

PRIME INVESTMENT OPPORTUNITY

4000 GREENWOOD AVE, WEST PALM BEACH

Turnkey Fully Updated Duplex | Strong Cash-Flow Potential

OFFERED AT:
\$520,000

POTENTIAL INCOME:
\$3,850/MO

PROPERTY OVERVIEW

Incredible addition to your portfolio or perfect for a house-hacker! This highly efficient, fully updated duplex features **two spacious 2-bedroom, 1-bathroom units** in a rapidly growing West Palm Beach submarket. One side is safely occupied by a reliable tenant providing **immediate cash flow**, while the other side is freshly upgraded and ready for top-market rent or an owner-occupant.

FINANCIAL & PROPERTY HIGHLIGHTS

Target List Price:	\$520,000	Impact Windows:	Full Impact Glass (Storm Proof)
Gross Potential Rent:	\$3,850 / month (\$46,200/yr)	HVAC:	Central A/C Systems (Separate)
Utilities Structure:	Tenant Pays 100% (Water, Gas, Elec)	Kitchen Finish:	Premium Quartz / Granite
Current Status:	1 Unit Rented / 1 Unit Vacant & Ready	Laundry:	In-Unit Washer & Dryer Hookups

WHY THIS ASSET WINS

- **Ultra-Low Overhead:** Unlike typical multifamily assets where landlords absorb heavy water and gas bills, these units are split-metered. Tenants pay 100% of utilities, protecting your margins.
- **Substantial Insurance Savings:** Outfitted with full impact windows and doors, this building qualifies for premium South Florida insurance wind-mitigation credits.
- **Turnkey & Capital Expense Protected:** Modernized interiors featuring premium stone countertops, new flooring, and updated appliances eliminate near-term repair anxieties.
- **The House-Hacker's Dream:** Utilize low-down-payment residential financing (FHA/VA) to live in one unit while letting the adjacent tenant cover a massive portion of your mortgage.

CONTACT FOR SHOWINGS & FULL PRO-FORMA FINANCIALS:

Name: _____ | Phone: _____ | Email: _____