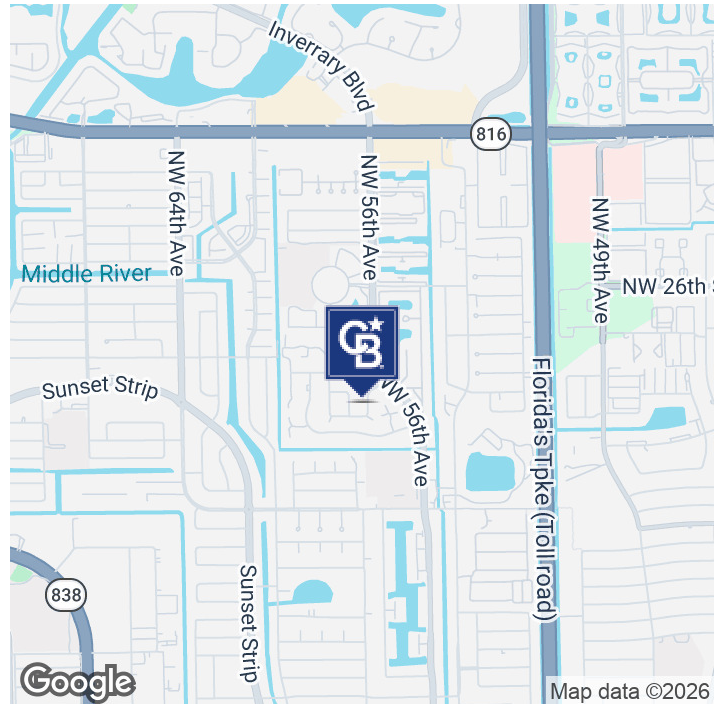


SALE

ENCLAVE HILLS APARTMENTS

2221 NW 58th Ave Lauderdale, FL 33313



OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	39,027 SF
Available SF:	
Lot Size:	66,974 SF
Number of Units:	44
Price / SF:	-
Cap Rate:	6.51%
NOI:	\$579,483
Year Built:	1974
Renovated:	2026
Zoning:	RM-22
Market:	South Florida
Submarket:	Sunrise

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to announce the availability of Enclave Hills Apartments, located at 2221 NW 58th Ave, Lauderdale, FL 33313. The property is situated on approximately 66,998 square feet of land and is zoned RM-22, providing a multifamily residential designation within the City of Lauderdale.

The asset consists of 44 multifamily units, offering an attractive mix of eight (8) 1-bedroom/1-bathroom units and thirty-six (36) 2-bedroom/1-bathroom units. The property is currently 100% occupied, with one unit leased through the Section 8 Housing Choice Voucher Program, providing an element of government-supported rental income.

The ownership has invested in several capital improvements to the property, including impact windows, electrical upgrades, and other capital expenditures, helping enhance the asset's overall condition and long-term functionality.

With a strong concentration of two-bedroom units, full occupancy, a desirable multifamily zoning designation, and recent capital improvements, Enclave Hills Apartments presents an opportunity for an investor seeking an established multifamily asset in Lauderdale's Broward County market.

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Ricardo Carrera
(954) 829-5702



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

ENCLAVE HILLS APARTMENTS

2221 NW 58th Ave Lauderhill, FL 33313



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to announce the availability of Enclave Hills Apartments, located at 2221 NW 58th Ave, Lauderhill, FL 33313. The property is situated on approximately 66,998 square feet of land and is zoned RM-22, providing a multifamily residential designation within the City of Lauderhill.

The asset consists of 44 multifamily units, offering an attractive mix of eight (8) 1-bedroom/1-bathroom units and thirty-six (36) 2-bedroom/1-bathroom units. The property is currently 100% occupied, with one unit leased through the Section 8 Housing Choice Voucher Program, providing an element of government-supported rental income.

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With a strong concentration of two-bedroom units, full occupancy, a desirable multifamily zoning designation, and recent capital improvements, Enclave Hills Apartments presents an opportunity for an investor seeking an established multifamily asset in Lauderhill's Broward County market.

