FAUSTO COMMERCIAL

FOR SALE

FULLY RENOVATED — STABILIZED INCOME PLAY

POMPANO BEACH, FL

1109 NW 6TH AVE

FOUR 2BR/1BA + ONE 1BR/1BA

$1,015,000	5 UNITS	1984	$203,000
LIST PRICE	TOTAL UNITS	YEAR BUILT	PRICE/UNIT

FAUSTO COMMERCIAL PRESENTS

Fully renovated, turnkey multifamily asset generating stabilized income with room to grow in one of Broward's most dynamic rental markets. A complete top-to-bottom renovation means minimal deferred maintenance and durable, in-place rents. Blocks from Downtown Pompano Beach's transformative redevelopment and the new luxury development drawing residents and capital. With strong in-place cash flow, real capital improvements, and long-term appreciation, this is a rare chance to acquire a stabilized asset in a fast-growing South Florida submarket.

CURRENT PERFORMANCE	
GROSS INCOME	$113,100
NOI	$81,036
CAP RATE	7.98%

PRO FORMA PERFORMANCE	
GROSS INCOME	$117,000
NOI	$84,936
CAP RATE	8.37%

INVESTMENT HIGHLIGHTS

- Turnkey renovation: new plumbing, electrical, central A/C, impact glass
- Blocks from the $2B Downtown Pompano Beach redevelopment
- Fort Lauderdale-area rents up 4.2% with ~5% multifamily vacancy

EXCLUSIVELY LISTED BY

Arun Mohan
Commercial Real Estate Advisor
+1 931.319.7072
arunm@faustocommercial.com

Elior Levi
Commercial Real Estate Advisor
+1 954.743.7594
elevi@faustocommercial.com

RENT ROLLS

1109 NW 6TH AVE

Income:	Current	PRO FORMA
Unit 1 - 1 Bed/1 Bath	$1,700	$1,750
Unit 2 - 2 Bed/1 Bath	$1,950	$2,000
Unit 3 - 2 Bed/1 Bath	$1,900	$2,000
Unit 4 - 2 Bed/1 Bath	$1,950	$2,000
Unit 5- 2 Bed/1 Bath	$1,925	$2,000

OPERATING EXPENSES

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	$18,814	$18,814
Insurance	$8,000	$8,000
Water & Sewer	$5,250	$5,250
Total Expenses	$32,064	$32,064
Net Operating Income	$81,036	$84,936
Cap Rate	7.98%	8.37%