



COMMERCIAL

2598 E Sunrise Blvd, Suite 2104  
Fort Lauderdale, FL 33304

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## RENTAL INCOME ANALYSIS

1123 NE 14th Avenue, Fort Lauderdale, FL 33304 • Triplex (1/1 + 2/1 + 3/2) • 4,694 sf • Pool

### Long-Term Rental Rates (10-Mile Radius)

Citywide Fort Lauderdale market data triangulated from RentCafe, Zumper, Rent.com, RentHop, and Apartments.com (March 2026). Lake Ridge / Victoria Park figures reflect subject's submarket.

#### Market Rates by Unit Type

Unit Type	Citywide Avg	Lake Ridge Avg	Victoria Park Avg	Recommended Range
1 Bedroom	\$1,925 – \$2,400	\$1,736	\$2,286 – \$3,494	<b>\$1,925 – \$2,400</b>
2 Bedroom	\$2,700 – \$3,000	\$2,793	\$2,867 – \$4,256	<b>\$2,700 – \$3,000</b>
3 Bedroom	\$3,900 – \$5,400	\$3,835	\$3,701 – \$4,535	<b>\$3,900 – \$4,500</b>

#### Pool vs. No-Pool: Rental Premium Analysis

In Fort Lauderdale's Lake Ridge / Victoria Park / Wilton Manors corridor, a private in-ground pool is one of the highest-impact amenities for rental rates. Tenants pay measurable premiums, and time on market drops materially.

Unit Type	No Pool (Market)	With Pool (Premium)	Premium %
1 Bedroom	\$2,000 / mo	\$2,200 – \$2,400 / mo	<b>+10–20%</b>
2 Bedroom	\$2,800 / mo	\$3,100 – \$3,400 / mo	<b>+10–20%</b>
3 Bedroom	\$4,000 / mo	\$4,500 – \$5,000 / mo	<b>+12–25%</b>
Days on Market	30 – 60 days	14 – 30 days	<b>~50% faster</b>

Subject is shared-pool: all three units share the in-ground pool and backyard. Premium is split across the three rentals rather than concentrated in one.

#### Subject Property — Projected Monthly Rent

Unit	Conservative	Market (with pool)	Premium (furnished + pool)
Apt 1: 1BR / 1BA	\$1,900	\$2,200	\$2,400
Apt 2: 2BR / 1BA	\$2,800	\$3,100	\$3,400
Apt 3: 3BR / 2BA	\$4,000	\$4,500	\$5,000
<b>Total Monthly</b>	<b>\$8,700</b>	<b>\$9,800</b>	<b>\$10,800</b>
<b>Total Annual (gross)</b>	<b>\$104,400</b>	<b>\$117,600</b>	<b>\$129,600</b>

#### Key Takeaways

- **Pool advantage:** Subject's pool supports the upper end of the rent range — without the pool, expect ~\$8,400–\$9,000/mo vs. \$9,800/mo with it.
- **Furnished bonus:** Already-furnished units add another ~10% on top — push toward the \$10,800/mo case if marketed correctly.
- **Best target tenant:** Mid-term (3–6 month) furnished renters — snowbirds, traveling professionals, relocators — to maximize the pool + furnished combination.



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### Short-Term Rental (Airbnb / VRBO) Rates — 10-Mile Radius

Source data: AirROI, AirDNA, Rabbu, Airbtics (Apr 2025 – Mar 2026 dataset). Fort Lauderdale STR market is one of South Florida's largest with ~3,400–4,400 active listings.

#### Market Snapshot — Fort Lauderdale STR

Metric	AirROI	AirDNA	Airbtics
Average Daily Rate (ADR)	\$365	\$320	\$212
Occupancy Rate	44.7%	55%	68%
Avg Annual Revenue / Listing	\$46,076	~\$47,000	\$49,551

#### Nightly Rates by Property Size (Rabbu / Mar 2026)

Property Size	Avg Nightly Rate	With Pool Premium
1 Bedroom	\$185 – \$225	\$220 – \$275 (+15–25%)
2 Bedroom	\$280 – \$360	\$340 – \$445 (+20–25%)
3 Bedroom	\$400 – \$574	\$500 – \$720 (+25–30%)
Tier — Top 10% (best-in-class)	\$694+	Pool typically required
Tier — Top 25%	\$404+	Pool strong contributor
Tier — Median	\$232	—

#### Subject Property — Three Scenarios

Unit	Conservative ADR	Market ADR	Premium ADR
Apt 1: 1BR / 1BA	\$135 / night	\$200 / night	\$260 / night
Apt 2: 2BR / 1BA	\$225 / night	\$325 / night	\$420 / night
Apt 3: 3BR / 2BA	\$325 / night	\$475 / night	\$620 / night
Combined Nightly	<b>\$685</b>	<b>\$1,000</b>	<b>\$1,300</b>

#### Annual Revenue Projection (All 3 Units as STR)

Scenario	Combined ADR	Occupancy	Projected Annual Gross
Conservative	\$685	45%	~\$112,500
Market (most likely)	\$1,000	55%	~\$200,750
Premium (top-tier ops)	\$1,300	65%	~\$308,425

Pool, furnished status, and proximity to Las Olas / Galleria / beach (5.7 mi to FLL airport) place subject in the upper-mid tier for STR potential. Premium scenario assumes professional management, design-forward staging, and dynamic pricing.