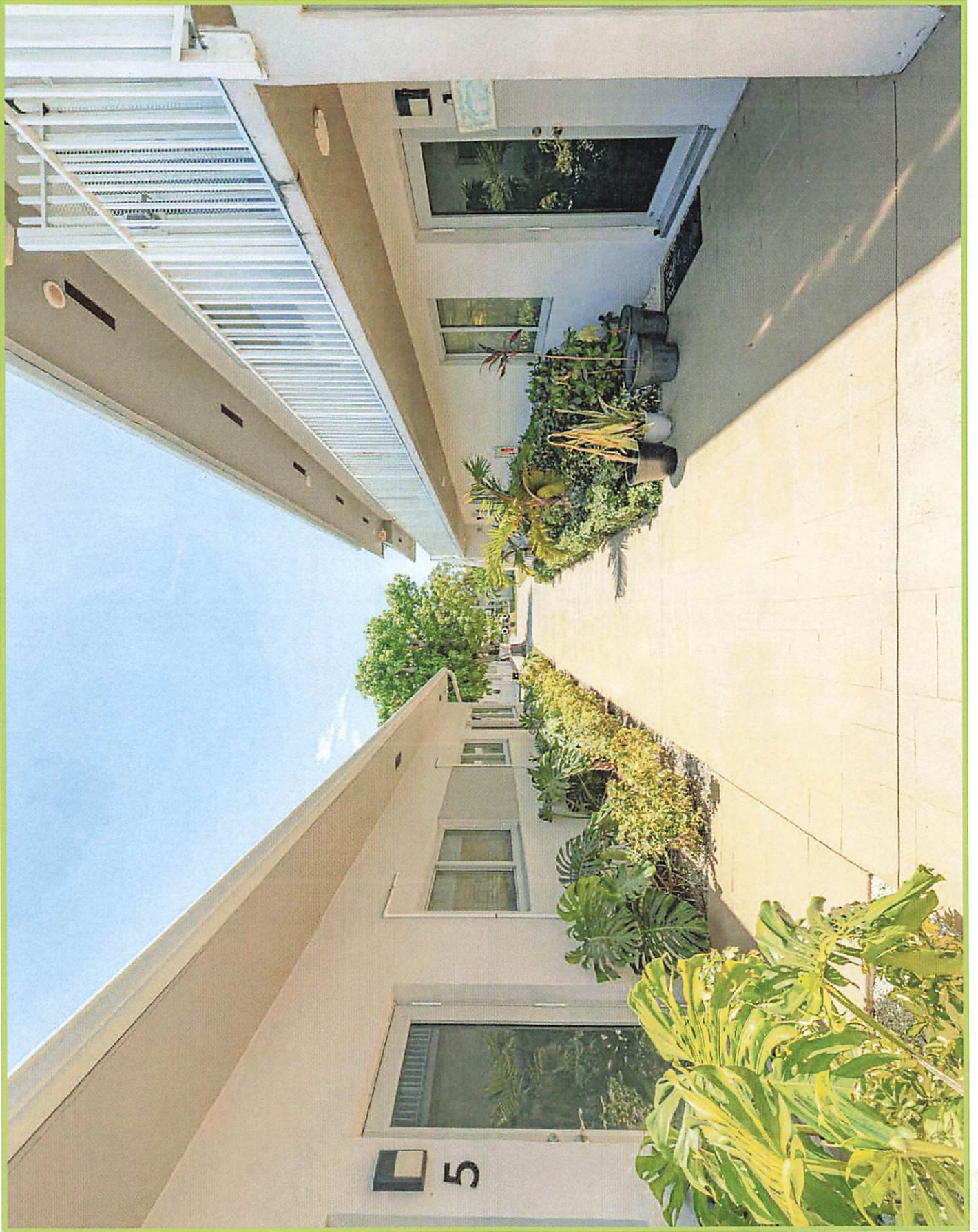


PROPERTY DESCRIPTION





PROPERTY DETAILS

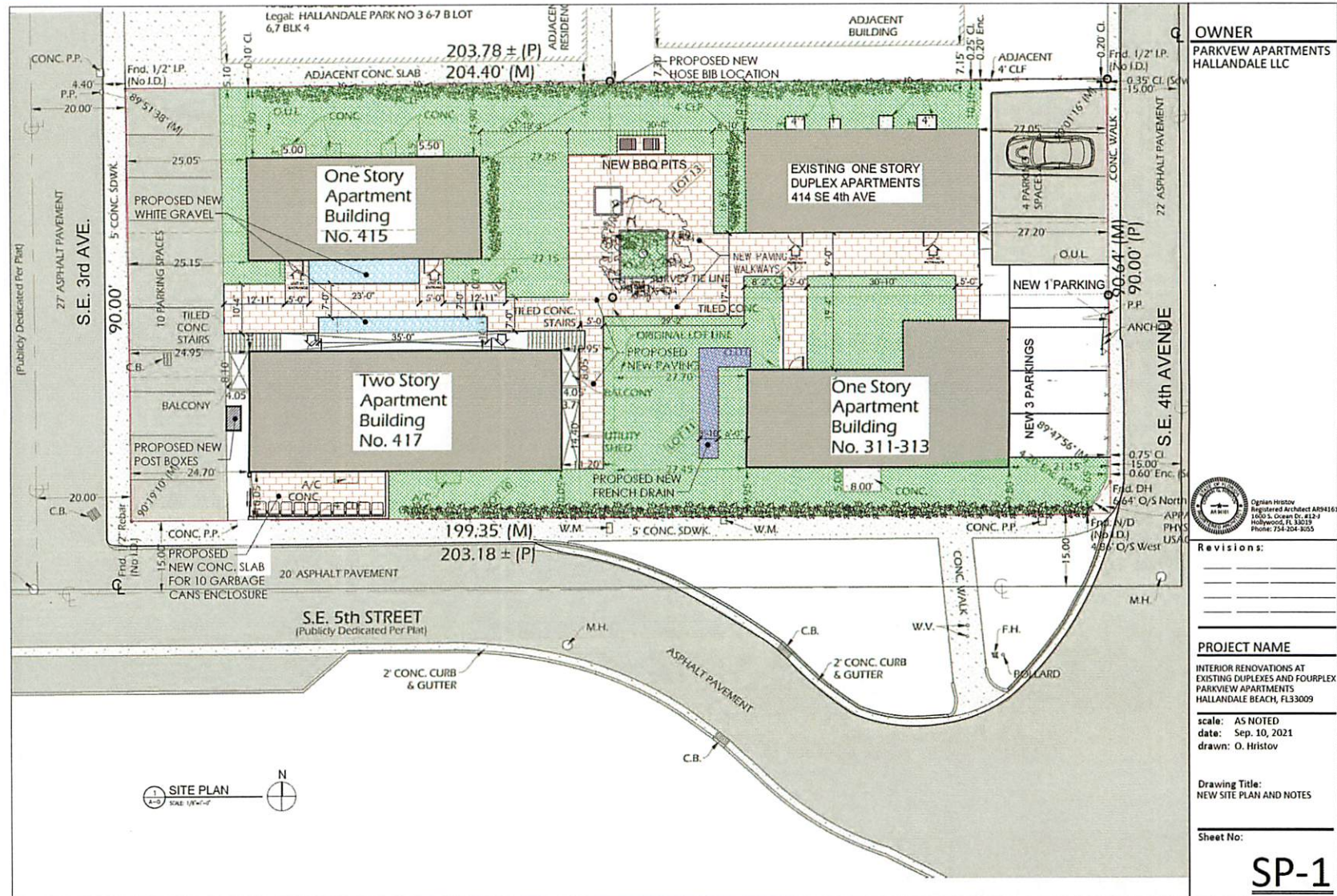
Property Name: Parkview at Gulfstream
Property Address: 415 & 417 SE 3rd Avenue, 414 SE 4th Avenue & 311 SE 5th Street
Hallandale Beach, FL 33009
Parcel Number: 51-42-27-16-0660, 0670, 0680 & 0690

