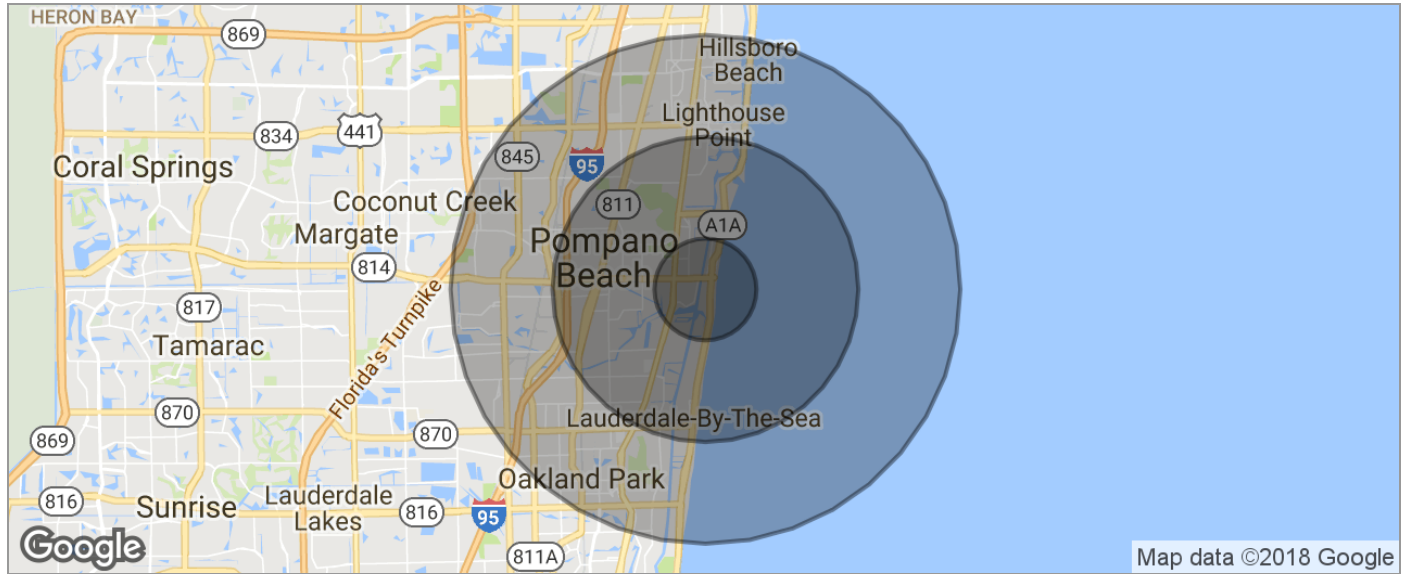
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,314	71,184	186,757
MEDIAN AGE	52.8	45.7	42.9
MEDIAN AGE (MALE)	51.6	44.9	42.1
MEDIAN AGE (FEMALE)	53.1	46.6	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,728	32,830	78,592
# OF PERSONS PER HH	1.8	2.2	2.4
AVERAGE HH INCOME	\$72,013	\$79,040	\$70,604
AVERAGE HOUSE VALUE	\$537,159	\$468,476	\$372,936

* Demographic data derived from 2010 US Census

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INVESTMENT OVERVIEW

Price	\$725,000
Price per Unit	\$181,250
CAP Rate	6.2%

OPERATING DATA

Gross Scheduled Income	\$61,560
Other Income	\$0
Total Scheduled Income	\$64,800
Vacancy Cost	\$3,240
Gross Income	\$61,560
Operating Expenses	\$16,706
Net Operating Income	\$44,854
Pre-Tax Cash Flow	\$19,461

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UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT
1	1	1	\$1,350
2	1	1	\$1,350
3	1	1	\$1,350
4	1	1	\$1,350
			\$5,400

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INCOME SUMMARY		PER SF
Unit 1	\$16,200	\$6.00
Unit 2	\$16,200	\$6.00
Unit 3	\$16,200	\$6.00
Unit 4	\$16,200	\$6.00
GROSS INCOME	\$64,800	\$24.00

EXPENSE SUMMARY		PER SF
R.E Tax	\$8,516	\$3.15
Insurance	\$5,630	\$2.09
Water & Sewage	\$2,560	\$0.95
GROSS EXPENSES	\$16,706	\$6.19
NET OPERATING INCOME	\$44,854	\$16.61

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