



A11950774 SEFMLS© 2026



Price: \$400,000

MLS Number: A11950774

Single Family

6311 SW 8th St, North Lauderdale, Florida 33068 USA

Beds: 4

Baths: 2

Living Area: 1,480

Lot Square Feet: 4,042

HOA Fees: \$0

Year Built: 1971

Community: KIMBERLY VILLAGE SEC ONE

Subdivision: KIMBERLY VILLAGE SEC ONE

Junior High: Silver Lks Middle

High School: Coconut Crk High

ABOUT THIS PROPERTY

No HOA. It is a 4-bedroom, 2-bath Single family home. Rented for \$4,213/month. The rental income is supported by a government assistance program (as of April: \$2,726 government / \$1,487 tenant). Lease renews 12/31/2026. The tenant has been at the property since Jan 2025. Current management company available for seamless transition. Please do not disturb tenant or knock on the door.

PORTFOLIO SALE AVAILABLE (review broker's remarks) ~10.4% return after property taxes, based on current contractual rents minus other operating expenses). Investment opportunity consisting of a 9 single-family homes portfolio located in Broward County, Florida. Portfolio asking price: \$4,198,000. * Total contractual rents for the portfolio: \$42,497/month (\$509,964/year). * Total 2025 projected gross rents: \$73,955. *Tenant rents include a portion paid directly by the government.

PROPERTY LOCATION

Image



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