

JUST IN DIRECT DEAL

7625 Tam Oshanter Blvd, North Lauderdale, FL 33068

REDUCED PRICE:\$99,900

Bedrooms: 2

Bathrooms:2

Total SQFT:800

Year Built 1980

Type of construction: CBS

Description:

Spacious 2 Bedroom, 2 Bathroom, 1st floor unit in the heart of North Lauderdale. Currently rented with good tenant for instant income. Tenant loves apartment and wants to stay. Unit recently renovated, features updated kitchen and bathrooms with tile floors throughout. Large rooms with tons of storage. Washer/dryer in unit. Good complex. Buildings recently got new roofs & paint. No special assessment. HOA \$350/month.

Comps:

7855 Tam Oshanter Blvd # 7855 NORTH LAUDERDALE, FL 33068 Sold Price: \$155,000

7845 Tam Oshanter Blvd # 7845 NORTH LAUDERDALE, FL 33068 Sold Price: \$137,500

7851 Tam Oshanter Blvd # 7851 NORTH LAUDERDALE, FL 33068 Sold Price: \$135,000

DUPLEX DEAL

921 NE 107th St Miami Shores, FL 3316

REDUCED PRICE:\$399,900

Bedrooms: 5

Bathrooms:2

Total SQFT:1,882

Total Lot: 11, 475

Year Built: 1948

Type of construction: CBS

Description:

Completely remodeled duplex in desirable area of Miami Shores. This is a 2/1 unit which is rented for \$1.750/month and a 3/2 rented for \$1.950/month. Both units have separated backyards divided by fence what give privacy to each tenant. This is a rare opportunity to own a duplex in this area in order to grow your rental inventory with a good cap rate. Property is easy to show through lock box.

JUST IN DIRECT DEAL

504 Foster Rd, Hallandale, FL 33009

REDUCED PRICE:\$144,900

Bedrooms: 4
Bathrooms:2
Total SQFT:2120
Total Lot: 3,750
Year Built 1954
Type of construction: CBS2

Description:

These are 2 commercial units in the front with 1/2 bath each. Mixed-use fire-damaged property (use code 12), located in Hallandale Beach that is part of a gentrification process. Has 2 commercial units in the front, plus a residential unit in the back. Rent can be up to \$3,300/month. Area is being renovated, 2 amazing townhouses recently built next door. Plenty of more developments coming soon. Property zoned for Mixed use – store and office or store and residential or residential combination. Clean title. Easy to show.

OFF MARKET
1434 NW 116th St Miami, FL 33167
Asking Price:\$94,900

Bedrooms: 2
Bathrooms:1
Total SQFT:764
Total Lot:6,242
Year Built 1950

Type of construction: CBS

Description:

This property needs a complete rehab. Selling as-is, cash offers only. Property has code violations. Buyer to take property subject-to the code violations. Property may have hold over tenants so you may not be able to gain access until after a contract has been submitted.Call for appt.

Vacant Lot Duplex lot prime location
No Address, Miami FL 33150
Folio: 30-3102-012-1140 (West of 870 NW 100 st, Miami FL)
Asking Price:\$89,900
Lot size 6,550

Description:

This just in. Duplex lot. Prime location. Just west of 441 and I-95... nw 100 st.
Zoned RU-2 Dimensions 50 X 131 Lot size 6,550

New construction comp: [901 NW 96 street, Miami FL](#) - 2 duplexes - individual lots Sold for \$760,000 combined.

OFF MARKET 4PLEX

[633-637 NW 6 Ct #1-4, Hallandale Beach 33009](#)

Asking Price:\$424,900

Bedrooms: 8

Bathrooms:4

Total SQFT:3140

Type of construction: CBS

Description:

These are 4 units 2/1, 785 sf units in foster park. 4 electric meters. Hud rent standard is \$1314/m for 2 bedrooms in this zip code. Total income potential is \$5256/m. Terrific buy and hold! Needs new electric, flooring, replace a/c wall units, coat the roofs, basic cosmetics i.e. interior paint, base boards, doors etc.

