



848 NW 2ND AVE, FORT LAUDERDALE, FL 33311
PRIME 5-UNIT MULTIFAMILY INVESTMENT – FORT LAUDERDALE

Proudly presenting 848 NW 2nd Avenue, a stabilized 5-unit multifamily property in a rapidly growing area of Fort Lauderdale. The building includes three 1-bedroom/1-bath units and two studios, all tenant-occupied with long-term renters in place, offering steady cash flow and low maintenance.

Located just minutes from Downtown, Flagler Village, Brightline, and the beach, this property benefits from excellent connectivity, vibrant surroundings, and major nearby developments—including several high-rise projects already underway. Zoned for flexible residential use, RMM-25, the site offers strong long-term upside.

Seller financing available: 45% down, 5.5% interest-only for 3 years.

PRICE: \$1,049,000

Building Size: 1,936 SF

Land Size: 6,750 SF

Zoning: RMM-25

Year Built: 1973

LAYOUT	Current	Pro Forma
1BED/1BATH	\$1,700	\$1,800
1BED/1BATH	\$1,700	\$1,800
1BED/1BATH	\$1,700	\$1,800
Studio	\$1,550	\$1,600
Studio	\$1,550	\$1,600
TOTAL	\$98,400	\$103,200

Operating Expenses	Current	Pro Forma
Real Estate Taxes	\$10,779	\$18,900
Insurance	\$6,000	\$6,000
Water & Trash	\$1,200	\$1,200
Maintenance & Repairs	\$500	\$500
Landscaping	\$700	\$700
Total Expenses	\$19,179	\$27,300

NOI	\$79,221	\$75,900
Cap Rate	7.54%	7.23%

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