

4 UNIT CONDO SALE VILLAS AT LAKEVIEW

5200 NW 31ST AVE 6, 121, 157& 183
FORT LAUDERDALE FL, 33309

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Information

VILLAS AT LAKEVIEW Fort Lauderdale FL, 33309

5200 NW 31ST AVE 6

2 bed 2 baths | 927 sqft

Rented for \$1,900 per month

Monthly Assoc fees: \$334.50 | Yearly taxes : \$3,766.35

5200 NW 31ST AVE 121

2 bed 2 baths | 927 sqft

Rented for \$1,950 per month

Monthly Assoc fees: \$ 334.50 | Yearly taxes : \$4,100.90

5200 NW 31ST AVE 121

2 bed 2.5 baths | 1,035 sqft

Rented for \$1,950 per month

Monthly Assoc fees: \$ 369.50 | Yearly taxes : \$3,824.50

5200 NW 31ST AVE 183

1 bed 1 baths | 702 sqft

Rented for \$1,700 per month

Monthly Assoc fees: \$ 252.50 | Yearly taxes : \$3,151.51

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Property Description

Portfolio sale in Villas at Lakeview, Fort Lauderdale

Includes 4 units (#6,121,157 & 183) in a well-maintained Gated community with recently replaced roofs, concrete work/paint and all assessments paid.

Mix units features (2) 2 bed/2 bath, (1) 2 bed/2.5 bath townhome, and (1) 1 bed/1 bath.

All units offer central A/C, in-unit washer/dryer, and tranquil lake views.

Association fees are exceptionally low:

\$334.50/month for the 2/2s, \$369.50/month for the 2/2.5, and \$252/month for the 1/1.

Low overhead, and rental income potential make this an outstanding investment opportunity. The community is well-kept, offering peace of mind and long-term value. A rare chance to acquire multiple units in one of Fort Lauderdale's sought-after lakefront communities.

VVS LLC	Portfolio sale	Villas at Lakeview					FORT LAUDERDALE	
Address	5200 NW 31ST AVE 6, 121 , 157 & 183							
							TOTAL PRICE	
UNIT	BED/BATHS	SQFT	MONTHLY RENT	Asking price per unit	\$/sf	\$	900,000.00	total sqft
						3,588		
						\$	250.84	
						yearly income		
							Lease ends	
A6	2 BED 2 BATHS	927	\$ 1,900.00	\$ 230,000.00	248.11	\$	22,800.00	9/30/2026
121	2 BED 2 BATHS	927	\$ 1,950.00	\$ 235,000.00	253.51	\$	23,400.00	1/14/2026
157	2 BED 2.5 BATHS	1,032	\$ 1,950.00	\$ 240,000.00	232.56	\$	23,400.00	11/14/2025
183	1 BE 1 BATH	702	\$ 1,700.00	\$ 195,000.00	277.78	\$	20,400.00	12/1/2025
							\$ 90,000.00	Total rent
ASSOCIATION FEES								
A6			\$ 334.50			\$	4,014.00	
121			\$ 334.50			\$	4,014.00	
157			\$ 369.50			\$	4,434.00	
183			\$ 252.50			\$	3,030.00	
							\$ 15,492.00	Total assoc
ANNUAL TAXES						ANNUAL TAXES		
A6						\$	3,766.35	
121						\$	4,100.90	
157						\$	3,824.50	
183						\$	3,151.51	
							\$ 14,843.26	Total taxes
Net Operative Income							\$	59,664.74
INITIAL CAP RATE							6.629%	



Information

Offering Price:	\$900,000.00
Price/ SF	\$250.83
Address:	5200 NW 31 ST AVE 6, 121, 157 & 183
	Fort Lauderdale FL, 33309
	4 condominium units
Total rentable Sqft	3,588
Year Built	1987/ Renovated 2020
Yearly Income	\$90,000.00 (combined)
Association Fees:	\$15,492.00 per year (combined)
Property Taxes 2024:	\$14,841.00 (combined)
Net Operating Income :	\$59,664.74
Cap Rate :	6.629%

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