



OFFERING MEMORANDUM

426 NW 14 AVE
Fort Lauderdale, FL 33311

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Exclusively Marketed by:



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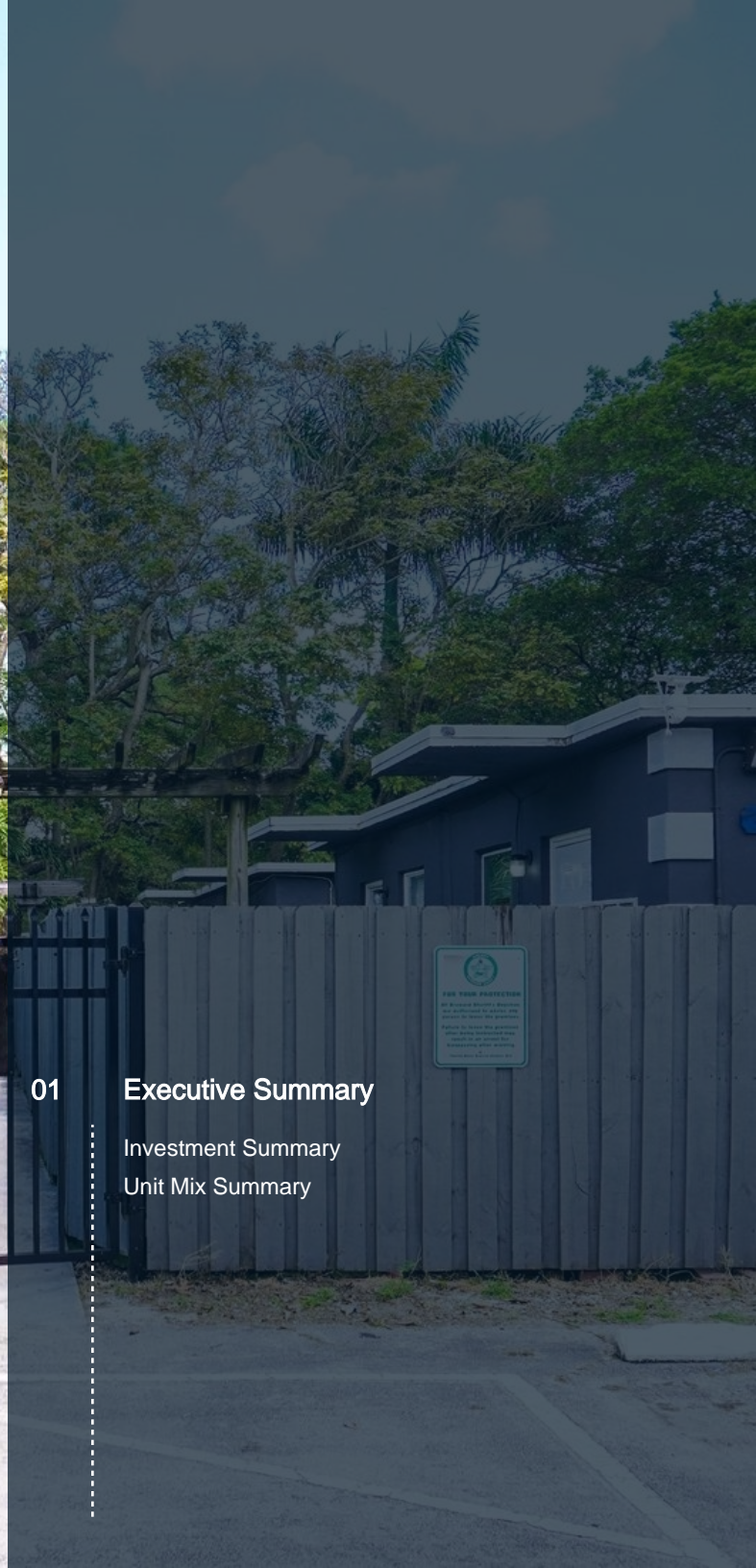


01

Executive Summary

Investment Summary

Unit Mix Summary



OFFERING SUMMARY

ADDRESS	426 NW 14 AVE Fort Lauderdale FL 33311
COUNTY	Broward
MARKET	Fort Lauderdale
SUBMARKET	Dorse Riverbend Submarket
BUILDING SF	3,648 SF
LAND SF	11,865 SF
LAND ACRES	0.2724
NUMBER OF UNITS	8
YEAR BUILT	1964
YEAR RENOVATED	2020
OWNERSHIP TYPE	Fee Simple

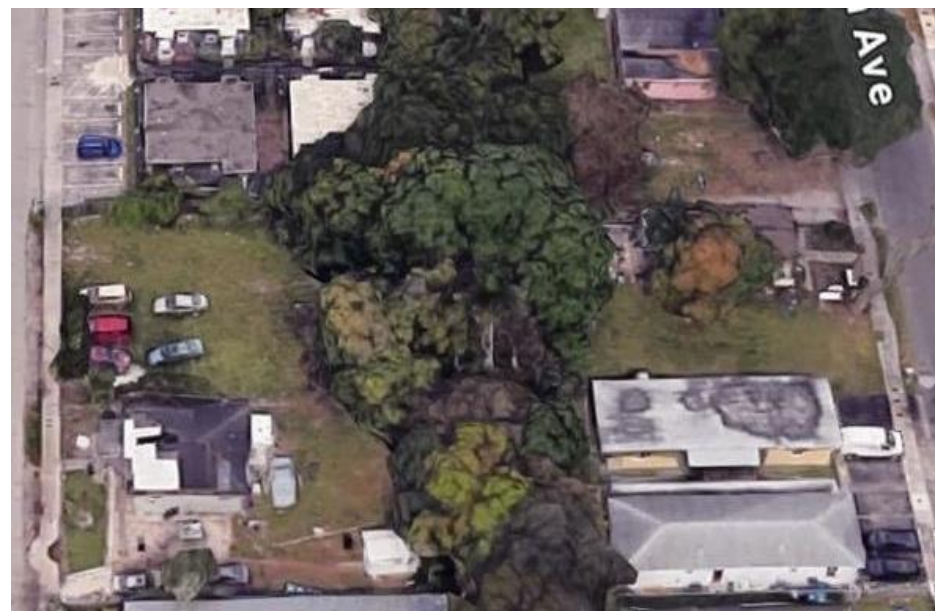
FINANCIAL SUMMARY

PRICE	\$1,535,000
PRICE PSF	\$420.78
PRICE PER UNIT	\$191,875
OCCUPANCY	95.00%
NOI (CURRENT)	\$102,476
NOI (Pro Forma)	\$102,056
CAP RATE (CURRENT)	6.68%
CAP RATE (Pro Forma)	6.65%
CASH ON CASH (CURRENT)	5.21%
CASH ON CASH (Pro Forma)	5.10%

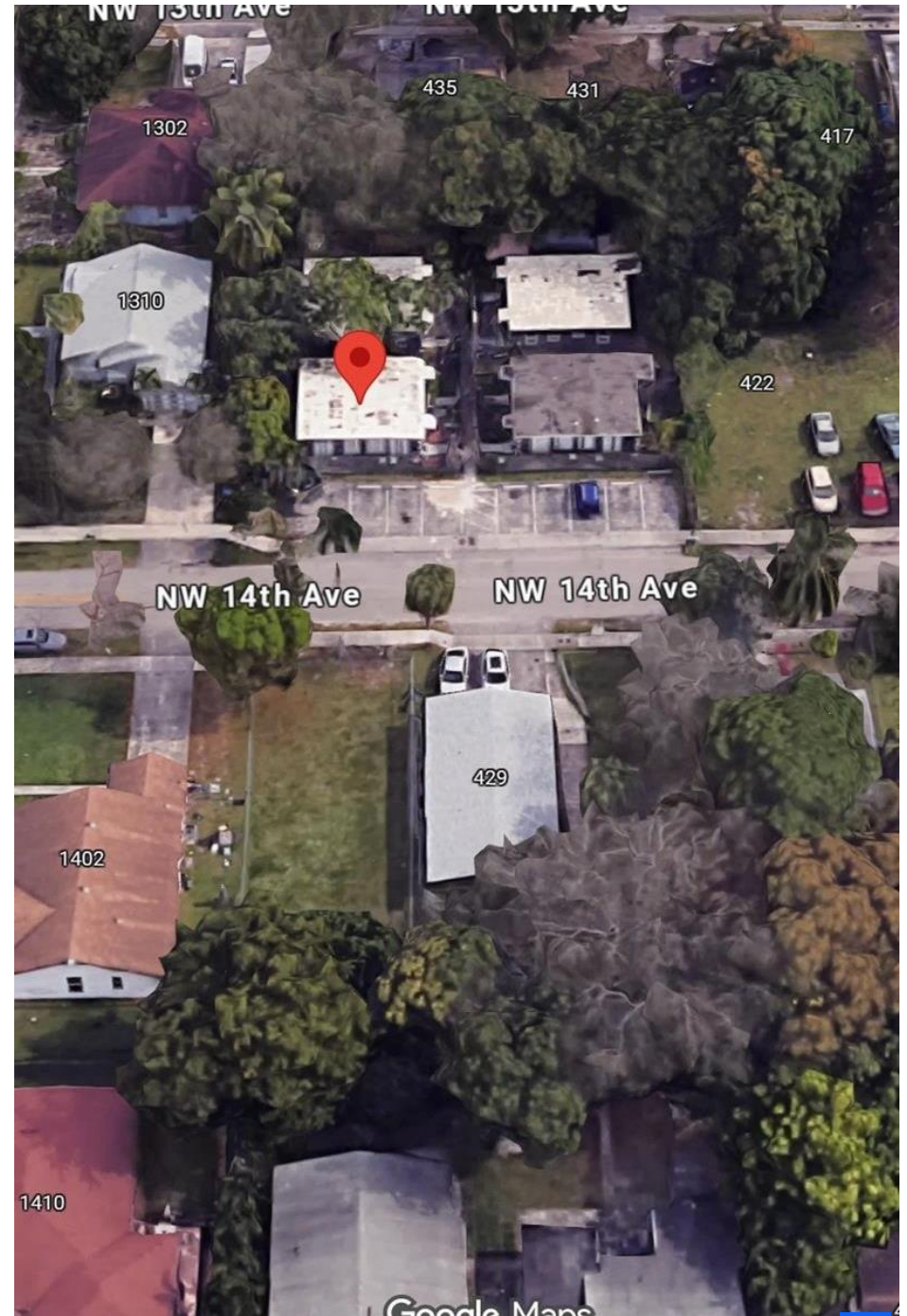
PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$400,000
LOAN AMOUNT	\$1,135,000
INTEREST RATE	6.00%
ANNUAL DEBT SERVICE	\$81,655
LOAN TO VALUE	74%
AMORTIZATION PERIOD	30 Years

