

Property Details

POMPANO DUPLEX NEAR THE BEACH

321 SE 1ST ST, POMPANO BEACH FL 33060

Prepared By: **Carlos Montoya**

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OFFERING SUMMARY

ADDRESS	321 SE 1st St Pompano Beach FL 33060
COUNTY	Broward
BUILDING SF	1,754 SF
LAND SF	7,200 SF
LAND ACRES	0.1653
NUMBER OF UNITS	2
YEAR BUILT	1970
APN	494201250050
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$675,000
PRICE PSF	\$384.83
PRICE PER UNIT	\$337,500
OCCUPANCY	100.00%
NOI (CURRENT)	\$21,724
NOI (Pro Forma)	\$34,324
CAP RATE (CURRENT)	3.22%
CAP RATE (Pro Forma)	5.08%
GRM (CURRENT)	17.31
GRM (Pro Forma)	13.08

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	1,754
LAND SF	7,200
LAND ACRES	0.1653
YEAR BUILT	1970
# OF PARCELS	1
ZONING TYPE	RM-10
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
FLOORING	Laminate
WASHER/DRYER	2 Washers/2 Dryers

MECHANICAL

HVAC	Central A/C
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UTILITIES

WATER	2 Meters
ELECTRIC	2 meters

CONSTRUCTION

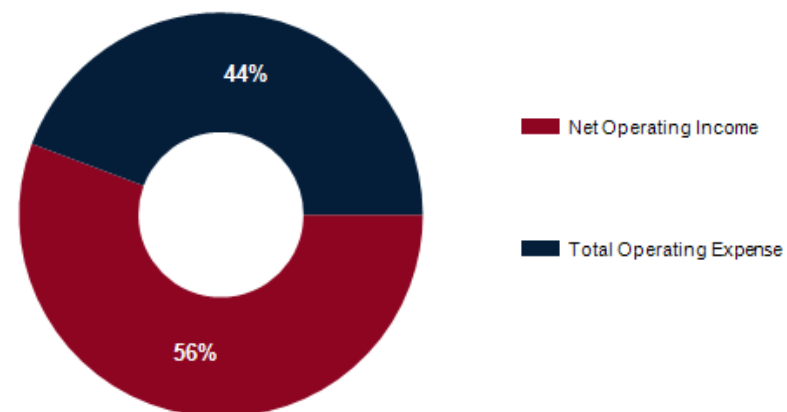
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Hip/Gable
ROOF MATERIAL	Asphalt/Comp



Unit	Unit Mix	Current Rent	Market Rent	Notes
1	2 bd + 1 ba	\$1,750.00	\$2,400.00	MTM
2	1 bd + 1 ba	\$1,500.00	\$1,900.00	MTM
Totals / Averages		\$3,250.00	\$4,300.00	

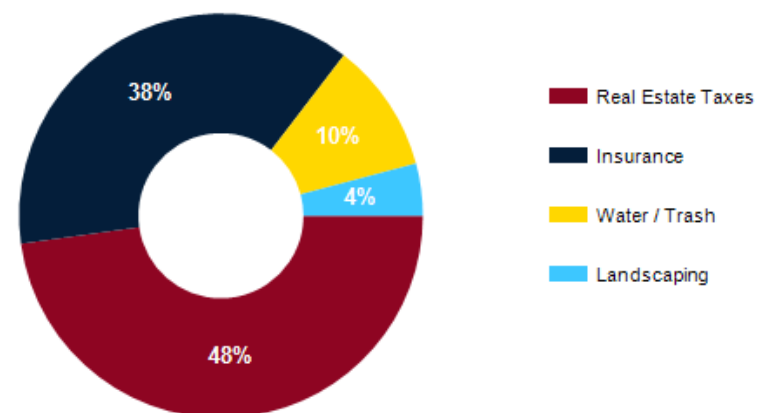
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$39,000		\$51,600	
Effective Gross Income	\$39,000		\$51,600	
Less Expenses	\$17,276	44.29%	\$17,276	33.48%
Net Operating Income	\$21,724		\$34,324	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$8,256	\$4,128	\$8,256	\$4,128
Insurance	\$6,500	\$3,250	\$6,500	\$3,250
Water / Trash	\$1,800	\$900	\$1,800	\$900
Landscaping	\$720	\$360	\$720	\$360
Total Operating Expense	\$17,276	\$8,638	\$17,276	\$8,638
Expense / SF	\$9.85		\$9.85	
% of EGI	44.29%		33.48%	

DISTRIBUTION OF EXPENSES CURRENT



Pompano Duplex Near The Beach

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Exclusively Marketed by:

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