

The Property



PROPERTY HIGHLIGHTS

- 1979 two-story multifamily building. Stabilized asset in a strong rental market in the city of Pembroke Pines.
- 26 Units in Total. 19 units available:
 - 7 units are 2 Bedrooms - 2 Bathrooms (928 sqft = 86.21 m2)
 - 12 Units are 1 Bedroom - 1 Bathroom (752 sqft = 69.86 m2)
- 98.2% occupied, with open parking and a central pool.
- 53 parking spaces (1 for each unit, the remaining are for guests).
- The majority of the tenants have occupied the premises for a long time. All of the tenants have a great history of timely rent payment, and some of them even collaborate with the maintenance and care of the property.
- New lease contracts have been signed with tenants with higher rents and better conditions for landlord.
- \$40,000 Invested in renewal works of the units.
- The Property has received improvements in the pool area and is scheduled to be completely painted as well as other improvements in the irrigation system and fence.





The Property

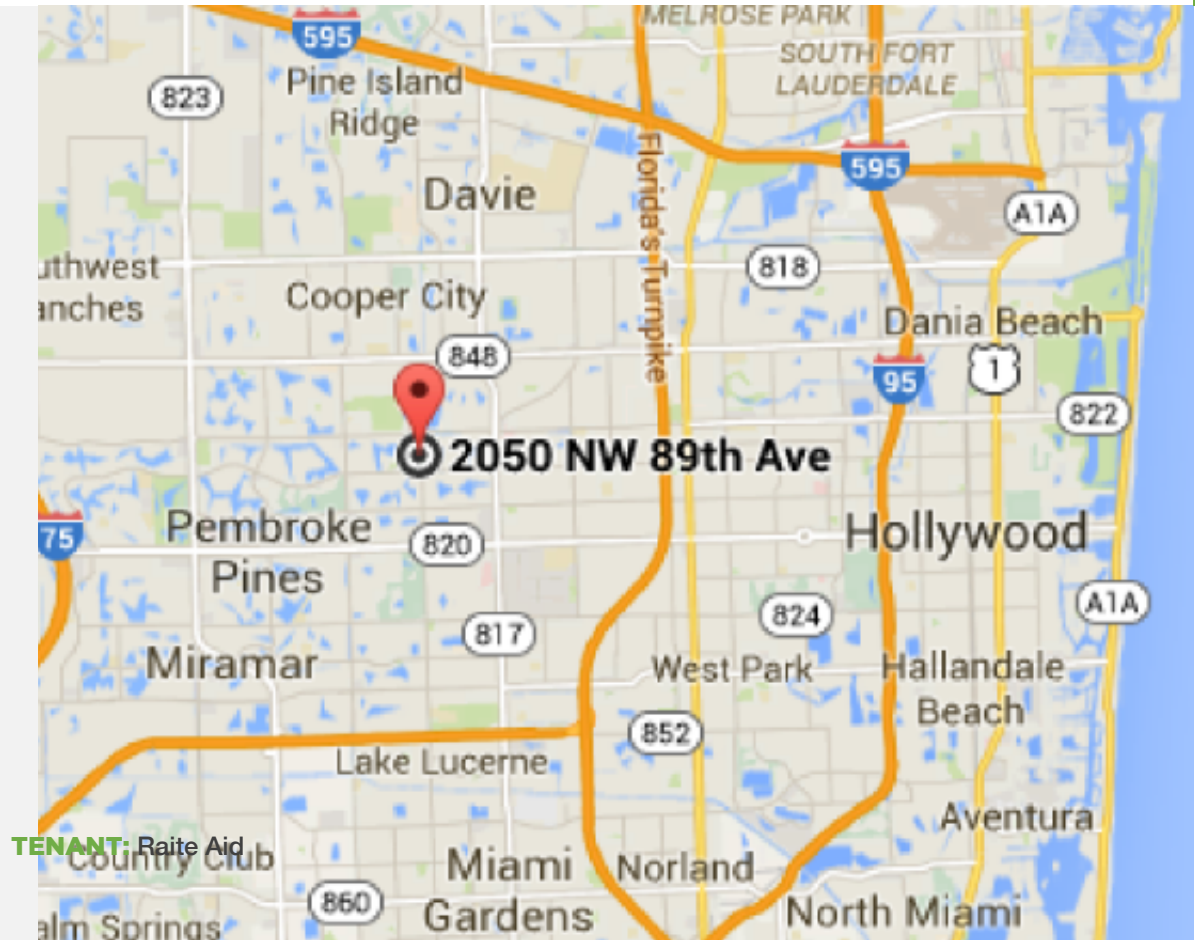


LOCATION

- +Pembroke Pines
- +Between Taft and Sheridan

AREA

- +Excellent area of services, retail, residential, restaurants and convenience stores and at only 8 minutes from the Pembroke Lakes Mall, which is the most important mall in the area.



TENANT: Rite Aid





