



3250 NE 12th Street, #5, Pompano Beach, FL

Property Information

Asking Price	\$395,000	County	Broward County
Property type	Condominium	Subdivision	OCEAN VIEW CONDO
		Construction	CBS
Total bedrooms	2	Roof	SHINGLE
Total bathrooms	2.5		
Building size	1780 sq. ft.		
Lot size	0.00 acres	Heating	Central
Year built	1984	Cooling	COOLING (CENTRAL)

Property Description

This is a recently updated 2 Bed /2.5 bath plus family room/den. This townhouse includes its own private elevator and 1 car garage. This unit is also a 3 story property including two balconies and in unit laundry. Great area ,easy relaxed beach living. Located right on A1A facing the ocean, just steps away from the beach. Surrounded by great restaurants & shops. Fast approval by HOA.



Property Financial Summary

Asking price	\$395,000	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	8.81%	Net return	5.53%