LOCATION DESCRIPTION

Enclave Hills Apartments is strategically located at 2221 NW 58th Ave in Lauderhill, Florida, within Broward County, providing residents with convenient access to major employment centers, retail destinations, transportation corridors, schools, healthcare facilities, and recreational amenities throughout Central Broward.

The property benefits from its location near major roadways, including West Oakland Park Boulevard, Sunrise Boulevard, and Florida's Turnpike, providing connectivity to Fort Lauderdale, Plantation, Sunrise, Tamarac, and surrounding communities. The location offers residents access to a broad range of shopping, dining, employment, and everyday services within the surrounding trade area.

Lauderhill is an established residential community within the greater Fort Lauderdale metropolitan area, with a substantial

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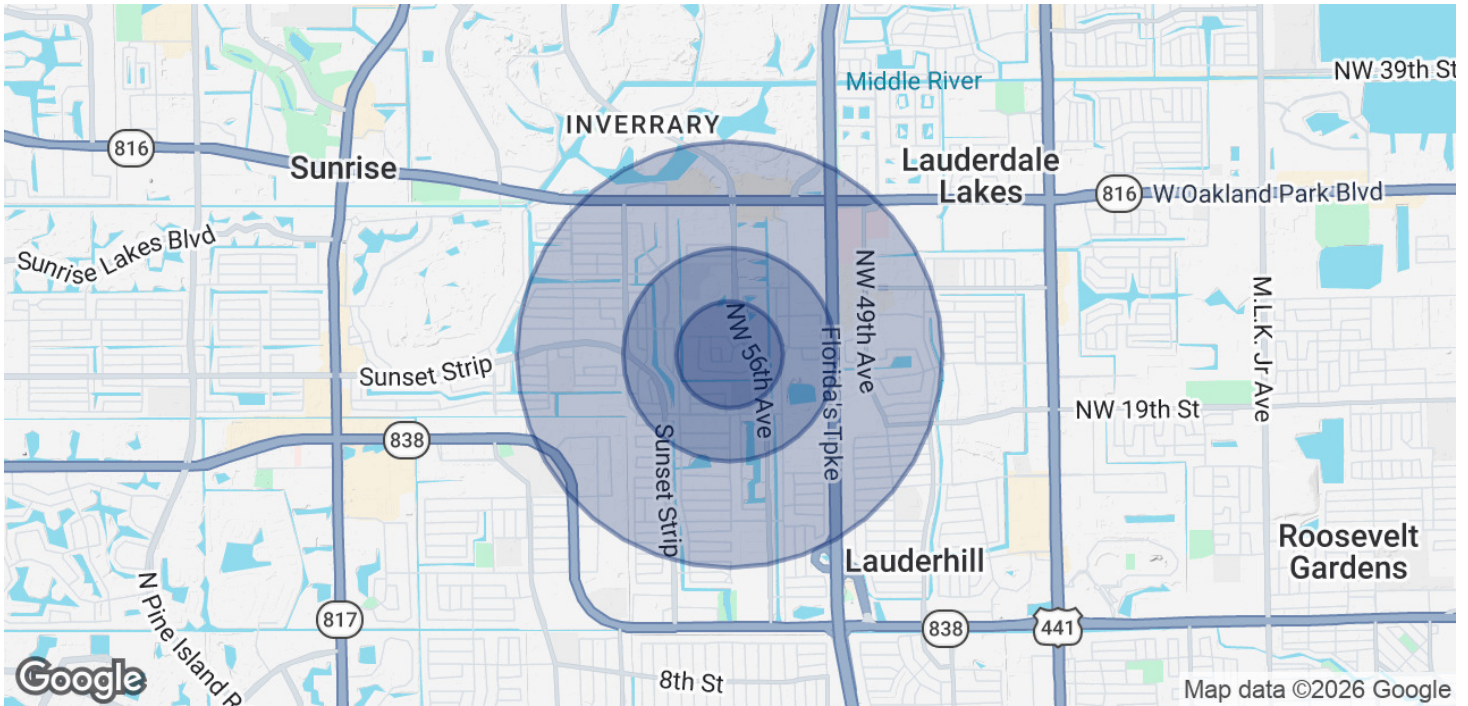


