



EXCLUSIVE OFFERING MEMORANDUM



**WELL-MAINTAINED 21-UNIT
MULTIFAMILY ASSET WITH
STABLE INCOME DANIA BEACH**

**32 SE 2ND AVE
DANIA BEACH, FL 33004**

MONTH-TO-MONTH LEASES | 21-UNIT MULTIFAMILY |
\$184,000 NOI | LONG-TERM HOLD OR VALUE-ADD UPSIDE

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EXCLUSIVELY LISTED BY

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01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Financials



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present 32 SE 2nd Ave, a well-maintained 21-unit multifamily asset in the heart of Dania Beach, offering investors stable income with immediate cash flow and significant value-add upside through rent increases and conversion of month-to-month leases to long-term tenancies.

The property is fully occupied and operates as a stabilized workforce housing asset featuring a mix of eleven 1-bedroom/1-bath units and ten studio units with full kitchens, 22 on-site parking spaces, an on-site camera security system, and a combination of window A/C units and central air conditioning throughout. The property benefits from strong and consistent demand in one of South Florida's fastest-growing rental markets.

Additional upside potential exists through rent increases on existing month-to-month leases, positioning the property for improved cash flow and long-term appreciation. Conveniently located approximately 8 minutes from the beach, 6 minutes from Fort Lauderdale-Hollywood International Airport, 10 minutes from Downtown Hollywood, and with easy access to Interstate 95, the asset is ideally suited for a long-term hold or value-add strategy.



