



1711 BUCHANAN ST, HOLLYWOOD, FL 33020

Best fourplex deal in East Hollywood! Introducing 1711 Buchanan St, an exceptional fourplex in the desirable Hollywood Lakes, East of US-1. This property features four 1-bed/1-bath units, all currently fully occupied and generating \$5,200 a month in income, with potential for even more by adjusting rents to market rates. The property has one electric and water meter, with costs covered by the landlord. Additionally, this property sits on an FH2 zoned lot, allowing for potential redevelopment of up to 22 residential units up to 14 stories high.

PRICE: \$799,000

Building Size: 1,561 Sq Ft

Land Size: 5,460 Sq Ft

Zoning: FH-2

Year Built: 1951

Rental Income:	Current	Proforma
Unit 1 - 1 Bed/1 Bath	\$1,100	\$1,600
Unit 2 - 1 Bed/1 Bath	\$1,256	\$1,600
Unit 3 - 1 Bed/1 Bath	\$1,110	\$1,600
Unit 4 - 1 Bed/1 Bath	\$1,575	\$1,600
Laundry Income	\$150	\$150
Gross Income	\$62,292	\$78,600

Operating Expenses:	Current	Proforma
Real Estate Taxes	\$2,089	\$10,000
Insurance	\$3,000	\$3,000
Electric, Water & Trash	\$7,000	\$7,000
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$900	\$900
Total Expenses	\$14,989	\$22,900
Net Operating Income	\$47,303	\$55,700
Cap Rate	5.92%	6.97%

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