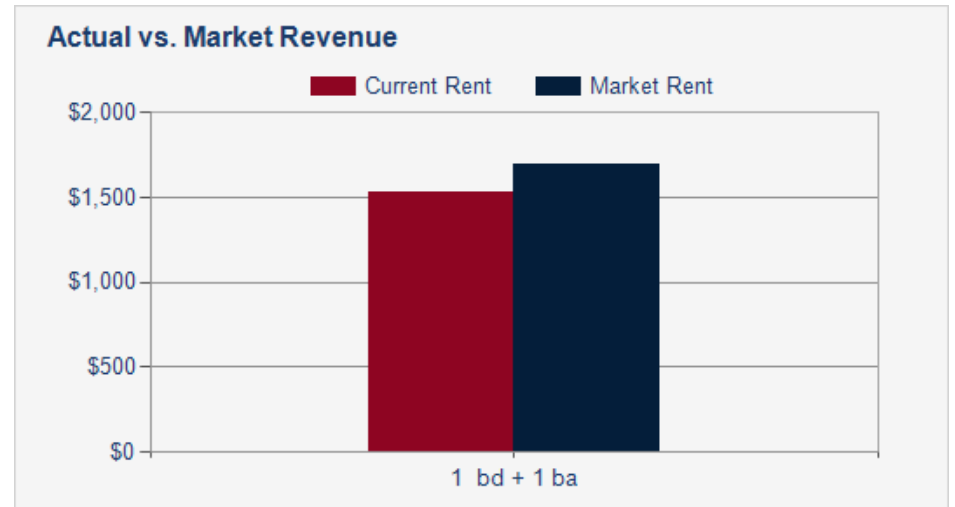
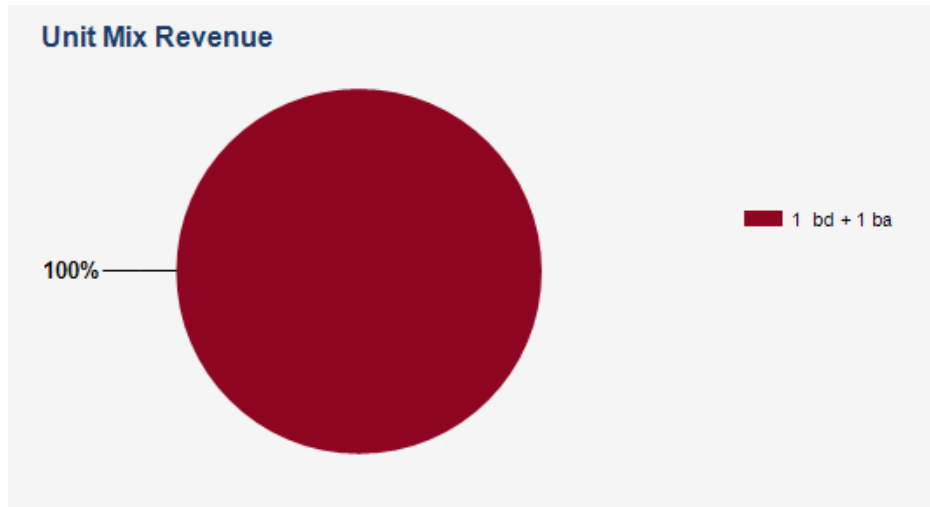
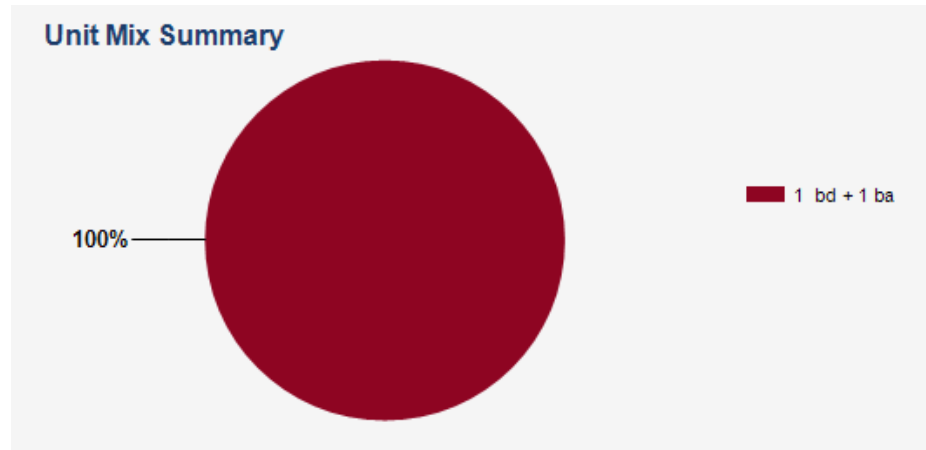
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,899	177,681	369,869
2026 Median HH Income	\$53,856	\$80,604	\$74,016
2026 Average HH Income	\$85,585	\$121,736	\$114,376

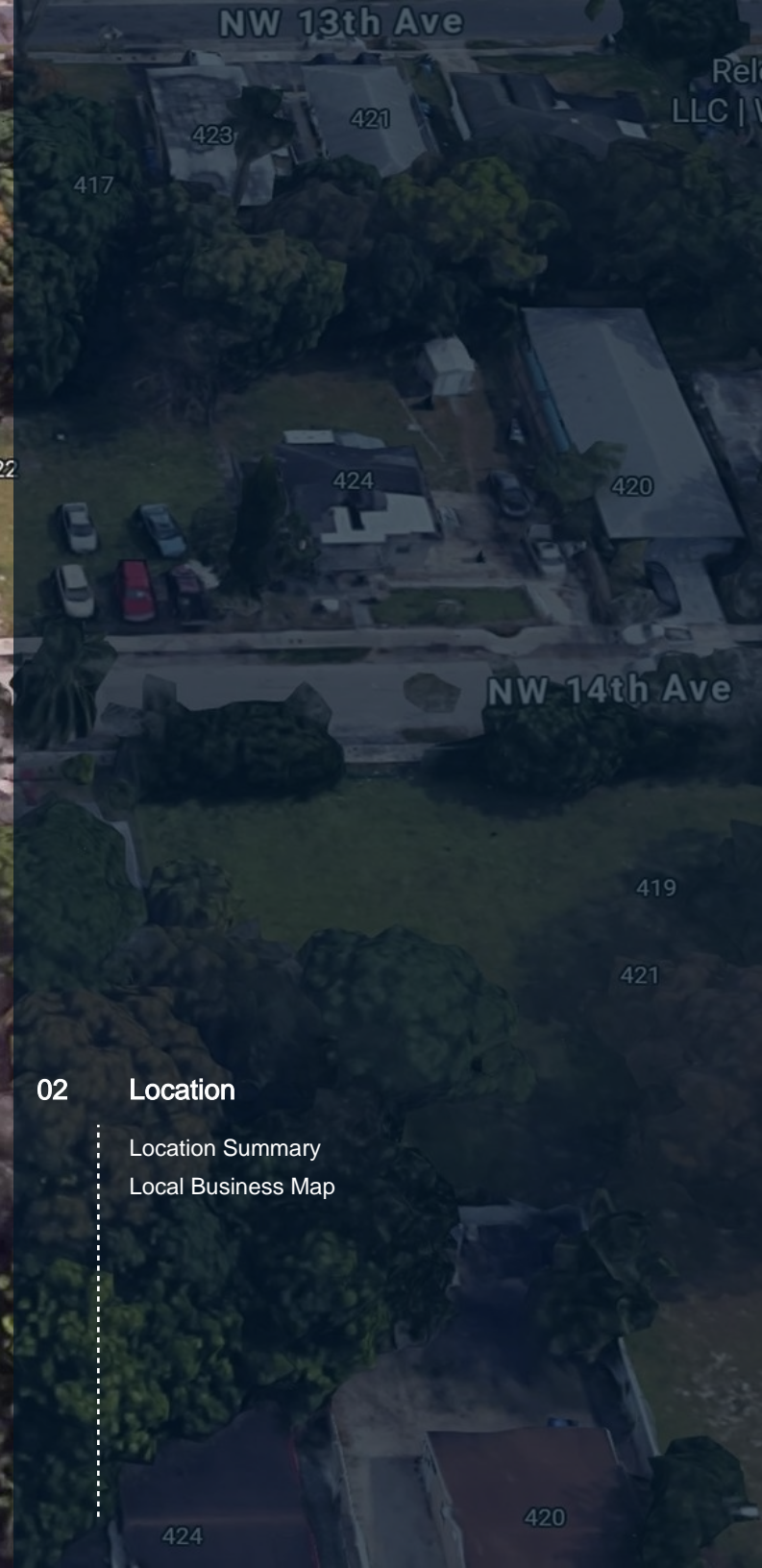
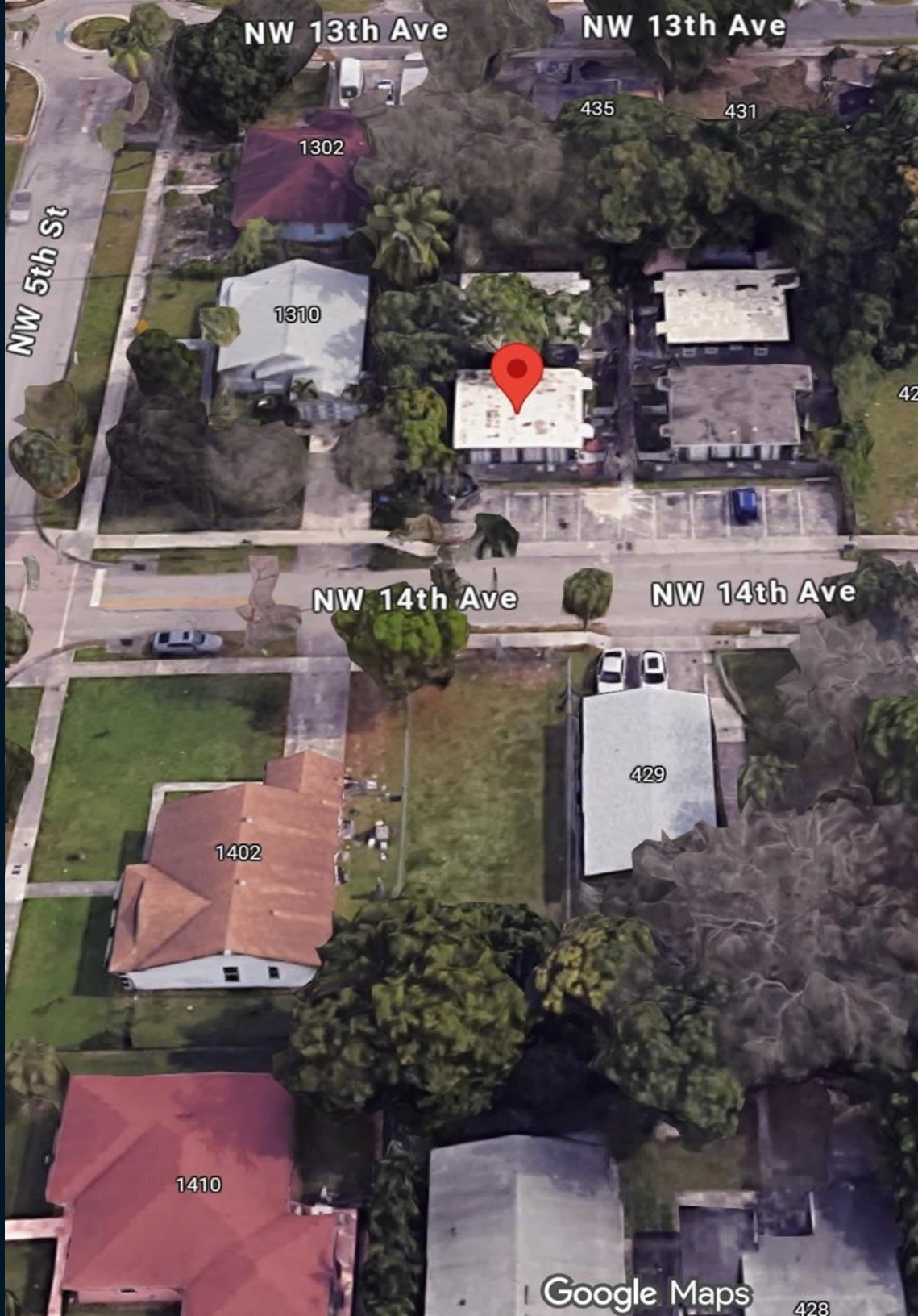