\$3,465,000

LIST PRICE

\$184K

NOI

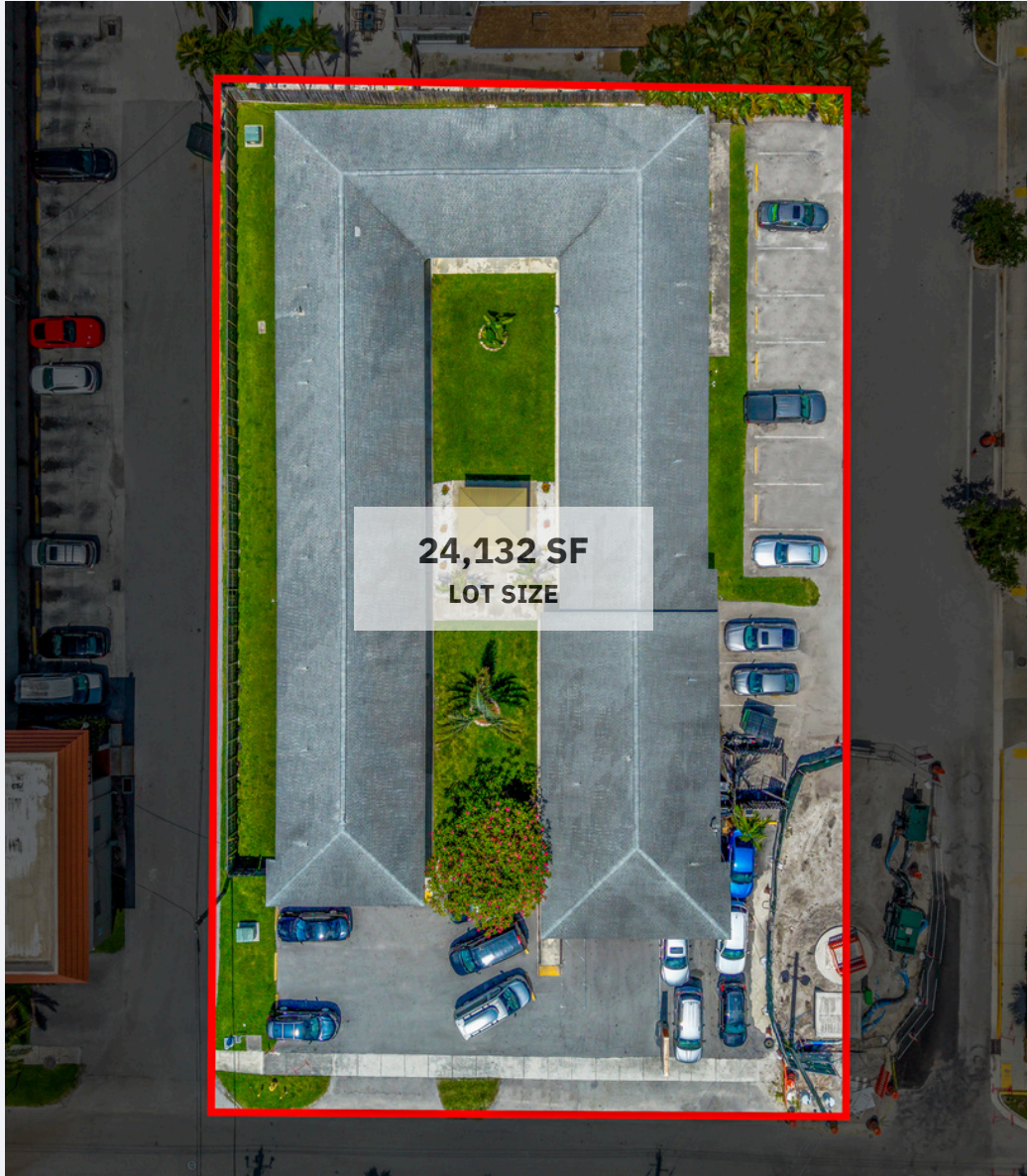
21 UNITS

TOTAL UNITS

9,175 SF

AVAILABLE SIZE

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Centrally located in Dania Beach, minutes from Downtown Hollywood and Fort Lauderdale-Hollywood International Airport
- Convenient access to US-1, I-95, and major employment corridors
- Approximately 8 minutes from the beach and 10 minutes from Downtown Hollywood

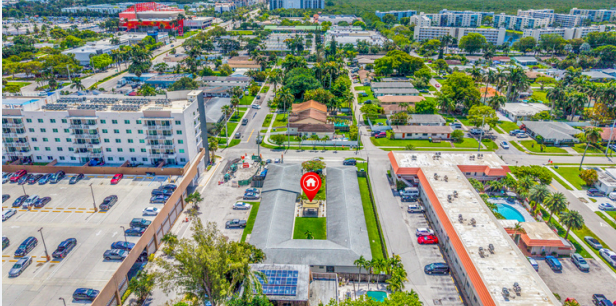
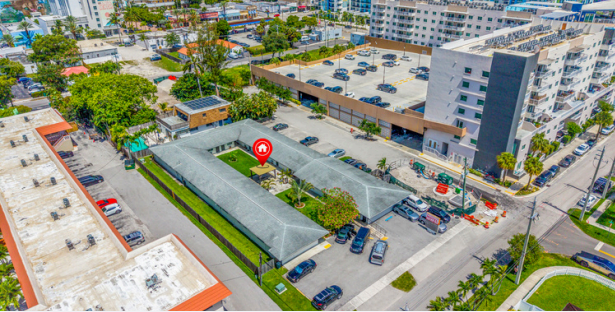
VISIBILITY

- Well-maintained multifamily asset within an established workforce housing neighborhood
- Walkable location near retail, dining, shopping, and entertainment amenities

DEVELOPMENT POTENTIAL

- Current \$184,000 NOI on a stabilized asset with month-to-month lease upside
- Significant rent increase potential through conversion to long-term leases
- 22 on-site parking spaces, on-site security cameras, and recent capital improvements supporting long-term hold strategy

32 SE 2ND AVENUE



RENT ROLLS

32 SE 2ND AVENUE

PROJECTED INCOME	CURRENT
11 Units (1 Bedroom/1 Bathroom)	-
10 Units (Studios)	-
Laundry	\$2,880

OPERATING EXPENSES

32 SE 2ND AVENUE

PROJECTED INCOME	CURRENT
Real Estate Taxes	\$45,871
Insurance	\$47,753
Electric	\$45,955
Water	\$14,575
Trash	\$3,540
Internet	\$2,957
Cable TV	\$2,651
Laundry Machine Rental	\$924
Total Expenses	\$164,226
Net Operating Income	\$183,864
Cap Rate	5.31%