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ENCLAVE HILLS APARTMENTS

2221 NW 58th Ave Lauderdale, FL 33313



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	4,675	14,509	37,309
Average Age	25.6	28.2	33.1
Average Age (Male)	22.8	24.2	29.7
Average Age (Female)	31.7	31.7	35

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	1,233	4,215	12,058
# of Persons per HH	3.8	3.4	3.1
Average HH Income	\$56,901	\$58,148	\$58,654
Average House Value	\$201,792	\$233,175	\$236,733

2023 American Community Survey (ACS)

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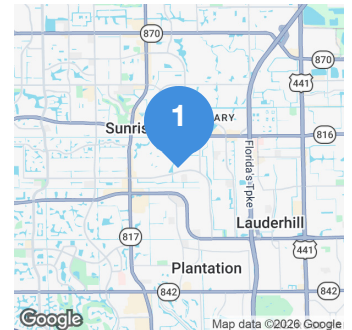
Price:	Subject to Offer	Bldg Size:	39,027 SF
Lot Size:	66,974 SF	No. Units:	44
Cap Rate:	6.51%	Year Built:	1974



SUNRISE II APARTMENTS

7041 Sunset Strip, Sunrise, FL 33313

Price:	\$9,950,000	Bldg Size:	43,107 SF
Lot Size:	87,556 SF	No. Units:	61
Cap Rate:	6.19%	Year Built:	1973



NEWCASTLE APARTMENTS

3380-3400 NW 30th St, Fort Lauderdale, FL 33311

Price:	\$8,930,000	Bldg Size:	36,450 SF
Lot Size:	67,082 SF	No. Units:	48
Year Built:	1972		



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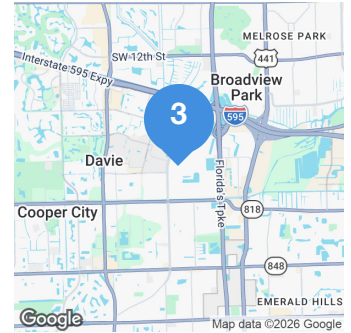
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KEY BAY APARMENTS

3681-3801 SW 60th Ter , Fort Luaderdale, FL 33314

Price:	\$11,000,000	Bldg Size:	47,656 SF
Lot Size:	76,230 SF	No. Units:	58
Cap Rate:	7.96%	Year Built:	1971



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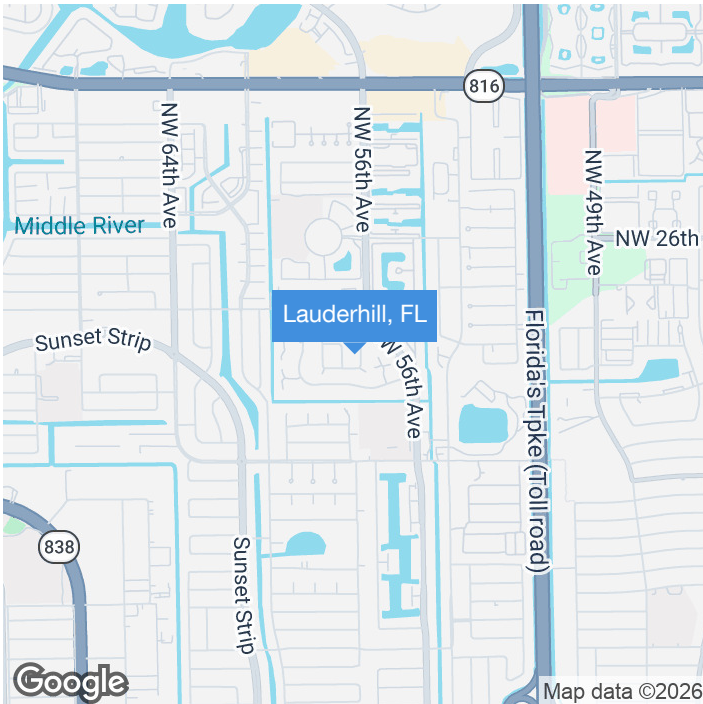