No. of Apartments: 10 Units
Rentable Square Feet: 6,565 SF
Avg. Unit Size: 657 SF
Year Built: 1949-1973
Extensively renovated in 2021-2022
No. Of Buildings: 4
No. Of Stories: 1 and 2
Construction: Concrete Block
Roofs: Pitched Asphalt & Flat Built-Up
Site Acreage: 0.42 Acres
Zoning: RAC-TC
Flood Zone: AE

Parking: 18 Open Spaces
Parking Ratio: 1.80 Spaces per Unit
Fire Protection: Smoke Detectors
Electric Service: Florida Power & Light
- Paid by Resident
Water & Sewer Service: City of Hallandale
- Paid by Resident (Submeters)
Resident Utility Billing by Metron
Trash Removal Service: City of Hallandale - Paid by Owner
Plumbing: Copper & PVC
Wiring: Copper



SITE PLAN





RENOVATION SCHEDULE

*In 2021-2022 the subject property went through an extensive interior and exterior restoration, including, but not limited to the list of items below:

Unit Interiors **\$423,548.00**

Drywall
Ceilings
Recessed Lighting Throughout
Faux Wood Plank Flooring
Baseboards
Interior Water & Sewer Lines
Underground Plumbing
Electric Wiring and Panels
Tankless Water Heaters
Designer Kitchen & Bathroom Fixtures
Walk-In Glass Shower Doors
Black and Stainless Steel Appliances
European Designer Kitchen & Bathroom Cabinetry
Solid Core Wood Doors
Quartz Countertops
Window Treatments
Window Sills & Thresholds
Built-In Closet Cabinetry
Handles & Locks
Mini-Split & Central Air-Conditioning
Impact Windows & Sliding Glass Doors
Impact Doors with Frosted Impact Glass
Water Sub-Meters

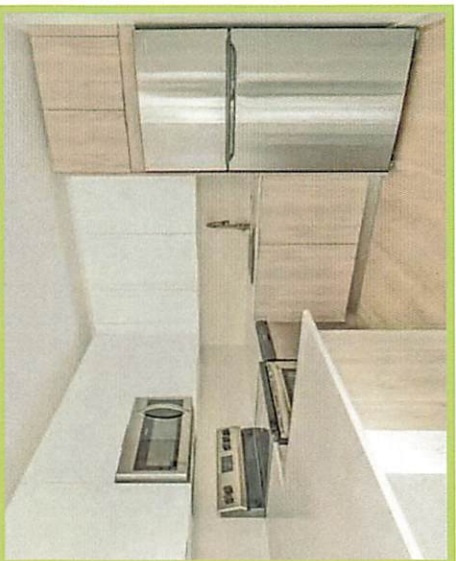
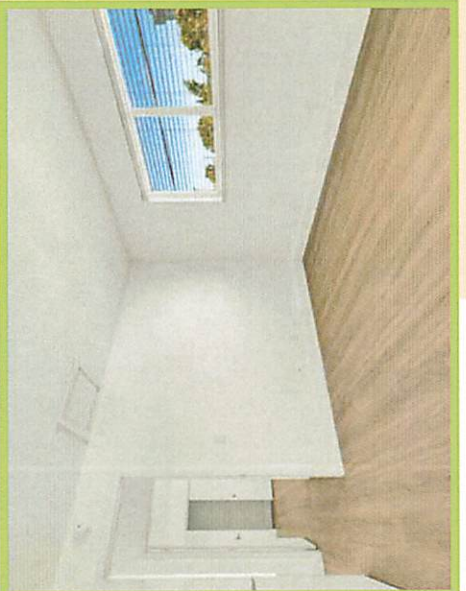
Building Exterior **\$607,046.00**