- The property consists of eight well-appointed one-bedroom, one-bathroom apartments spread across four separate buildings, each individually fenced to provide an added level of privacy and security for residents. Every unit has been fully renovated and features a functional split layout, enhancing both comfort and livability.
- Ideally located near Flagler Village and Fort Lauderdale's vibrant downtown area, the property benefits from close proximity to dining, entertainment, and ongoing development activity. Positioned within Northwest Fort Lauderdale, this community offers a blend of modern upgrades and a desirable location, making it an attractive option for tenants seeking both convenience and privacy
- The current rental rates are below market levels, presenting a clear value-add opportunity to increase rents and significantly enhance net operating income (NOI).



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	8	\$1,531	\$12,245	\$1,700	\$13,600
Totals/Averages	8	\$1,531	\$12,245	\$1,700	\$13,600

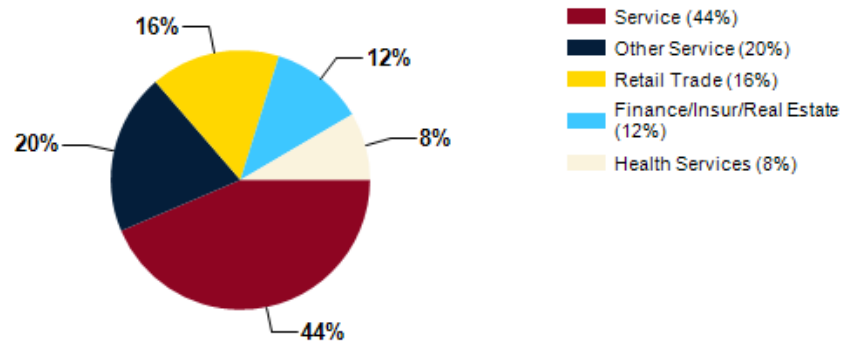




02 Location

- Location Summary
- Local Business Map

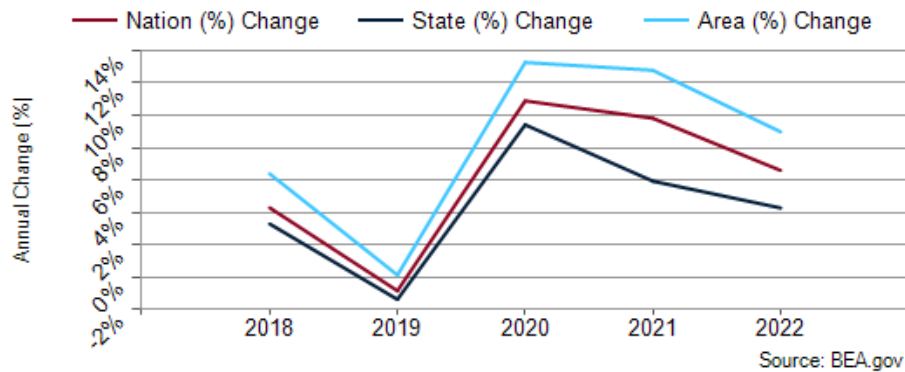
Major Industries by Employee Count

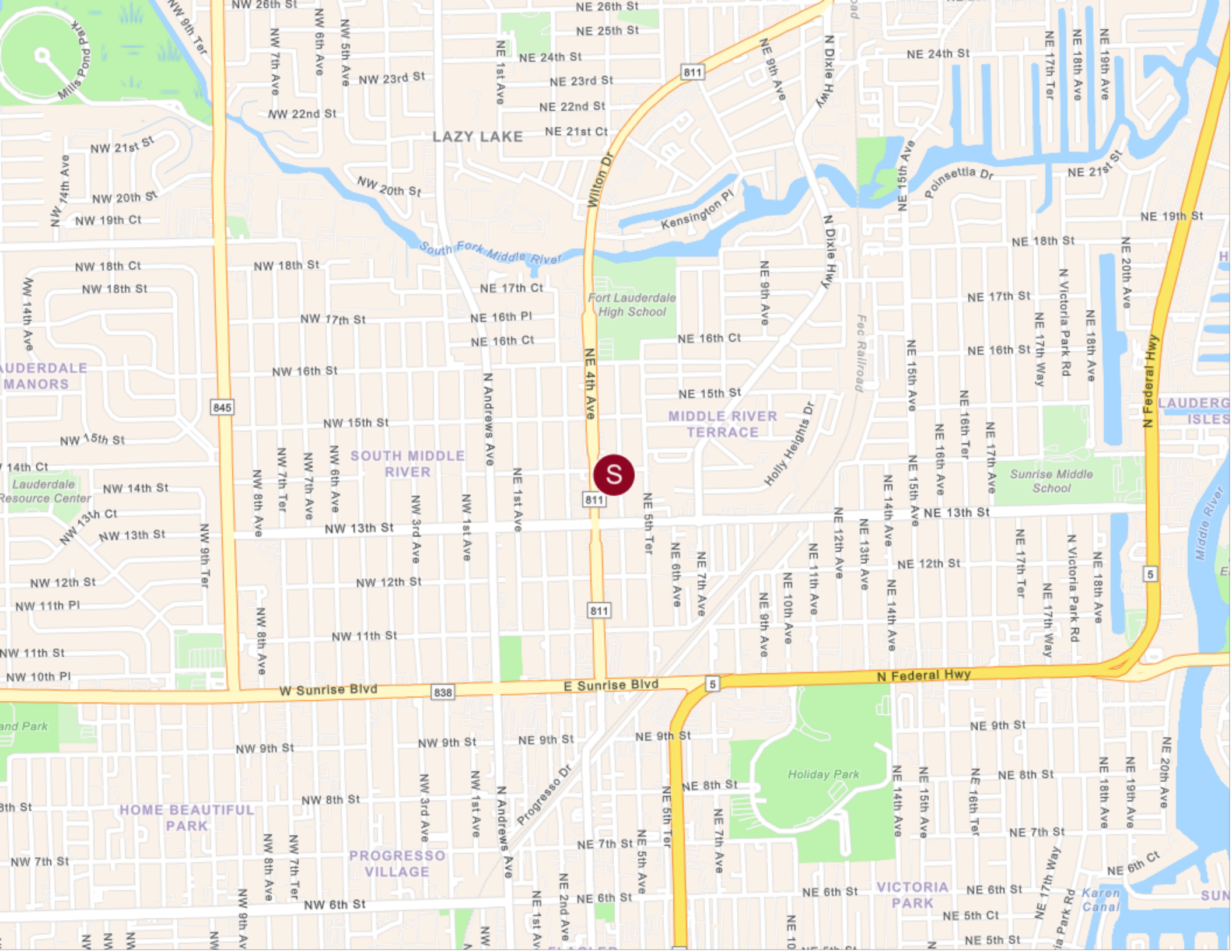


Largest Employers

AutoNation	26,000
Chewy	20,000
Florida Power & Light Company	12,000
Citrix	9,000
Spirit Airlines	8,000
American Express	5,000
Ultimate Software	4,000
JM Family Enterprises	4,000

Broward County GDP Trend





LAZY LAKE

MIDDLE RIVER TERRACE

HOME BEAUTIFUL PARK

PROGRESSO VILLAGE

VICTORIA PARK



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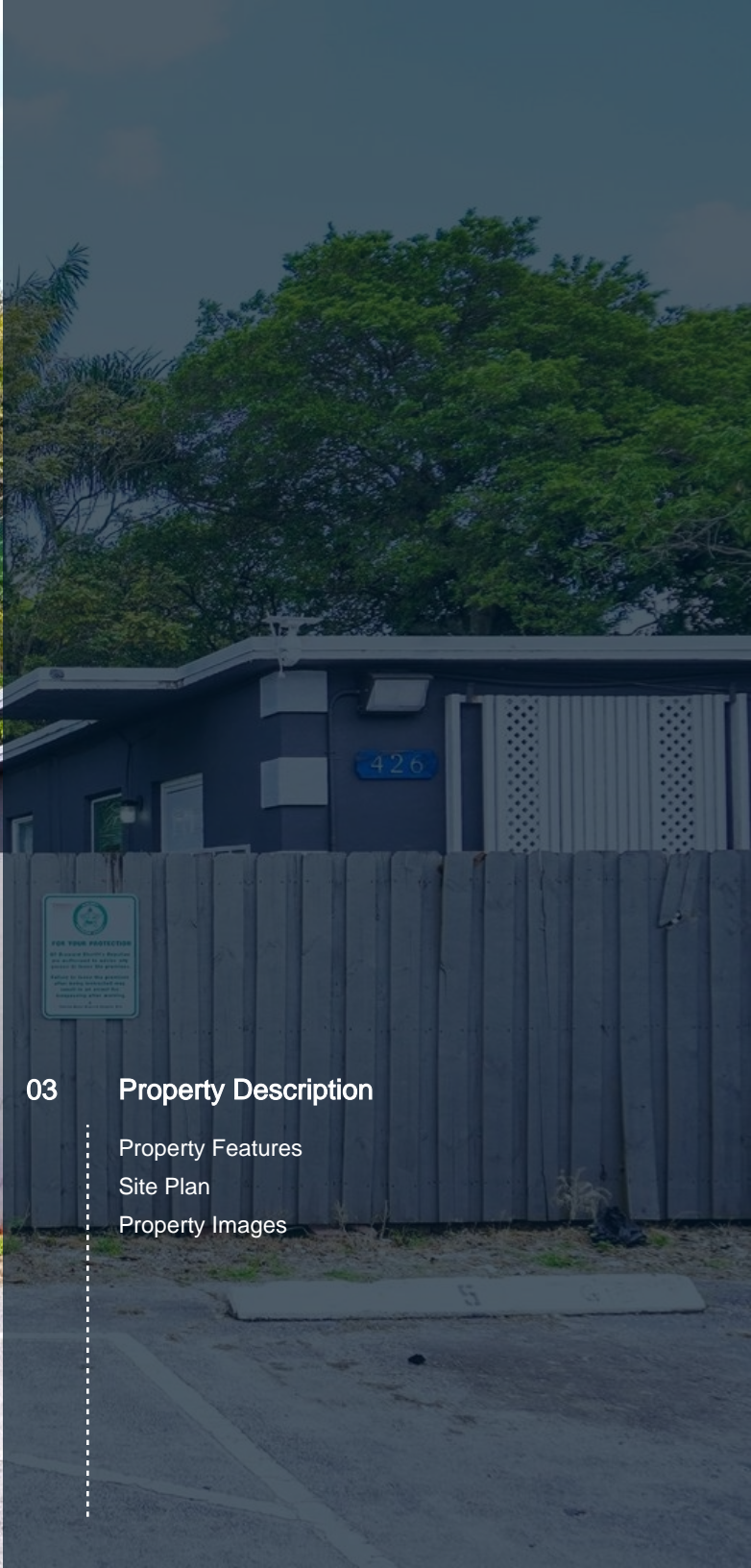
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03 **Property Description**

