



EXCLUSIVE OFFERING MEMORANDUM

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**CASH-FLOWING 20-KEY
HOSPITALITY ASSET AT A 9.5%
GOING-IN CAP DANIA BEACH**

**1150 S FEDERAL HWY,
DANIA BEACH, FL 33004**

20-KEY MOTEL | \$526,680 GROSS INCOME |

9.5% GOING-IN CAP | VALUE-ADD UPSIDE

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LOCATION & DEMAND DRIVERS

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01 ASSET OVERVIEW

Investment Summary
Property Highlights
Development Highlights



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present The Deluxe Inn, a 20-key motel in the heart of Dania Beach, offering investors immediate cash flow at a 9.5% going-in cap rate with significant value-add upside through operational improvements and revenue optimization.

The property is a 5,977 SF building on a 16,232 SF lot, constructed in 1951 and positioned directly along Federal Highway (US-1) with excellent visibility and accessibility. The asset serves a diverse customer base of tourists, business travelers, cruise passengers, airport travelers, and long-term guests, producing stable in-place income in one of Broward County's most active lodging corridors.

The Deluxe Inn sits approximately 5 minutes from Fort Lauderdale-Hollywood International Airport, 8 minutes from Hollywood Beach, and 10 minutes from Downtown Hollywood, with convenient access to Interstate 95, Interstate 595, Port Everglades, and Dania Pointe. SFED-MU zoning adds long-term flexibility, positioning the asset for a long-term hold, an operational value-add strategy, or future redevelopment.



\$3,600,000

LIST PRICE

\$344K

NOI

20 UNITS

TOTAL KEYS

5,977 SF

AVAILABLE SIZE

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Centrally located in Dania Beach, approximately 5 minutes from Fort Lauderdale-Hollywood International Airport
- Direct frontage on Federal Highway (US-1) with access to I-95, I-595, and Port Everglades
- Approximately 8 minutes from Hollywood Beach and 10 minutes from Downtown Hollywood

VISIBILITY

- Highway-fronting 20-key motel with strong signage exposure along a heavily trafficked lodging corridor
- Walkable to Dania Pointe retail, dining, and entertainment amenities

DEVELOPMENT POTENTIAL

- Current \$343,615 NOI at a 9.5% going-in cap rate on in-place income
- SFED-MU zoning supports long-term redevelopment flexibility
- Diverse demand base of tourists, business travelers, cruise passengers, and airport and long-term guests supporting revenue optimization



02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

Demographics

Local Market Profile



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 Boardwalk, 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

The Deluxe Inn represents a rare opportunity to acquire stabilized hospitality income today. A 20-key asset in an established lodging corridor with a diverse demand base, strong in-place cash flow, and a clear operational 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

NEIGHBORHOOD CONNECTIVITY

The property is located along Federal Highway (US-1) in central Dania Beach, a coastal Broward market positioned between Fort Lauderdale-Hollywood International Airport, Port Everglades, and Hollywood Beach. Guests benefit from direct highway access, walkable retail and dining, and short drives to the region's primary demand generators.



NEIGHBORHOOD CONNECTIVITY

- Located along the Federal Highway (US-1) lodging corridor in central Dania Beach
- Approximately 5 minutes from Fort Lauderdale-Hollywood International Airport
- Direct access to I-95, I-595, Griffin Road, and Stirling Road
- Positioned near Dania Pointe, Port Everglades, Hollywood Beach, and Downtown Hollywood