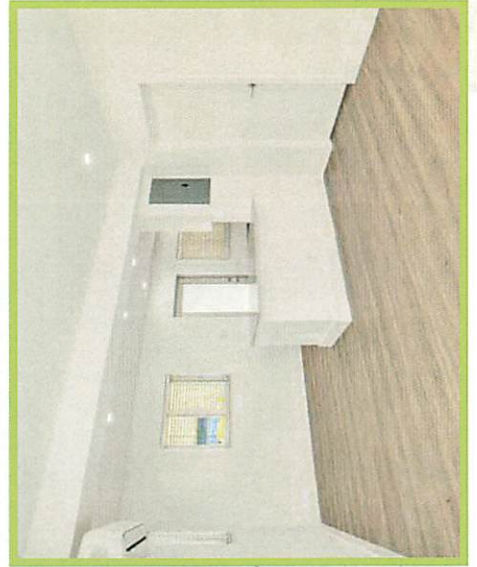
Roofs & Mansard
Gutters & Drainage
Exterior Paint & Stucco
Colored Concrete Paths
Aluminum Railings
Landscaping & Sprinkler System
Asphalt Parking Lots
Exterior Fencing with Keypad Entry
Exterior Lighting
Barbeques & Furniture
Dog Dispensers
Electric Room Meters
Mailboxes
Laundry Room & Machines

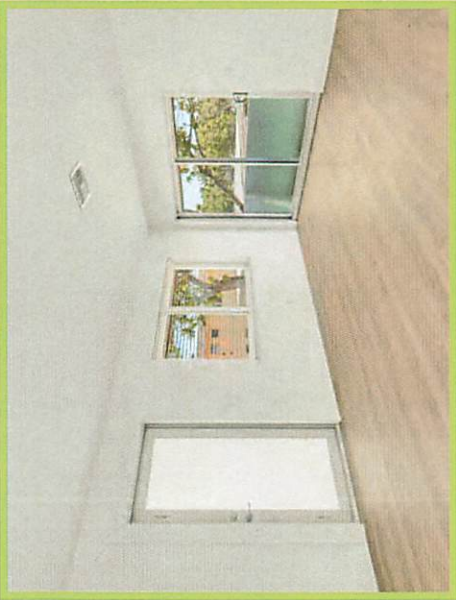
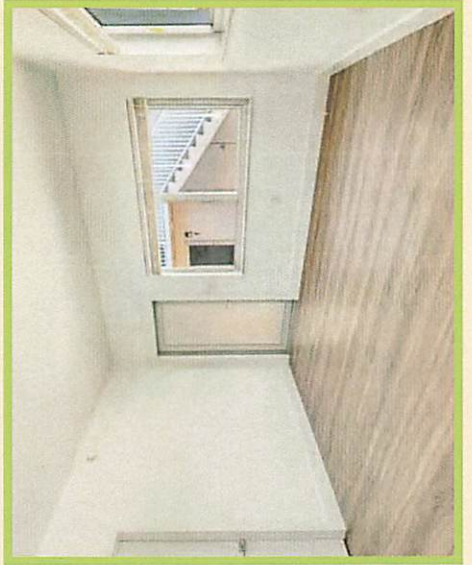
Contractor Fee **\$71,500.00**