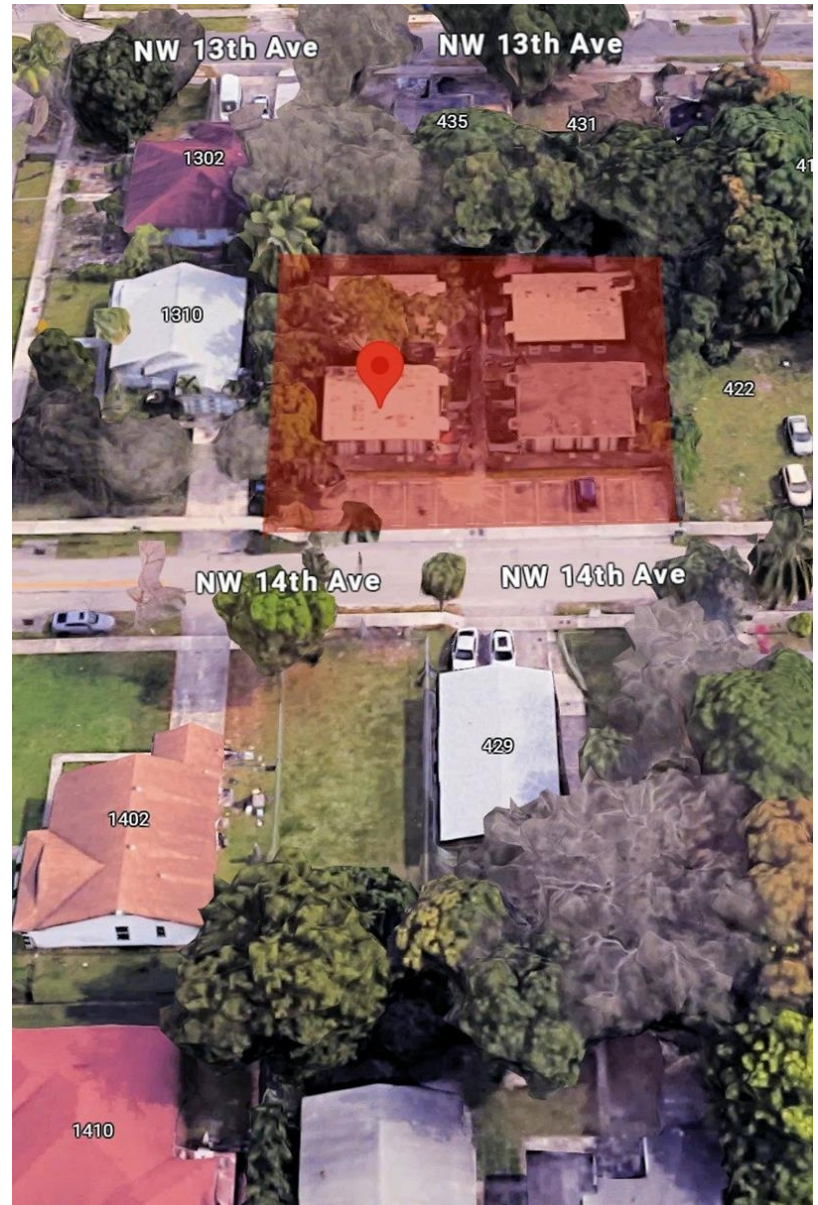
- Property Features
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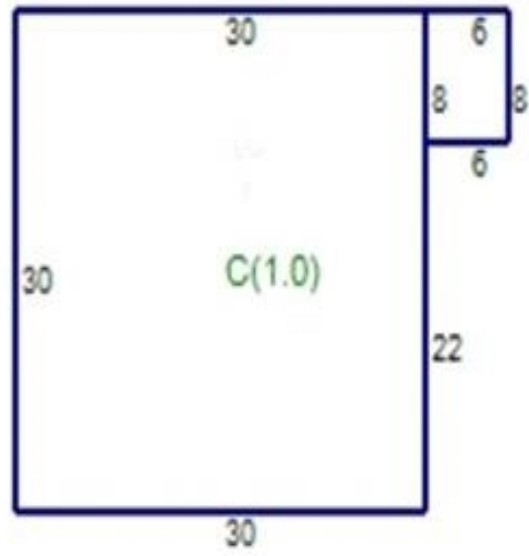
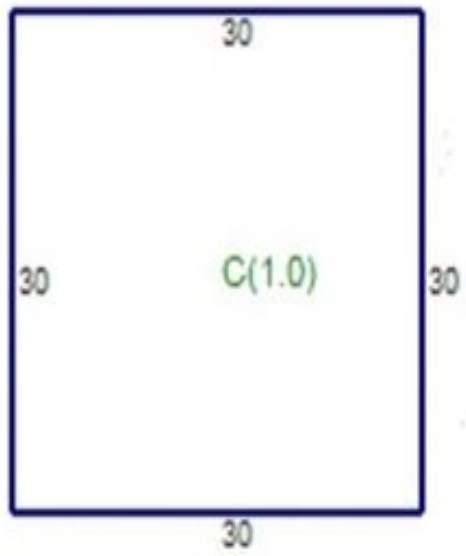
PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	3,648
LAND SF	11,865
LAND ACRES	0.2724
YEAR BUILT	1964
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	8