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ENCLAVE HILLS APARTMENTS

2221 NW 58th Ave Lauderdale, FL 33313



LOCATION DESCRIPTION

Enclave Hills Apartments is strategically located at 2221 NW 58th Ave in Lauderdale, Florida, within Broward County, providing residents with convenient access to major employment centers, retail destinations, transportation corridors, schools, healthcare facilities, and recreational amenities throughout Central Broward.

The property benefits from its location near major roadways, including West Oakland Park Boulevard, Sunrise Boulevard, and Florida's Turnpike, providing connectivity to Fort Lauderdale, Plantation, Sunrise, Tamarac, and surrounding communities. The location offers residents access to a broad range of shopping, dining, employment, and everyday services within the surrounding trade area.

Lauderhill is an established residential community within the greater Fort Lauderdale metropolitan area, with a substantial concentration of multifamily housing and convenient access to regional employment hubs. The property's proximity to major transportation routes enhances its appeal to renters seeking accessibility throughout Broward County.

LOCATION DETAILS

Market	South Florida
Sub Market	Sunrise
County	Broward
Cross Streets	Nw 22th Street

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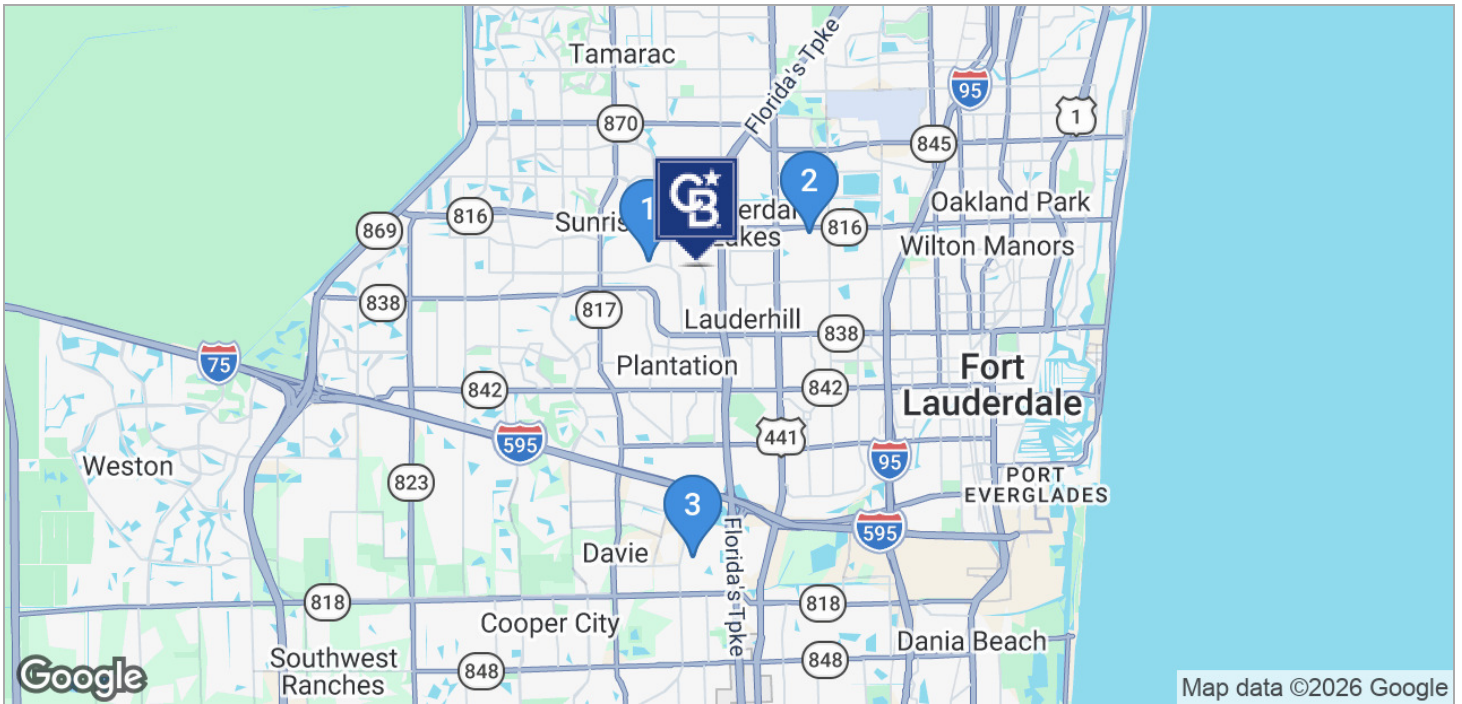
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SALE