02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

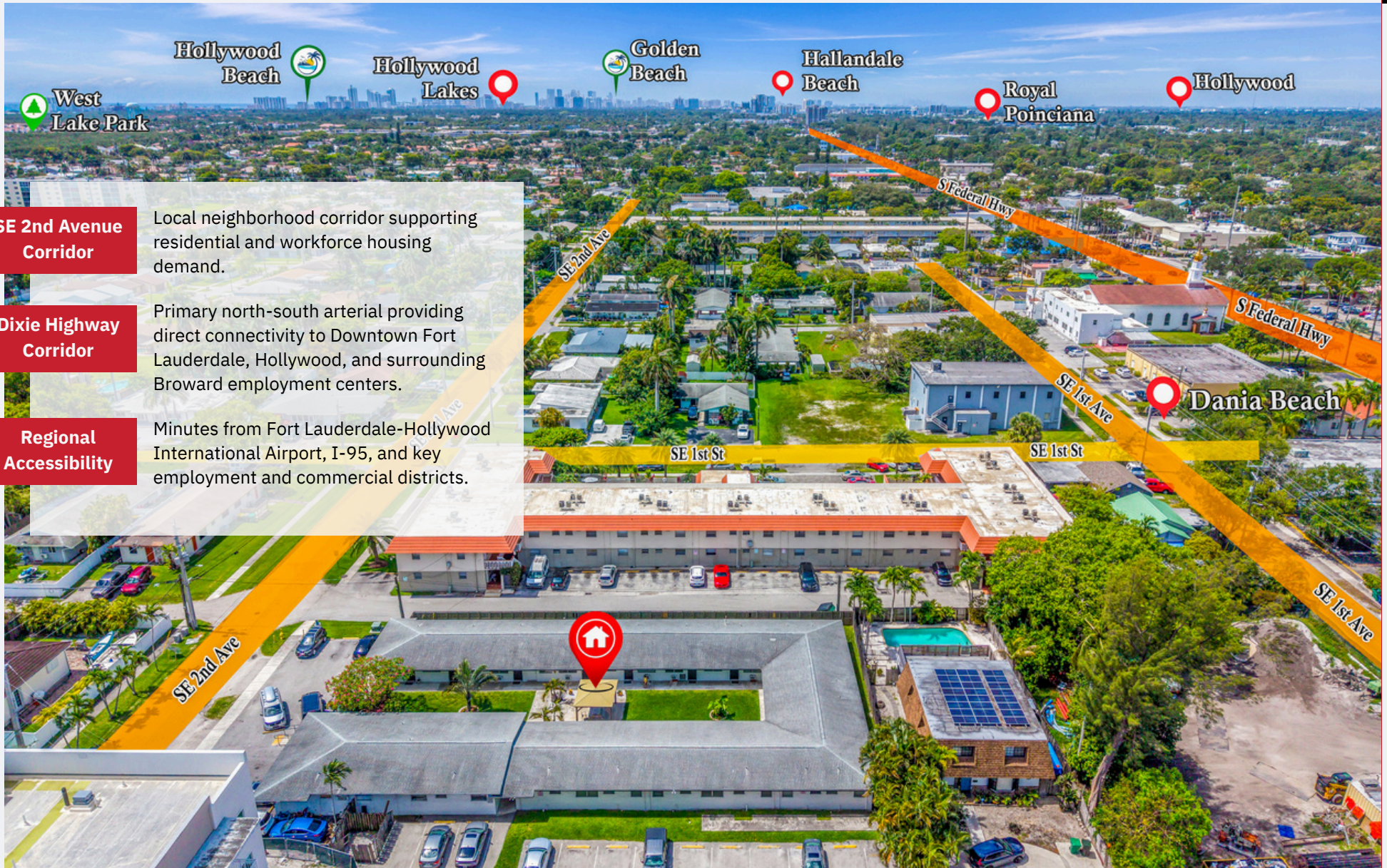
Demographics

Local Market Profile



VISIBILITY & CONNECTIVITY

Property located near the Dixie Highway corridor in Dania Beach, Florida, positioned within an established residential neighborhood with convenient access to major regional transportation routes.



SE 2nd Avenue Corridor

Local neighborhood corridor supporting residential and workforce housing demand.

Dixie Highway Corridor

Primary north-south arterial providing direct connectivity to Downtown Fort Lauderdale, Hollywood, and surrounding Broward employment centers.

Regional Accessibility

Minutes from Fort Lauderdale-Hollywood International Airport, I-95, and key employment and commercial districts.

LOCAL MARKET PROFILE

NEIGHBORHOOD

Dania Beach, Florida is a growing Broward County market benefiting from its central location between Fort Lauderdale and Miami, proximity to major employment hubs, and continued residential demand. The area features established housing stock, active commercial corridors, and access to regional transportation infrastructure including I-95, US-1, and Fort Lauderdale-Hollywood International Airport. Infill multifamily opportunities in Dania Beach are increasingly limited, particularly along major corridors with strong workforce housing demand.



CULTURE & RECREATION

Dania Beach offers a mix of coastal lifestyle assets and urban amenities that support long-term residential demand. The surrounding area includes neighborhood retail, regional parks, entertainment venues, and easy access to Hollywood Beach Broadwalk, creating a balanced live-work-recreation environment.

Direct access to US-1, I-95, and major Broward east-west corridors

Minutes from Fort Lauderdale-Hollywood International Airport

Established residential communities with long-term stability

Strong demand for workforce and market-rate rental housing

Limited availability of infill multifamily sites in Dania Beach

32 SE 2nd Ave represents a rare opportunity to acquire stabilized multifamily income today with significant rent upside tomorrow — a well-maintained asset with proven workforce housing demand, strong cash flow, and a clear value-add path.

105K+

RESIDENTS IN THE
CITY OF DANIA BEACH

61K+

HOLLYWOOD
HOUSEHOLDS

\$52K

MEDIAN HOUSEHOLD
INCOME

Source: U.S. Census Bureau / Broward County Economic Development



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