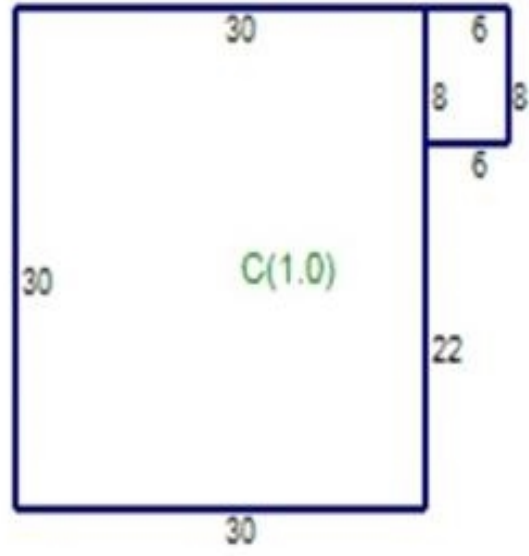
UTILITIES

WATER	LANDLORD
TRASH	LANDLORD
ELECTRIC	TENANT

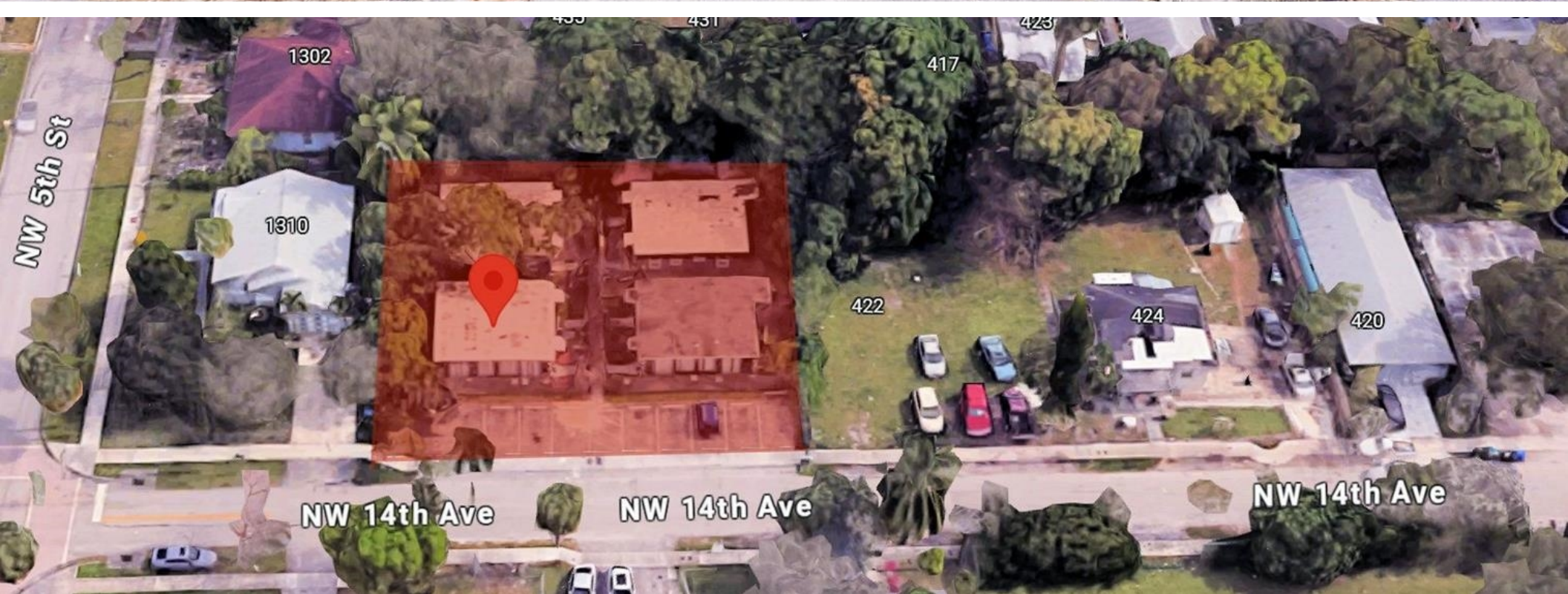


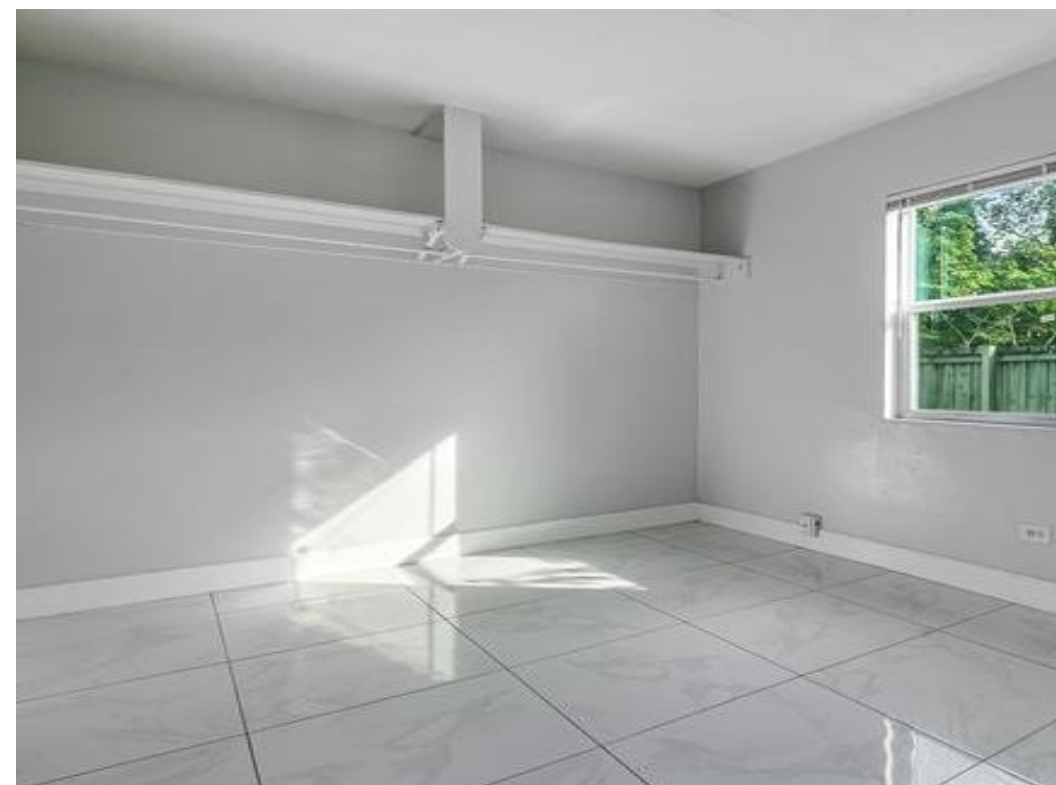


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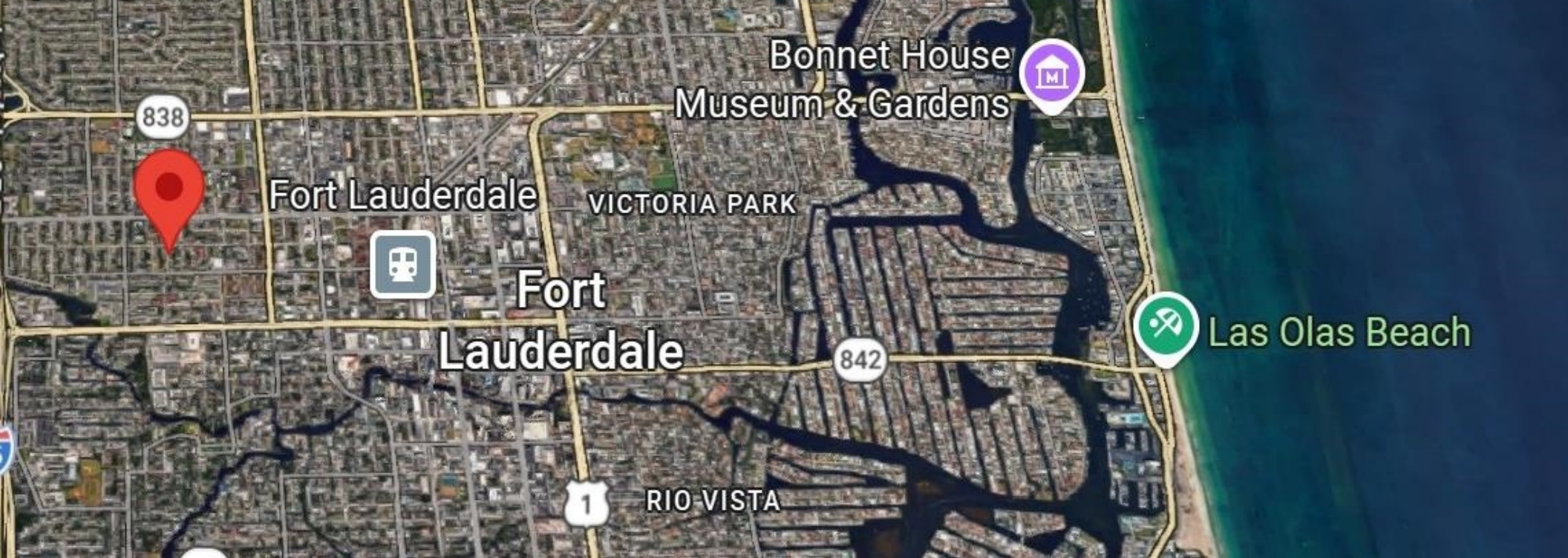


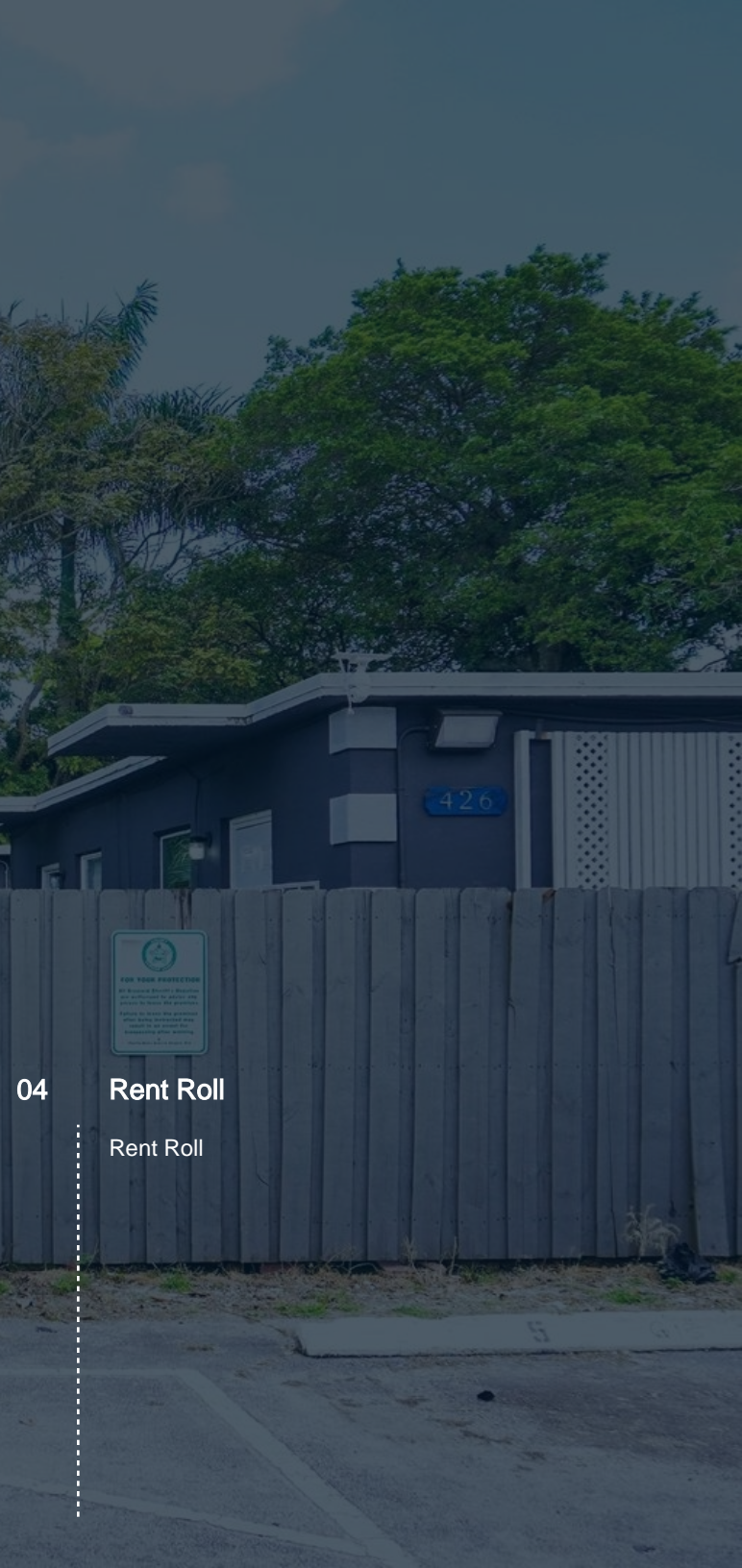
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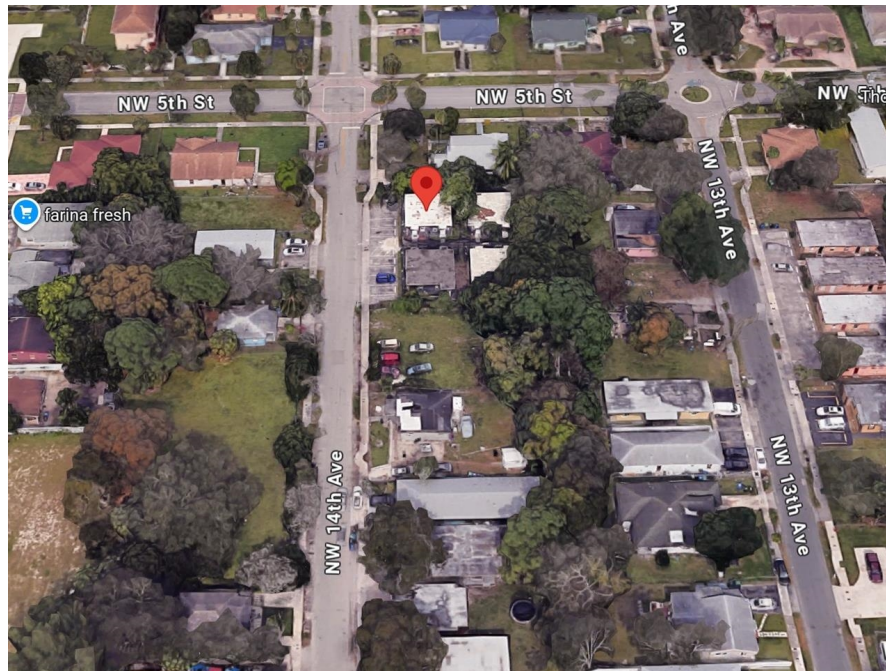


