

INVESTMENT OVERVIEW

806-814 Northwest 7th Terrace is a 32-unit apartment complex, consisting of three single-story buildings constructed between 1955 and 1961 of concrete block and stucco with flat and shingle roofs. The unit mix consists of (24) one-bedroom/one-bathroom units and (8) two-bedroom/one-bathroom units. The buildings contain approximately 15,464 square feet and are situated on a 0.82-acre lot, according to the Broward County Property Appraiser. All units have been renovated by current ownership and feature either vinyl wood-plank or ceramic tile flooring, with new kitchens and bathrooms, stainless steel appliances, and window/wall air conditioning units.

Located in the heart of Hallandale Beach, Florida, proximate to Pembroke Road, Dixie Highway, Federal Highway (US-1), and Interstate 95. The portfolio's central location provides residents with convenient access to OB Johnson Park, Hallandale High School, McNicol Middle School, and numerous retail, dining, and recreational destinations. The area has experienced steady population growth, driven by its proximity to employment centers and coastal amenities.

Nearby points of interest include OB Johnson Park and Tennis Courts (0.1 miles), Dunkin' (0.8 miles), Padel Life & Soccer (0.9 miles), The Big Easy Casino (1.4 miles), Atlantic Village (1.4 miles), Hallandale Beach YMCA Family Center (1.8 miles), Publix Super Market at Hallandale Place (2.0 miles), Hallandale Shopping Center (2.1 miles), Diplomat Mall Shopping Center (2.1 miles), Gulfstream Park Racing & Casino (2.2 miles), Starbucks (2.3 miles), HCA Florida Aventura Hospital (2.3 miles), Aventura Commons (2.4 miles), Orangebrook Golf & Country Club (2.5 miles), Joe DiMaggio Children's Hospital & Memorial Regional Hospital (3.1 miles), and Fort Lauderdale-Hollywood International Airport (7.5 miles).

Nearby educational facilities include Hallandale High School (0.5 miles), McNicol Middle School (0.7 miles), and Colbert Elementary School (0.9 miles).

806-814 Northwest 7th Terrace is being offered for sale at \$4,960,000 or \$155,000 per unit



**32
UNITS**



**1955-1961
YEARS BUILT**



**15,464
SQUARE FEET**



**NEW ROOFS
2021**

INVESTMENT SUMMARY

THE OFFERING	
Property Address	806-814 Northwest 7th Terrace, Hallandale Beach, FL 33009
Assessor's Parcel #	5142-21-27-0190 (806 Northwest 7th Terrace) 5142-21-27-0200 (808 Northwest 7th Terrace) 5142-21-27-0210 (814 Northwest 7th Terrace)
Zoning	WEST RAC
SITE DESCRIPTION	
Number of Units	32
Number of Buildings	3
Number of Stories	1
Year Built	1955-1961
Gross Leasable Area	15,464 Square Feet (*BCPA)
Lot Size	35,749 Square Feet (*BCPA)
Type of Ownership	Fee Simple
UTILITIES	
Water (Sewer)	City of Hallandale Beach - Paid by Owner (806 NW 7th Terrace) City of Hallandale Beach - Paid by Tenant (814 NW 7th Terrace)
Electric	FPL - Paid by Tenant
CONSTRUCTION	
Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Shingle & Flat
MECHANICAL	
HVAC	Window Air Conditioning Units
Fire Protection	Smoke Detectors & Fire Extinguishers

*Broward County Property Appraiser