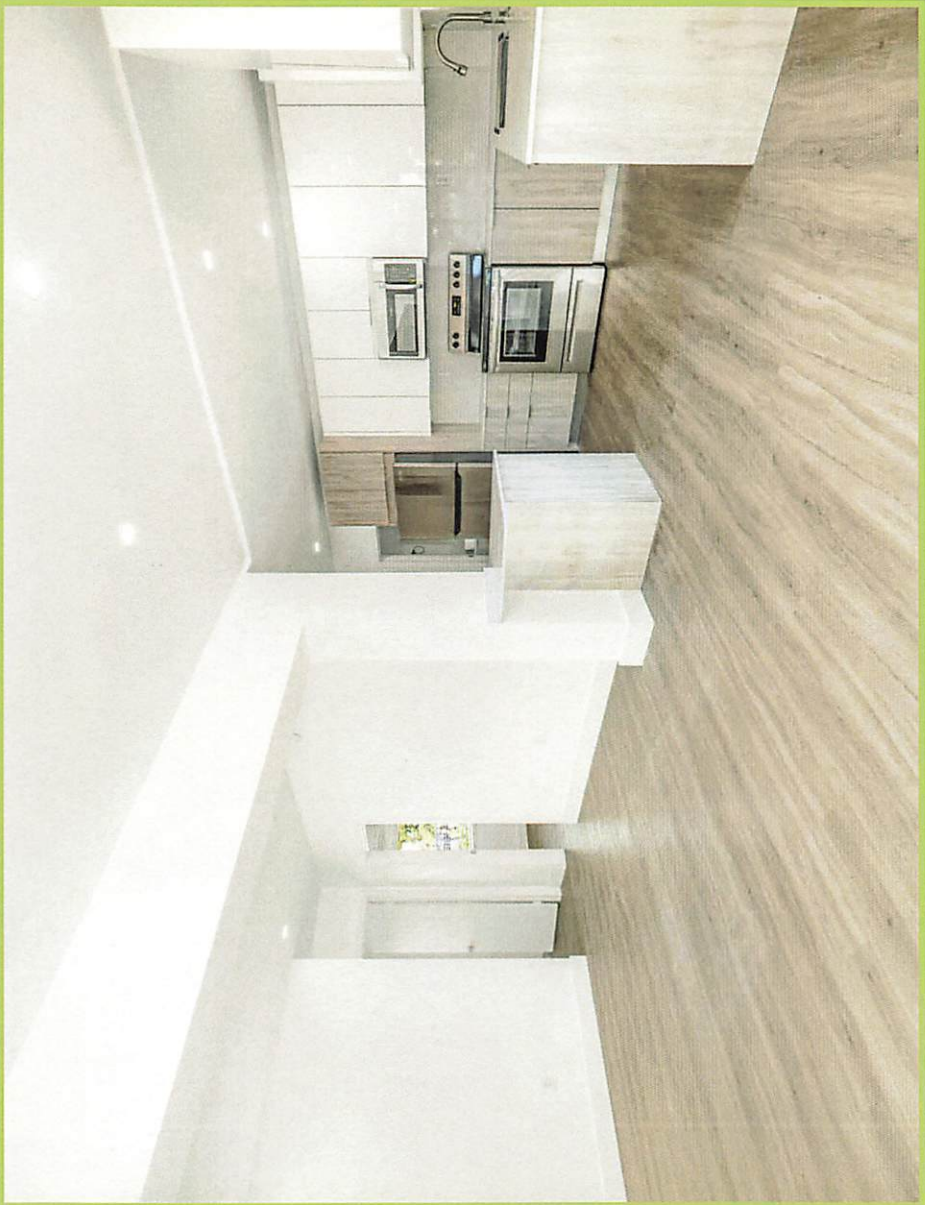
Permit Fees **\$17,492.00**

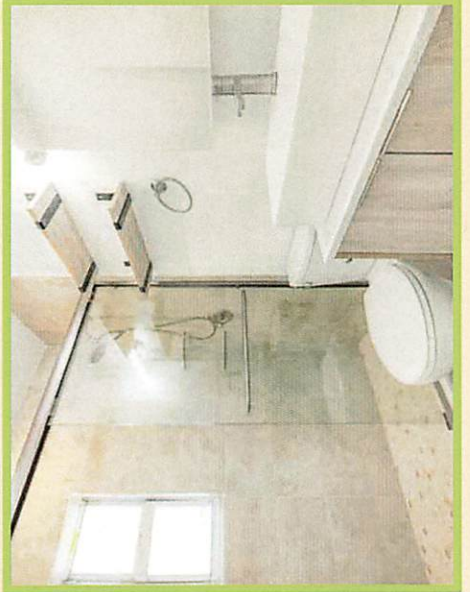
Total Project Cost **\$1,119,587.00**













 PARKVIEW
at GULFSTREAM

