



**1848 NW 52ND AVE,  
LAUDERHILL, FL 33313**  
**VALUE-ADD FOURPLEX IN HIGH-DEMAND  
LAUDERHILL LOCATION**

Fausto Commercial proudly presents 1848 NW 52nd Ave, a solid 4-unit multifamily property located in the growing rental market of Lauderhill, FL. This 3,212-square-foot building sits on an 8,062 sq ft lot and features a fenced backyard, a roof replaced within the last five years, and some renovations already enhancing its appeal. This property offers excellent potential for investors seeking stable returns in a desirable location. Just minutes from Central Broward Park, Lauderhill Mall, the Swap Shop, and a variety of local shops and schools, it provides strong tenant demand and easy access to essential amenities.

**PRICE: \$969,000**

Building Size: 3,212 SF

Land Size: 8,062 SF

Zoning: RM-22

Year Built: 1971

Income	Current	Pro Forma
Unit 1 - 2 Bed/1 Bath	\$1,975	\$2,000
Unit 2 - 2 Bed/1 Bath	\$1,975	\$2,000
Unit 3 - 2 Bed/1 Bath	\$1,975	\$2,000
Unit 4 - 2 Bed/1 Bath	\$1,975	\$2,000
Gross Income	\$94,800	\$96,000
<b>Operating Expenses</b>		
Real Estate Taxes	\$13,887	\$13,887
Insurance	\$3,000	\$3,000
Water & Sewer	\$4,800	\$4,800
Total Expenses	\$21,687	\$21,687
Net Operating Income	\$73,113	\$74,313
Cap Rate	7.55%	7.67%

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