GUEST ACCESS & MOBILITY

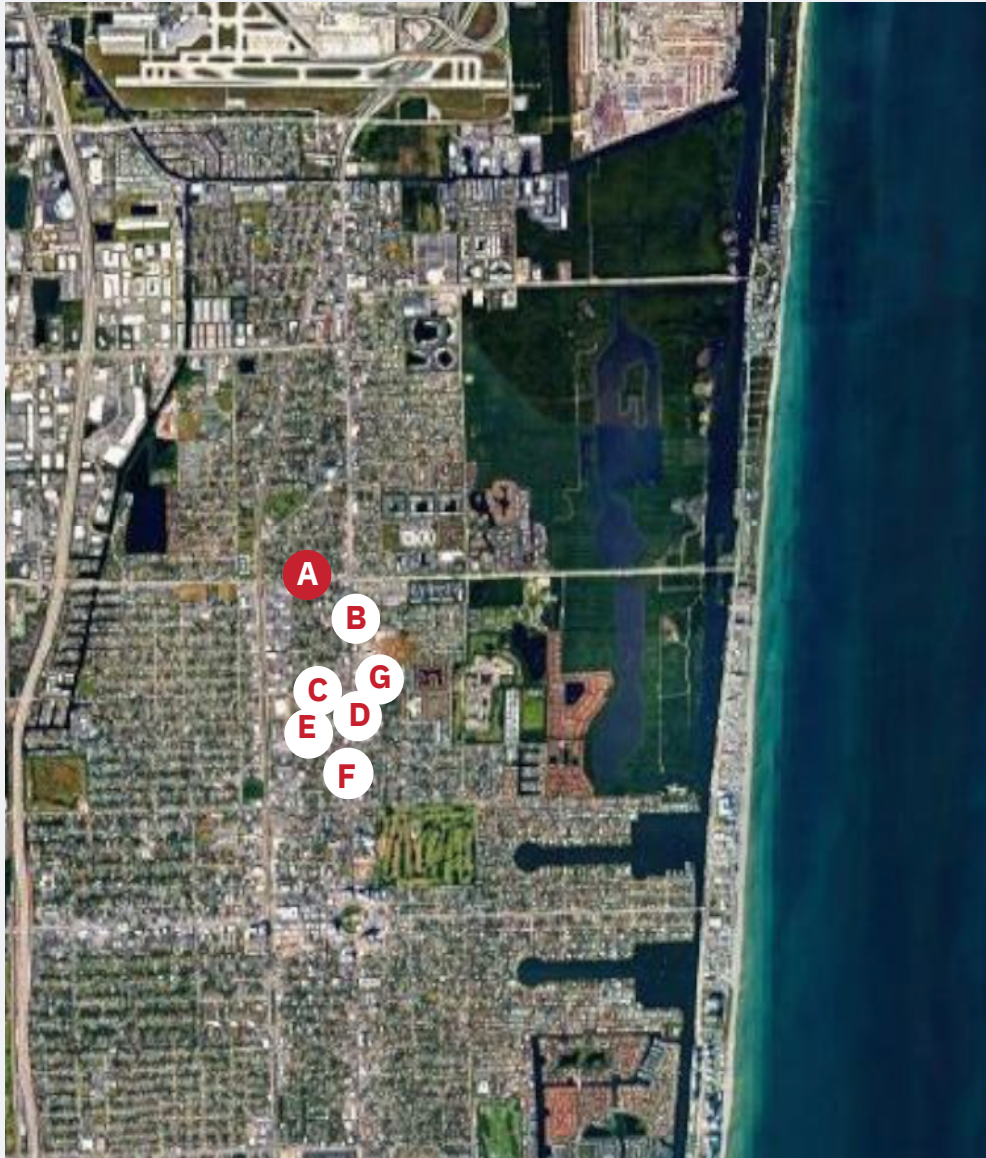
- Tri-Rail Fort Lauderdale/Hollywood International Airport station located in Dania Beach
- Convenient access to Sheridan Street, Griffin Road, and US-1 north-south routes
- Direct routes toward Downtown Fort Lauderdale, Downtown Hollywood, and Aventura

LOCATION ADVANTAGE

- Highway-fronting lodging asset in a supply-constrained Dania Beach corridor
- Strong appeal for airport, cruise, and extended-stay guests seeking value lodging
- Near marinas, parks, waterfront recreation, restaurants, and local services
- Year-round demand supported by airport and cruise volume plus Broward's leisure market

NEARBY DEMAND DRIVERS & DEVELOPMENT ACTIVITY

A SUBJECT BUILDING THE DELUXE INN | 1150 S FEDERAL HWY



Locations are approximate and provided for general reference.



DANIA POINTE

Kimco's 102-acre mixed-use development with nearly 1 million square feet of retail and restaurants plus Class A office, hotels, luxury apartments, and public event space, with 1,600 linear feet of I-95 frontage.



FLL TERMINAL 5

\$404 million, 230,000-square-foot five-gate domestic terminal bringing FLL to 71 gates with capacity for 4 to 5 million additional passengers and 1,000 to 1,250 permanent jobs on completion



PORT EVERGLADES

Record 4,773,873 cruise guests in Fiscal Year 2025, a 16% increase and the third-busiest cruise homeport in the world. The new season features 40 ships from nine lines plus a daily ferry



SOLESTE SEASIDE

340-unit Class A multifamily development fronting Federal Highway at the entryway to Dania Beach, with 13,760 square feet of ground-floor retail and over 40,000 vehicles per day along Federal Highway.



DANIA 101

Apollo Companies' mixed-use downtown project delivering residential units alongside retail and lifestyle amenities, bringing new activity to the downtown core.



225-255 E. DANIA BEACH BLVD

Braha Dania LLC's proposed redevelopment of a 3.26-acre site. Plans call for demolition of the 65,000 sf office building and replacement with 168 condo/hotel units, a 168-room hotel, 19,677 sf of commercial space, 18 townhouses, and 486 parking spaces across three seven-story towers, each with a pool and ground-floor commercial. v

VISIBILITY & CONNECTIVITY

Property located directly on the Federal Highway (US-1) corridor in Dania Beach, Florida, positioned within an established lodging and commercial corridor with immediate access to major regional transportation routes.





03 FINANCIALS

Financials



FINANCIALS

1150 S FEDERAL HWY

\$344K

YEARLY REVENUE

\$527K

NET OPERATING INCOME

Operating Expenses

UNIT TYPE	CURRENT
Payroll	\$48,000.00
Electric	\$13,600.00
Comcast	\$7,800.00
Insurance	\$5,800.00
Water	\$14,680.00
Supplies	\$5,354.00
Repairs& Maintenance	\$37,000.00
Garbage Collection	\$4,680.00
Licenses	\$1,460.00
Real Estate Taxes	\$44,691.00
Expenses Total	\$183,065.00
Net Operating Income	\$343,615.00



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