ENCLAVE HILLS APARTMENTS

2221 NW 58th Ave Lauderhill, FL 33313



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	Enclave Hills Apartments 2221 NW 58th Ave Lauderhill, FL 33313	Subject to Offer	39,027 SF	66,974 SF	44	6.51%
1	Sunrise II Apartments 7041 Sunset Strip Sunrise, FL 33313	\$9,950,000	43,107 SF	87,556 SF	61	6.19%
2	Newcastle Apartments 3380-3400 NW 30th St Fort Lauderdale, FL 33311	\$8,930,000	36,450 SF	67,082 SF	48	-
3	Key Bay Apartments 3681-3801 SW 60th Ter Fort Lauderdale, FL 33314	\$11,000,000	47,656 SF	76,230 SF	58	7.96%
AVERAGES		\$9,960,000	42,404 SF	76,956 SF	55	7.08%

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PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real estate market.

EDUCATION

His educational foundation includes a Master of International Real Estate from Florida International University, where he specialized in leasing, acquisition, valuation, and disposition strategies. During his academic career, Elvis actively participated in industry-leading organizations such as the International Council of Shopping Centers (ICSC) and CoreNet Global. He also had the opportunity to be mentored by John Harmon of the Publix Real Estate Department, gaining invaluable real-world insights into corporate real estate practices.

Elvis A. Amor's dedication, knowledge, and holistic experience make him a trusted and invaluable resource for commercial real estate investors seeking a knowledgeable and results-driven advisor.

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PROFESSIONAL BACKGROUND

Professional Highlights:

Extensive Real Estate & Finance Expertise:

Ricardo Carrera is a highly accomplished real estate professional with deep experience in real estate financing, investment sales, and commercial lending. His career began at Bank of America, where he served as Vice President of Commercial and Business Banking, advising businesses and investors on sophisticated financing strategies.

Entrepreneurial Leadership:

Ricardo later co-founded a mortgage lending firm specializing in both residential and commercial real estate financing. Under his leadership, the company achieved significant growth and generated substantial annual sales volume. Although market conditions ultimately led to its closure, the experience strengthened Ricardo's expertise and passion for the industry.

Strategic Sales & Marketing Approach:

Following his entrepreneurial venture, Ricardo continued guiding sellers and investors through a strategic, results-driven selling process supported by a highly effective marketing plan. His commitment to client success has remained at the center of his business philosophy.

Commercial Real Estate Focus:

In recent years, Ricardo has dedicated his efforts exclusively to commercial real estate within the industrial and investment sectors at Coldwell Banker Commercial Realty. He is proud to contribute to one of the nation's largest and most respected commercial brokerage organizations.

Notable Financing Achievements:

Throughout his career, Ricardo has played a pivotal role in securing financing for major real estate developments both in the United States and internationally. His most recent accomplishment includes helping arrange funding for a significant oceanfront development in the Caribbean—a joint venture with a private equity firm featuring world-class hotels, single-family homes, villas, dining venues, and a variety of luxury amenities.

Industry Recognition:

Known for his deep knowledge of real estate financing and investment sales, Ricardo is widely regarded as a trusted expert who

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