



3250 NE 12th Street, #3, Pompano Beach, FL

Property Information

Asking Price	\$450,000	County	Broward County
Property type	Condominium	Subdivision	OCEAN VIEW CONDO
		Construction	CBS
Total bedrooms	3	Roof	SHINGLE
Total bathrooms	3		
Building size	1780 sq. ft.		
Lot size	0.00 acres	Heating	Central
Year built	1984	Cooling	COOLING (CENTRAL)

Property Description

This is a beautiful 3 bed/3 bath town home with a private elevator, and in unit laundry . Completely remodeled. This 3 story townhouse includes a 1 car garage and two balconies.Located right on A1A facing the ocean, just steps away from the beach. Great area, easy relaxed beach living. Surrounded by great restaurants & shops.Fast approval by HOA.



Property Financial Summary

Asking price	\$450,000	Type	Proforma
Gross income (annually)	\$34,800	Gross income (monthly)	\$2,900
Operating expenses (annually)	\$12,951	Operating expenses (monthly)	\$1,079
Net income (annually)	\$21,849	Net income (monthly)	\$1,821
Gross return	7.73%	Net return	4.86%

