

JUST LISTED!

PARKVIEW CROSSING

📍 901-951 NW 8th Ave & 930-980 NW 9th Ave, Pompano Beach, FL 33060

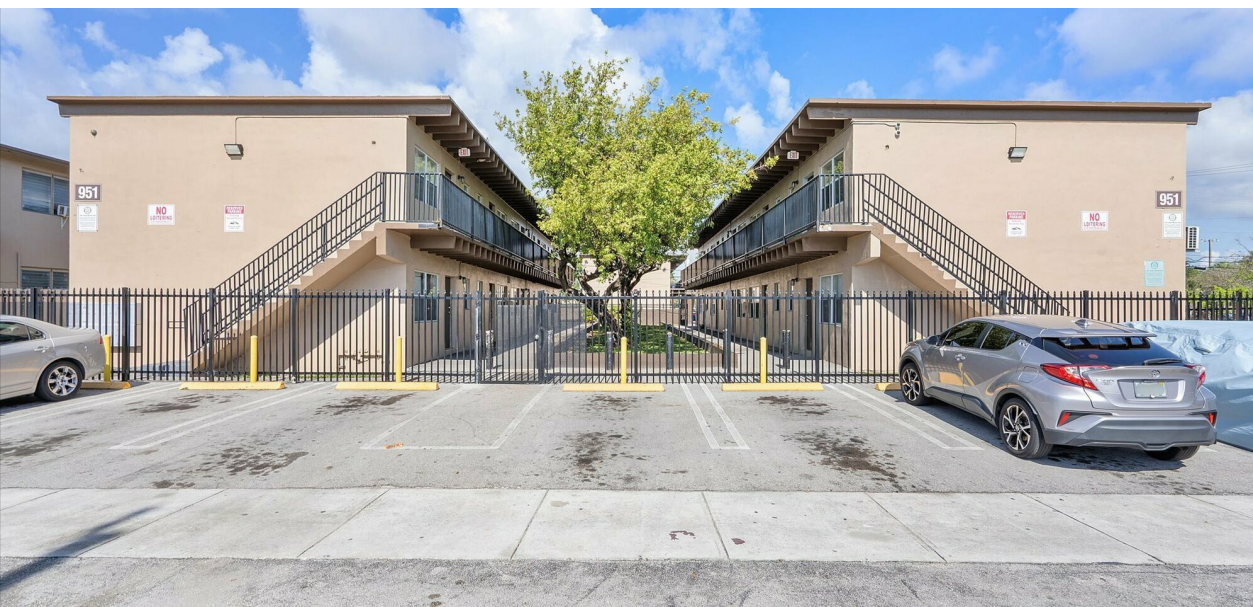
INVESTMENT HIGHLIGHTS

- Rare Opportunity To Acquire A Well-Maintained, 98 Unit Property Situated On 2.39 Acres In An Up And Coming Neighborhood Of Pompano Beach
- Great Opportunity To Assume Current Loan (Non-Agency) Of \$5,887,000 At 3.0% Fixed Rate Until December 2029 AND Receive Supplemental Loan Of \$3,563,000 At 6.20% For Blended Rate At 4.2% - Resulting In Almost 10% Cash-On-Cash Return Day 1
- Diverse Unit Mix Consisting Of (19) Studios, (52) 1 Bed 1 Bath Units, (17) 2 Bed 1 Bath Units, And (10) 2 Bed 2 Bath Units Totaling Approximately 41,100 RSF
- Over \$1,000,000+ In Recent Capital Improvements Including Full Replacement Of Electrical Supply Lines, Circuit Breakers, And Shut Offs, And New Electric Panels In All Units
- Passed 40 & 50 Year Recertification
- Strong In-Place Cash Flow With Opportunity To Increase Rents By 19.23% Providing Exceptional Upside Potential
- Some Exterior Improvements Include Newly Repaved Asphalt Parking Lots, LED Lighting For Common Areas, 6-Foot Steel Fencing Around Perimeter Of All Buildings With 3 Motorized Gates, Revitalized Landscaping, And State-Of-The-Art Surveillance Systems
- 75% Of Units Now Feature Upgraded Kitchens, New Mini-Split AC Systems, Vinyl Slider Windows, And Modern Lighting Fixtures
- Ideally Located East Of I-95 Near N Dixie Hwy Providing Easy Access To Anywhere In Broward County

INVESTMENT DETAILS

Price	\$13,800,000
Cap Rate	7.00%
Price Per Unit	\$140,816
Number of Units	98
Building Size	46,960 SF





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