04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent
1	1 bd + 1 ba	\$1,500.00	\$1,700.00
2	1 bd + 1 ba	\$1,550.00	\$1,700.00
3	1 bd + 1 ba	\$1,595.00	\$1,700.00
4	1 bd + 1 ba	\$1,650.00	\$1,700.00
5	1 bd + 1 ba	\$1,500.00	\$1,700.00
6	1 bd + 1 ba	\$1,450.00	\$1,700.00
7	1 bd + 1 ba	\$1,550.00	\$1,700.00
8	1 bd + 1 ba	\$1,450.00	\$1,700.00
Totals / Averages		\$12,245.00	\$13,600.00





05

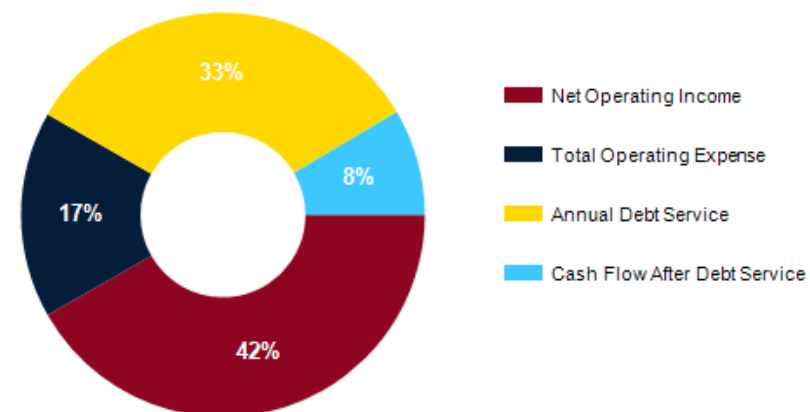
Financial Analysis

- Income & Expense Analysis
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

CURRENT

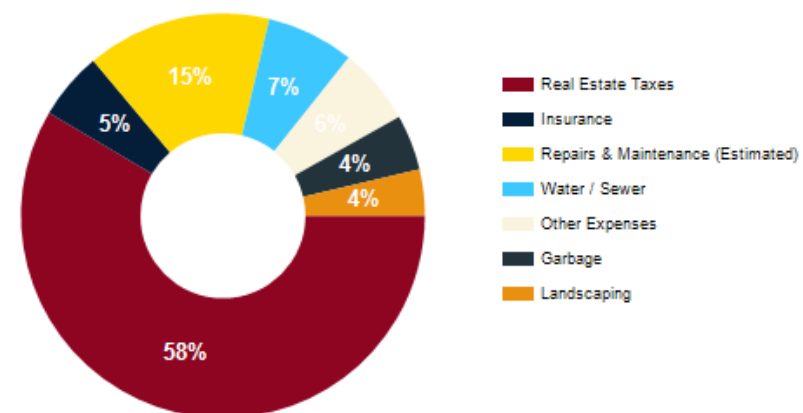
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$150,600		\$160,389	
Gross Potential Income	\$150,600		\$160,389	
General Vacancy	-5.00%		-5.00%	
Effective Gross Income	\$143,070		\$152,370	
Less Expenses	\$40,594	28.37%	\$50,314	33.02%
Net Operating Income	\$102,476		\$102,056	
Annual Debt Service	\$81,655		\$81,655	
Cash flow	\$20,821		\$20,401	
Debt Coverage Ratio	1.25		1.25	



EXPENSES	CURRENT		PRO FORMA	
	Per Unit		Per Unit	
Real Estate Taxes	\$23,744	\$2,968	\$24,931	\$3,116
Insurance	\$2,200	\$275	\$10,000	\$1,250
Repairs & Maintenance (Estimated)	\$6,000	\$750	\$6,300	\$788
Water / Sewer	\$2,850	\$356	\$2,993	\$374
Landscaping	\$1,500	\$188	\$1,575	\$197
Garbage	\$1,800	\$225	\$1,890	\$236
Other Expenses	\$2,500	\$313	\$2,625	\$328
Total Operating Expense	\$40,594	\$5,074	\$50,314	\$6,289
Annual Debt Service	\$81,655		\$81,655	
Expense / SF	\$11.13		\$13.79	
% of EGI	28.37%		33.02%	

DISTRIBUTION OF EXPENSES

CURRENT

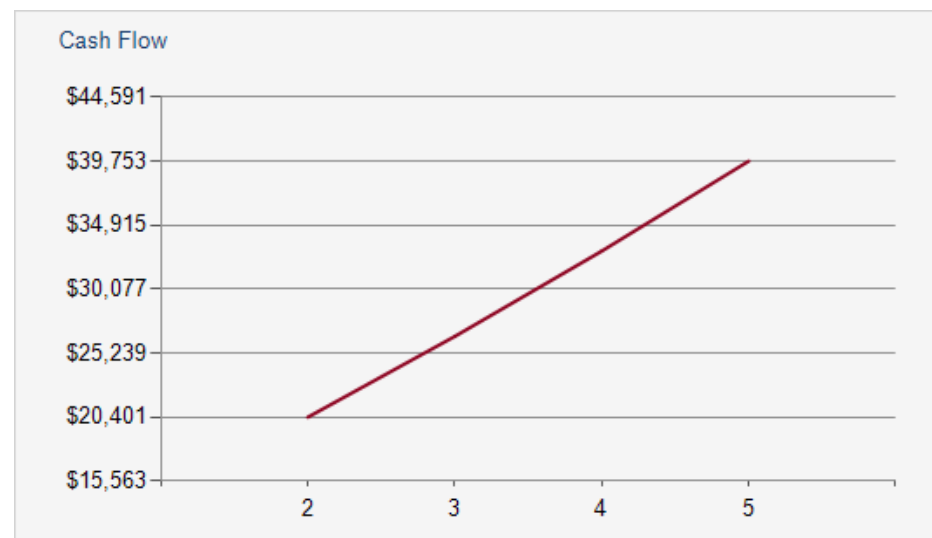
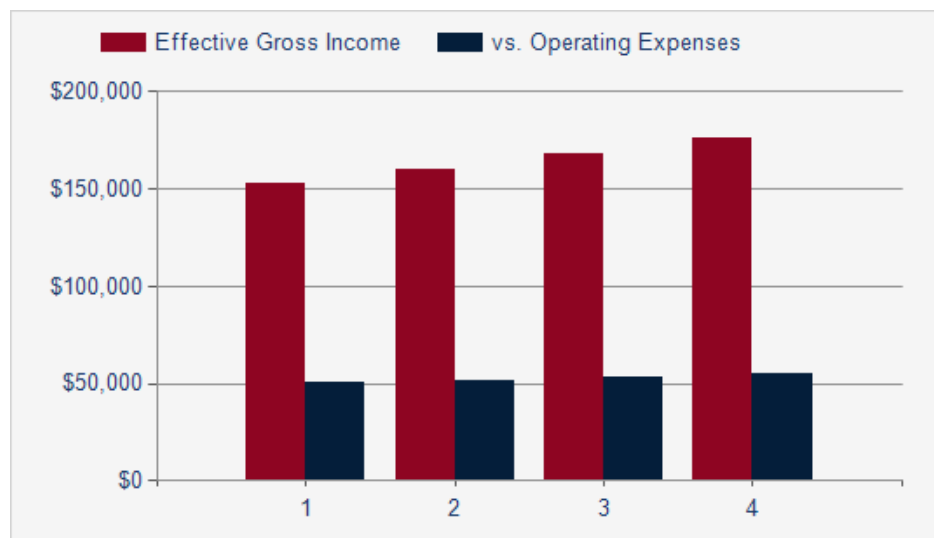


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$150,600	\$160,389	\$168,408	\$176,829	\$185,670
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$143,070	\$152,370	\$159,988	\$167,987	\$176,387
Operating Expenses					
Real Estate Taxes	\$23,744	\$24,931	\$25,679	\$26,449	\$27,243
Insurance	\$2,200	\$10,000	\$10,300	\$10,609	\$10,927
Repairs & Maintenance (Estimated)	\$6,000	\$6,300	\$6,489	\$6,684	\$6,884
Water / Sewer	\$2,850	\$2,993	\$3,083	\$3,175	\$3,271
Landscaping	\$1,500	\$1,575	\$1,622	\$1,671	\$1,721
Garbage	\$1,800	\$1,890	\$1,947	\$2,005	\$2,065
Other Expenses	\$2,500	\$2,625	\$2,704	\$2,785	\$2,868
Total Operating Expense	\$40,594	\$50,314	\$51,823	\$53,378	\$54,979
Net Operating Income	\$102,476	\$102,056	\$108,165	\$114,609	\$121,407
Annual Debt Service	\$81,655	\$81,655	\$81,655	\$81,655	\$81,655
Cash Flow	\$20,821	\$20,401	\$26,510	\$32,955	\$39,753