Comps:

[216-220 SW 9th St Hallandale, FL 33009](#) - sold for [540k](#)

[101-109 NW 3rd Ave, Hallandale, FL 33009](#)- Sold for 735k (\$122,500 per 2/1 unit)

JUST IN

[1035 NE 3rd Ave # 1035 HOMESTEAD, FL 33030](#)

REDUCED Price:\$169,900

Bedrooms: 3

Bathrooms:2

Total SQFT:1,418

Total Lot:1,544

Year Built 1936

Type of construction: CBS

Description:

Perfect for investors. Great location, spacious 3/2 Townhouse in the heart of Homestead. Property is rented on a month to month for \$1500. Easy to show. NO HOA.

Comps:

[930 NE 4th Ave](#) SOLD \$230K

[905 NE 3rd Ave](#) SOLD \$290K

OFF MARKET

[717 W 4th St Riviera Beach, FL](#)

Asking Price:\$134,900

Bedrooms: 3

Bathrooms:2

Total SQFT: 2,262

Total Lot:4,940

Year Built: 1950

Type of construction: CBS

Description:

These are 2 Units (1) 3 Bed / 2 Bath and (1) Efficiency. The main 3/2 is Vacant but Rents for \$1400 to \$1500/mo Efficiency is rented for \$500/mo/mo. Potential Income is \$2,000/mo Potential Cap Rate Net is 15%. Shown by Appointment ONLY! No Knocking on Tenants Door.

OFF MARKET

2401 Riverside Dr # 506-B CORAL SPRINGS, FL 33065

Asking Price:\$94,900

Bedrooms:1

Bathrooms:1

Total SQFT: 606

Year Built: 1983

Type of construction: CBS

Description:

Rarely available! Cozy 1/1 unit located on the 5th floor. A/C, water heater, kitchen, bathroom, and flooring less than 3 years old. Intercom access required to enter building. Located near expressways, main roads, schools, shopping, public transportation, and much more. Don't miss this rare opportunity to own in Coral Springs Tower Club!

STUNNING DEAL

650 Pennsylvania Ave # 28 MIAMI BEACH, FL 33139

Asking Price:\$139,900

Bedrooms: 1

Bathrooms:1

Total SQFT:380

Year Built: 1961

Type of construction: CBS

Description:

Live two blocks from the beach!! Steps away from South Beach, shopping and restaurants!! This is secure and clean building. Freshly painted 1/1. Building has laundry room, gated internal patio and good vibes!!! This apartment is currently

rented for \$1200 per month and is a month to month lease. Easy to show and it has a great price!!! Owners pay \$300 yearly per parking.

Comps:

[936 Pennsylvania Ave Unit#206](#) SOLD \$149K

JUST IN DIRECT DEAL

[3350 NE 13th Cir Dr # 111-21](#) HOMESTEAD, FL 33033

ASKING PRICE:\$139,900

Bedrooms: 3

Bathrooms:2

Total SQFT:1,169

Year Built 2005

Type of construction: CBS

Description:

Bright & Spacious 2-story Unit at "Villas At Carmel" inside sought after "Malibu Bay" community. Unit is almost 1200 sqft in living area and it's very well maintained. All tiled & carpet on first floor and carpeted 2nd floor. Brand New fence in backyard patio with pavers; Private & ideal for BBQ & get togethers. Fairly new dishwasher & microwave in unit. Large front load washer & dryer a plus. Community offers many amenities. HOA: \$240. Close to nearby expressways, restaurants and shops. Tenant occupied until end of November 2018.

Comps:

[3370 NE 13 Cir Dr Unit#104-20](#) SOLD \$155,000

[3350 NE 13th Cir Dr Unit#105-21](#) SOLD \$159,000

JUST IN FRESH DEAL

[3600 NW 21st St # XX](#) LAUDERDALE LAKES, FL 33311

REDUCED PRICE:\$89,900

Bedrooms: 2

Bathrooms:2

Total SQFT:1,100

Year Built 1979

Type of construction: CBS

Description:

Investors Dream! Spacious 2/2 at 1100 sq.ft. Rented for \$1200/month. Development is undergoing major improvements. There is currently a special assessment in effect, which can be negotiated with sales price. Special Assessment is \$151/month. Tenant is paying \$1200/m and lease expires March 2019. Ok To Lease Maint \$420 Incl: Elevator, Insurance, Laundry Facilities, Landscaping/Lawn Maintenance, Manager, Outside Maintenance, Pest Control Interior

Comps:

[3600 NW 21st St Unit#107](#) SOLD \$100,000

[3600 NW 21st St Unit#114](#) SOLD \$105,000