

FOR SALE

301

**S.W. 14TH TERRACE
FT. LAUDERDALE, FL**



PROPERTY HIGHLIGHTS

- 4 units available
- 1 Bedroom and 1 bathroom per unit
- 2,096 Total square feet
- **Sale price: \$732,433.33**
(\$199,754.55 per unit)
- Impact windows and doors installed
- New roof installed
- Exterior and interior paint
- New kitchens and appliances in all units
- New bathrooms in all units
- New flooring in two of the units

For additional information contact:

Charlie Exelbirt

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charlie@mattisadvisors.com

Michelle Lopez-Wong

954-822-1901

michelle@mattisadvisors.com

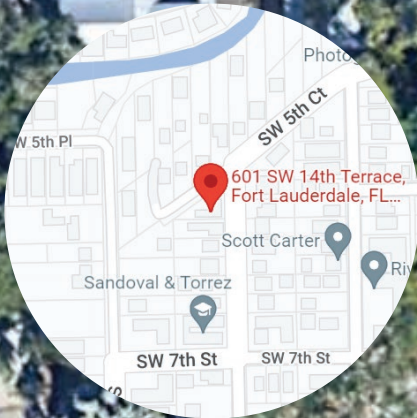


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MATTIS ADVISORS, INC.

Commercial Real Estate Brokers
1181 S. Rogers Circle, Suite 20
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FINANCIAL INFORMATION

Fort Lauderdale RENT ROLL 2022

Apt. Number	Tenant/Suite Number	Rent PSF	SF	2022 August
1	Tenant #1	28.63	524	1,250.00
2	Tenant #2	27.48	524	1,200.00
3	Tenant #3	33.78	524	1,475.00
4	Tenant #4	28.63	524	1,250.00
Total:		29.63	2,096	5,175.00

INCOME SUMMARY

RENT **\$62,100.00**

Average Rent Per Unit (yearly) \$15,525.00

EXPENSES

INSURANCE \$(4,000.00)
 REAL ESTATE TAXES \$(8,994.00)
 ELECTRICITY \$(480.00)
 LANDSCAPING \$(960.00)
 WATER/TRASH \$(2,520.00)
 PEST CONTROL \$(1,200.00)

TOTAL EXPENSES \$18,154.00

NOI \$43,946.00

SALE PRICE \$799,018.18

PRICE PER UNIT \$199,754.55

CAP RATE 5.50%

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PROPERTY PHOTOS



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