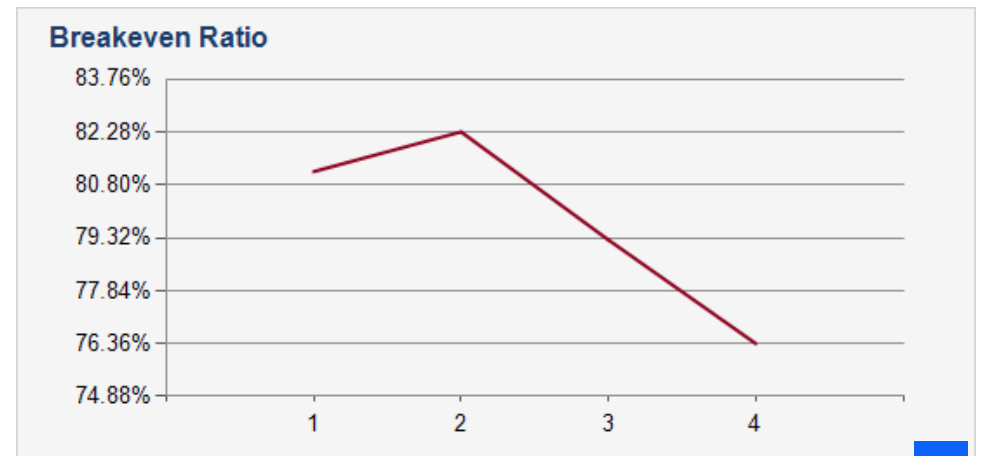
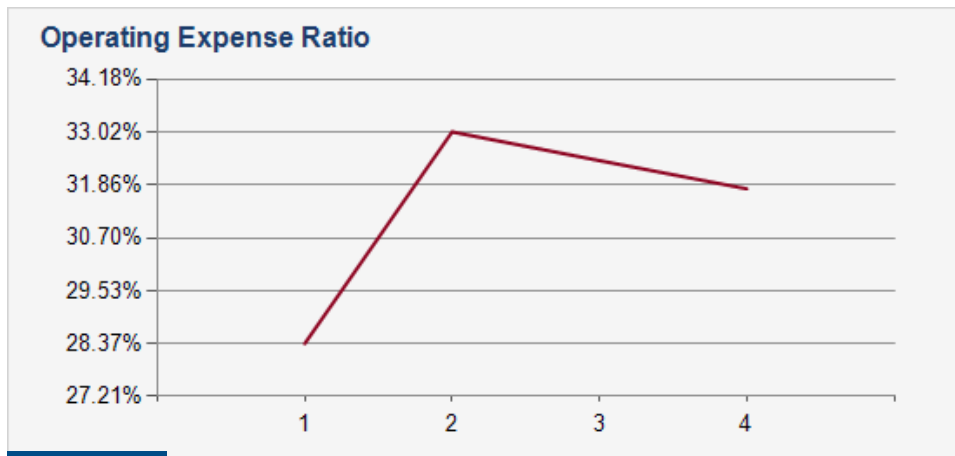
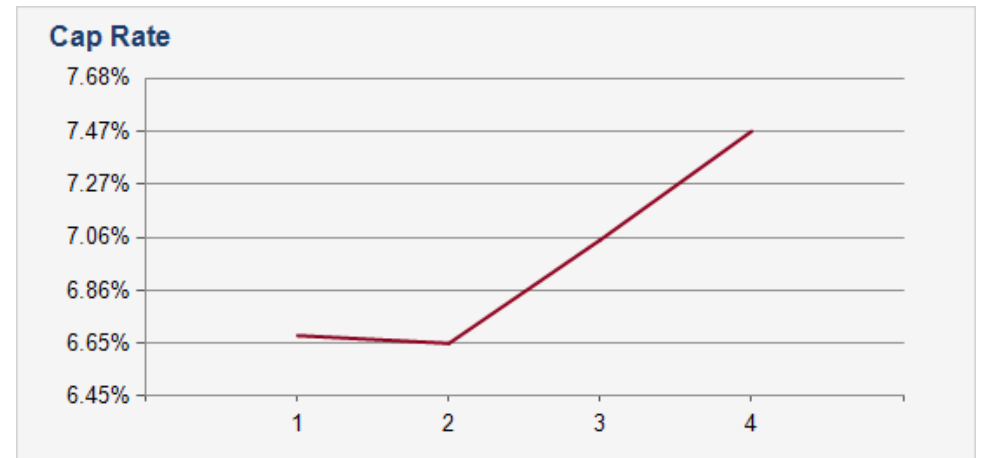
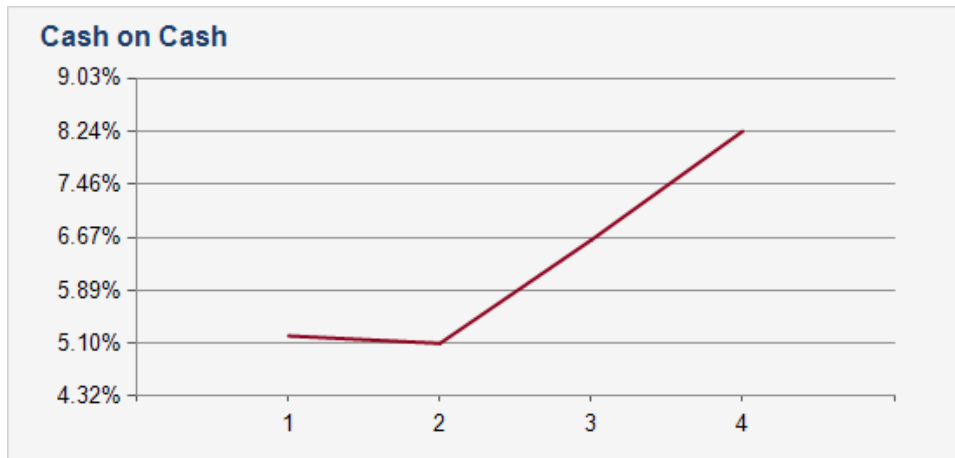
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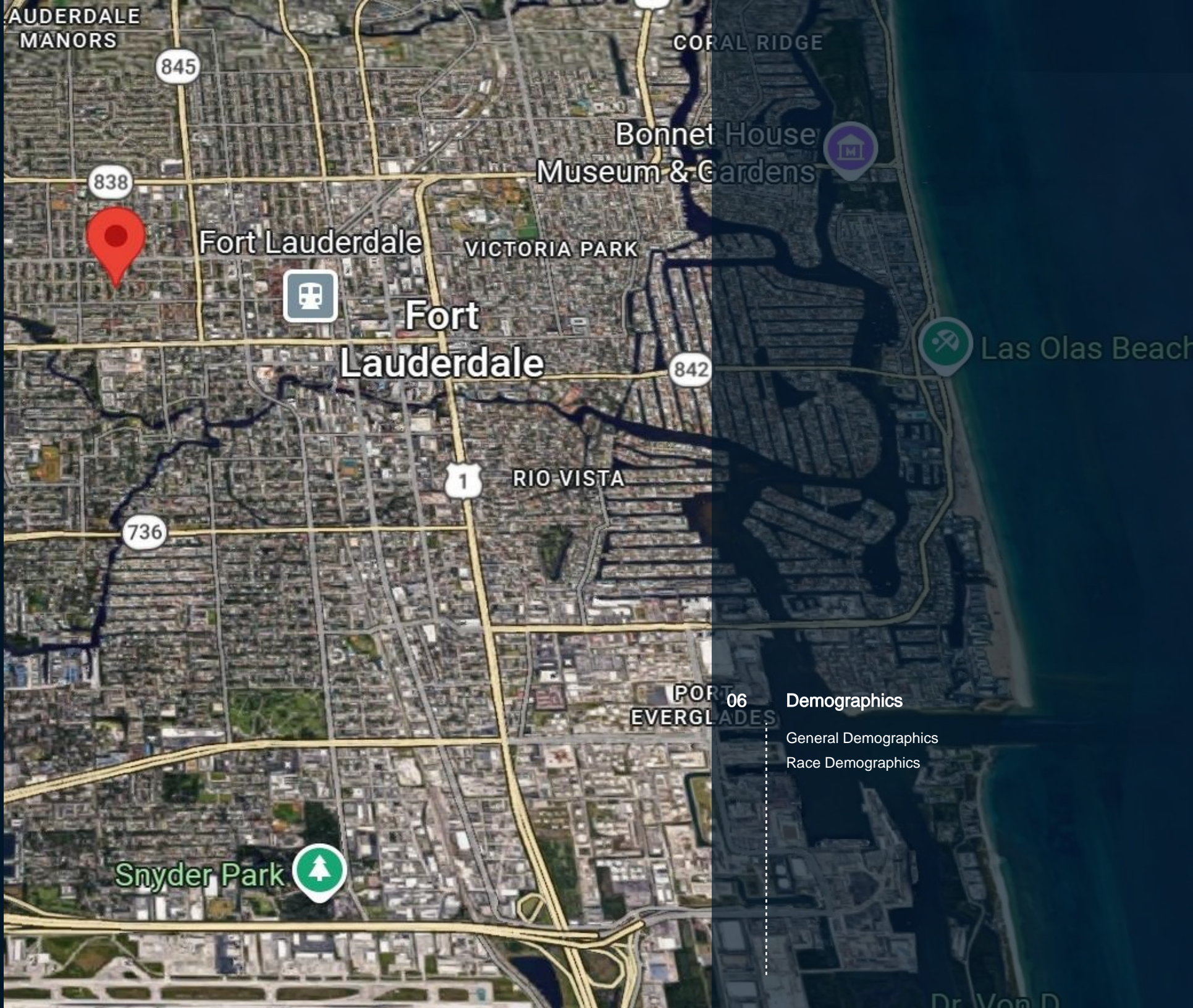


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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5
Cash on Cash Return b/t	5.21%	5.10%	6.63%	8.24%	9.94%
CAP Rate	6.68%	6.65%	7.05%	7.47%	7.91%
Debt Coverage Ratio	1.26	1.25	1.32	1.40	1.49
Operating Expense Ratio	28.37%	33.02%	32.39%	31.77%	31.16%
Loan to Value	73.99%	73.05%	72.10%	71.08%	69.97%
Breakeven Ratio	81.17%	82.28%	79.26%	76.36%	73.59%
Price / SF	\$420.78	\$420.78	\$420.78	\$420.78	\$420.78
Price / Unit	\$191,875	\$191,875	\$191,875	\$191,875	\$191,875
Income / SF	\$39.21	\$41.76	\$43.85	\$46.04	\$48.35
Expense / SF	\$11.12	\$13.79	\$14.20	\$14.63	\$15.07

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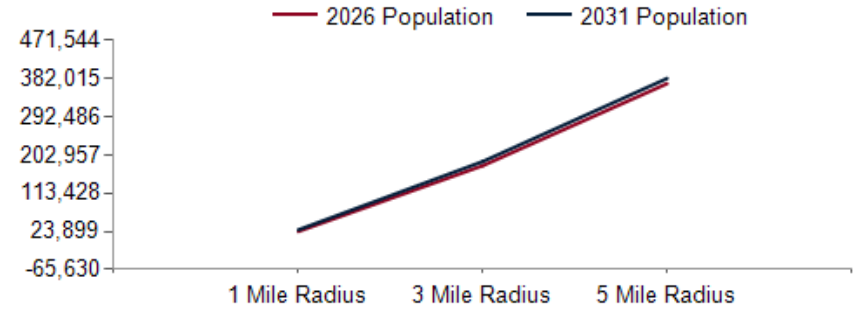




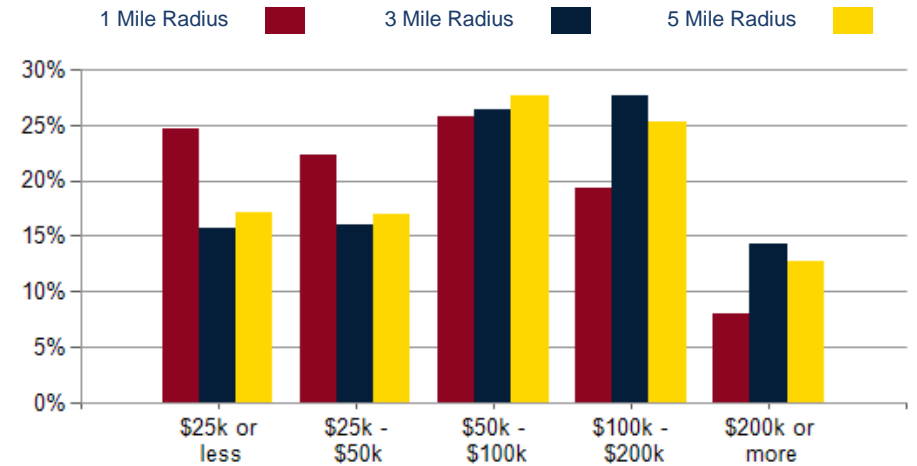
- Demographics
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,123	154,105	327,428
2010 Population	19,784	150,483	323,647
2026 Population	23,899	177,681	369,869
2031 Population	27,527	187,378	382,015
2026 African American	16,418	74,790	159,648
2026 American Indian	75	685	1,365
2026 Asian	200	3,354	7,640
2026 Hispanic	2,898	34,412	75,308
2026 Other Race	899	10,991	23,616
2026 White	4,492	66,418	130,496
2026 Multiracial	1,809	21,356	46,888
2026-2031: Population: Growth Rate	14.35%	5.35%	3.25%

