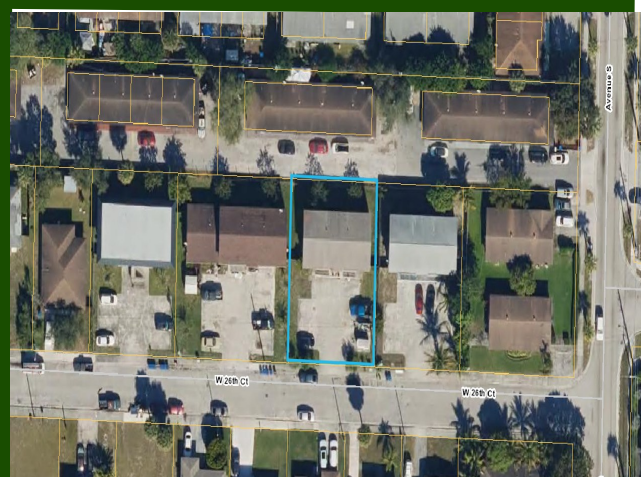


FOR SALE: 1634 W 26th Court Riviera Beach, FL 33404 - Quad-Plex



**3664 Square Foot - Four Unit
Apartment Building
Asking \$900,000.00**

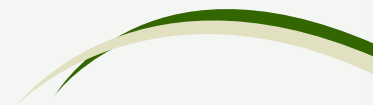


PROPERTY FEATURES

- 4 Units each with 3 Bedrooms and 1 Full Bath
- Long Term Stable Tenants
- CBS Construction
- Asphalt Composition Roof with Wood Trusses
- Washer & Dryer Hookups Provided
- Separate Central AC/Heating Units
- Built in 1986
- Floors - Ceramic/Quarry Tile and Carpet
- Roof is Asphalt/Composition
- Interior Walls: Drywall
- Zoned RM-15 Riviera Beach
- Lot Size .19 Acre



Simplifying Real Estate



STRATEGIC REALTY SERVICES, LLC

Christopher Fleming | cfleming@strategicrealty.com

Cell: 561.707.5120 | Office: 561.471.5353

www.strategicrealty.com



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Annual Income and Expense

Current annual

Operating Income:

Apt A Rental income	\$22,680.00
Apt B Rental income	\$19,800.00
Apt C Rental income	\$21,000.00
Apt C Rental income	\$21,000.00
Gross Potential Rent	\$84,480.00

Operating Expenses:

Utilities:	\$0.00 (no common area expenses)
Lawn Maintenance:	\$600.00 (Handled By Apt C Tenant)
Repairs and Maintenance:	\$1200.00 (Scheduled Baseline Repairs)
Real Estate Taxes:	\$12,375.00
Insurance:	\$2,700.00 (Estimated—owner is self insured)
Total Operating Expenses:	\$16,875.00
Net Operating Income:	\$67,605.00

Market rents are below market for this property. Market research shows that Section 8/Affordable Housing routinely approve \$2,100.00 for 3 Br/1 Ba units.

Market rate rents are commanding up to \$2,550.00/ Month

Simplifying Real Estate

STRATEGIC REALTY SERVICES, LLC

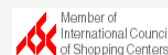
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