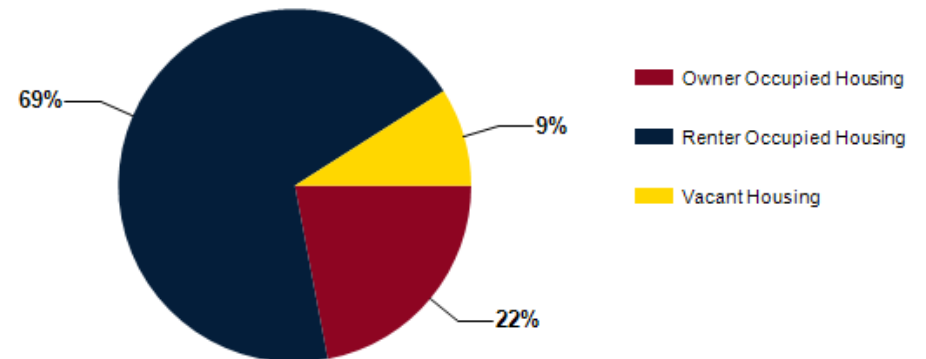
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,505	7,509	16,508
\$15,000-\$24,999	1,009	4,876	10,626
\$25,000-\$34,999	925	5,300	10,726
\$35,000-\$49,999	1,347	7,414	16,232
\$50,000-\$74,999	1,620	12,110	25,901
\$75,000-\$99,999	1,007	8,764	17,958
\$100,000-\$149,999	1,467	15,065	27,710
\$150,000-\$199,999	501	6,835	12,472
\$200,000 or greater	822	11,329	20,223
Median HH Income	\$53,856	\$80,604	\$74,016
Average HH Income	\$85,585	\$121,736	\$114,376



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



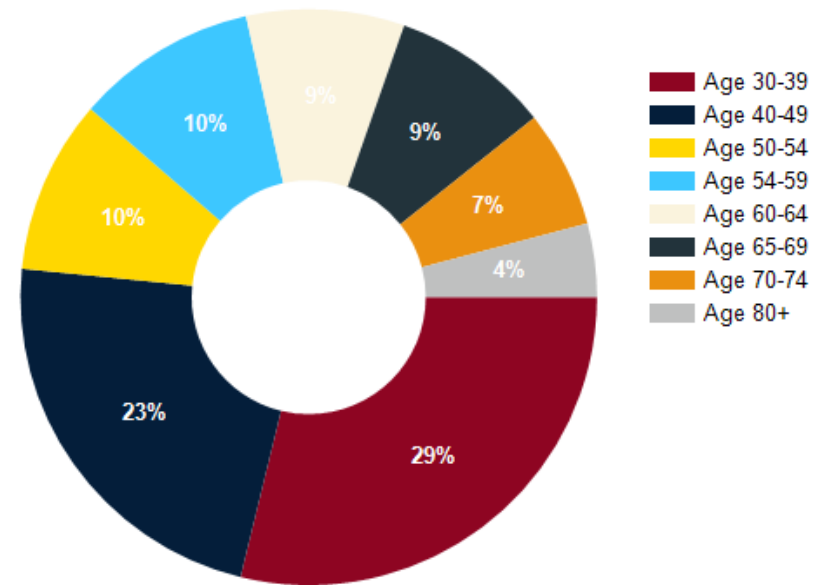
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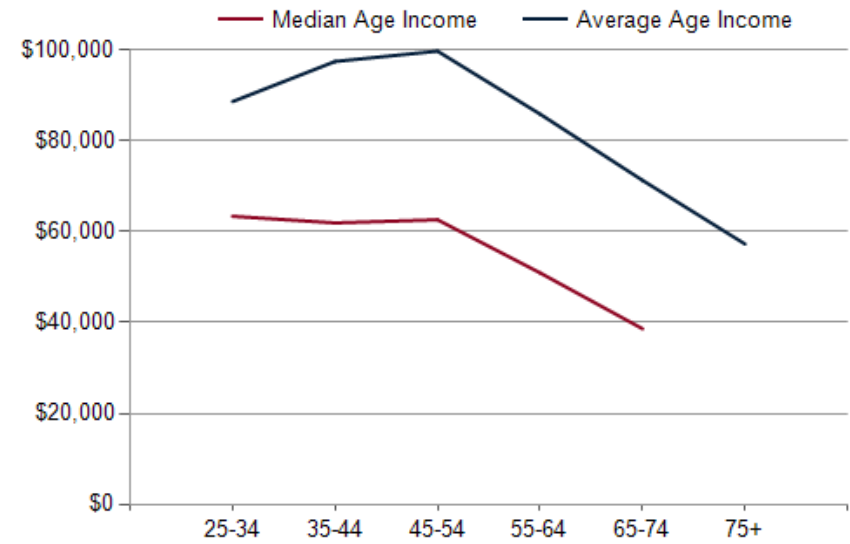
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,039	14,623	27,280
2026 Population Age 35-39	1,964	14,230	27,198
2026 Population Age 40-44	1,736	13,114	25,997
2026 Population Age 45-49	1,429	11,285	22,950
2026 Population Age 50-54	1,357	11,799	24,087
2026 Population Age 55-59	1,412	11,745	24,928
2026 Population Age 60-64	1,232	12,080	26,256
2026 Population Age 65-69	1,240	10,625	23,203
2026 Population Age 70-74	915	8,267	18,281
2026 Population Age 75-79	573	5,807	13,259
2026 Population Age 80-84	337	3,487	8,160
2026 Population Age 85+	230	2,692	6,737
2026 Population Age 18+	18,507	146,371	301,541
2026 Median Age	36	41	42
2031 Median Age	37	42	43

Population By Age



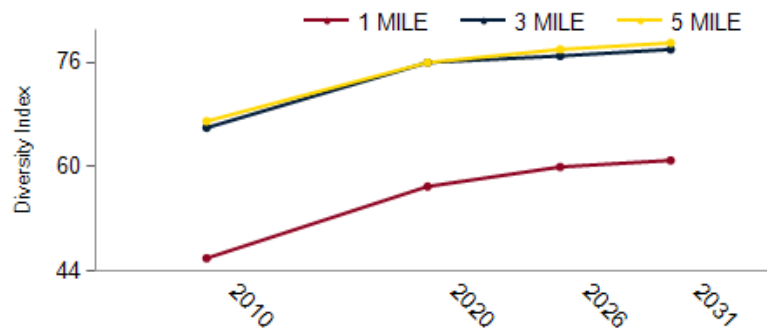
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,410	\$86,100	\$78,256
Average Household Income 25-34	\$88,678	\$114,352	\$106,142
Median Household Income 35-44	\$61,942	\$95,991	\$87,061
Average Household Income 35-44	\$97,498	\$136,060	\$126,692
Median Household Income 45-54	\$62,643	\$98,812	\$89,785
Average Household Income 45-54	\$99,775	\$140,335	\$130,941
Median Household Income 55-64	\$50,949	\$89,184	\$83,017
Average Household Income 55-64	\$85,925	\$137,129	\$130,783
Median Household Income 65-74	\$38,623	\$63,592	\$59,846
Average Household Income 65-74	\$71,330	\$106,001	\$101,550
Average Household Income 75+	\$57,299	\$86,159	\$83,495



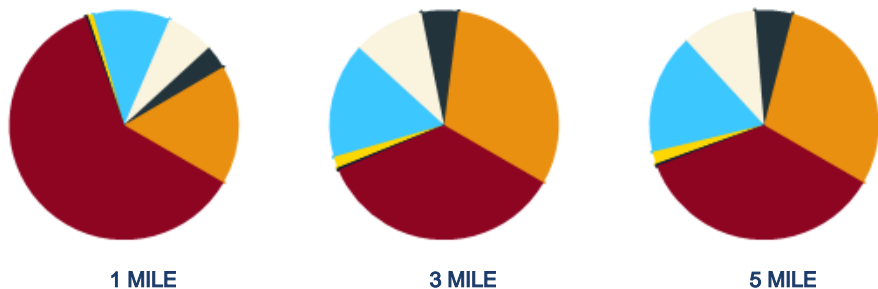
Mario Francisco Frech PA
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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	61	78	79
Diversity Index (current year)	60	77	78
Diversity Index (2020)	57	76	76
Diversity Index (2010)	46	66	67

POPULATION DIVERSITY



POPULATION BY RACE

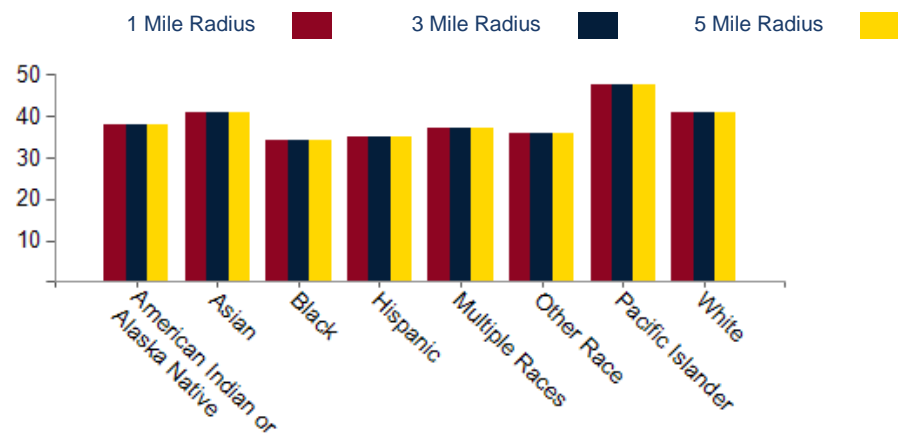


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	41	40
Median Asian Age	41	41	42
Median Black Age	34	37	36
Median Hispanic Age	35	36	37
Median Multiple Races Age	37	38	39
Median Other Race Age	36	36	36
Median Pacific Islander Age	48	43	42
Median White Age	41	48	52

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	61%	35%	36%
American Indian	0%	0%	0%
Asian	1%	2%	2%
Hispanic	11%	16%	17%
Multiracial	7%	10%	11%
Other Race	3%	5%	5%
White	17%	31%	29%

2026 MEDIAN AGE BY RACE



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