SALE

4850 SOUTHWEST 26TH AVENUE

4850 Southwest 26th Avenue Fort Lauderdale, FL 33312

SALE PRICE $2,500,000

Alexis Lizama
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COLDWELL BANKER COMMERCIAL REALTY

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Financial Assumptions for the STR Pro Forma

1. Revenue Drivers

● Conservative STR: 72% average annual occupancy (high season ~85–90%, low season ~55–60%).

○ 4x 1/1s: $150/night $\times$ 365 days $\times$ 0.72 = $39,420/yr per unit.

○ 2x 2/1s: $225/night $\times$ 365 days $\times$ 0.72 = $59,130/yr per unit.

● Max Optimized STR: Higher ADRs driven by professional design, pool/amenity additions, and dynamic pricing tools (Price Labs/Wheelhouse).

○ Includes ~$6,000/year in ancillary income (pet fees, early check-in/late check-out fees, laundry).

2. Expense Adjustments (STR-Specific)

● Property Taxes & Insurance: Retained at re-assessed estimates ($45,000 taxes + $20,000 adjusted commercial lodging/STR insurance rider).

● Utilities (Owner Paid): Increased to $12,000–$13,500/yr to cover FPL, water, high-speed Wi-Fi, and TV streaming subscriptions across 6 units.

OFFERING SUMMARY

Sale Price:	$2,500,000
Number of Units:	6
Lot Size:	12,000 SF
Building Size:	4,751 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	555	1,892	4,407
Total Population	1,445	4,963	11,354
Average HH Income	$115,302	$106,563	$102,307

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● Cleaning Fees: Structured as a pass-through cost (paid directly by guests via booking platforms).

● Management & Tech Stack: Budgeted at 12–15% for automated operations or third-party co-hosting software.

1. Highlight the DSCR Turnaround: LTR, the property fails traditional DSCR financing (0.46x). Under the optimized STR model, DSCR jumps to 1.61x, opening up commercial STR/DSCR loan options.

2. Initial Capex ROI: $75,000–$90,000 Turnkey Conversion Budget ($10k–$12k per unit for commercial-grade furniture, digital locks, decor, and outdoor amenities). Show that this single upfront investment transforms a $60k/year cash loss into a ~$68k/year positive yield.

3. Location Advantage: Dania Beach allows for streamlined municipal short-term rental registration, positioning this asset to capture high-volume airport layover and pre/post-cruise demand.

LOCATION DESCRIPTION

Short-Term Rental (STR) / Vacation Rental repositioning thesis. Dania Beach is an ideal location for STRs given its proximity to Fort Lauderdale-Hollywood International Airport (FLL), Port

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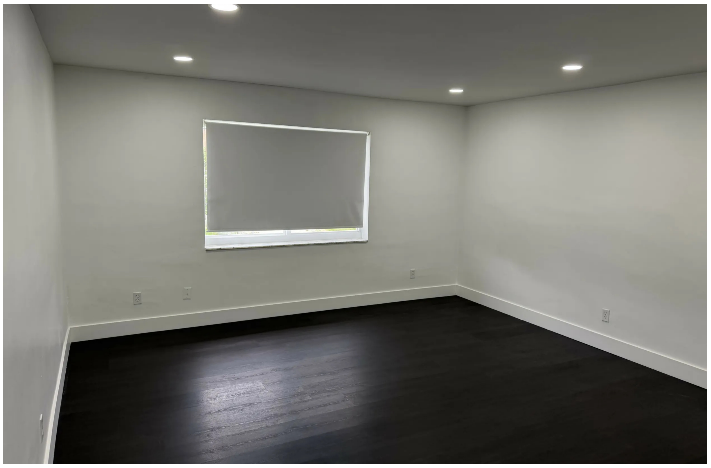

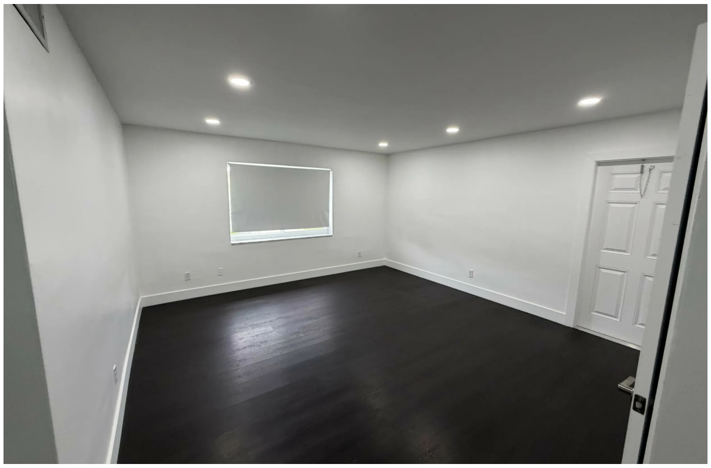

PROPERTY HIGHLIGHTS

- "Immediate In-Place Income with Turnkey Hospitality Conversion Upside." Because all heavy capital expenditures—most notably the underground PVC re-piping, 2020 impact glass, new electrical, and roof work—are 100% complete, an investor incurs zero initial CapEx while optimizing revenue through short-term rental (STR) operations.

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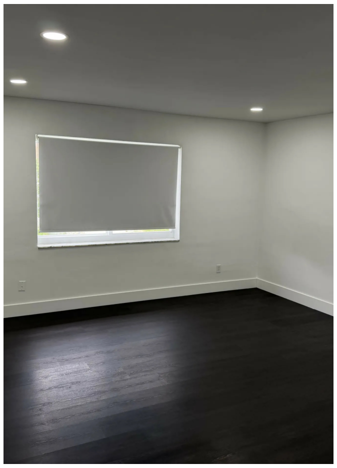
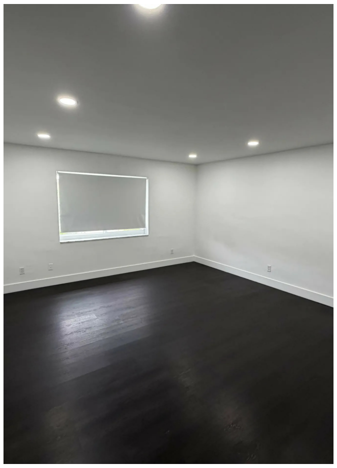
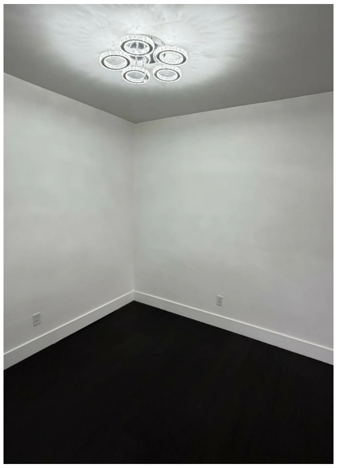
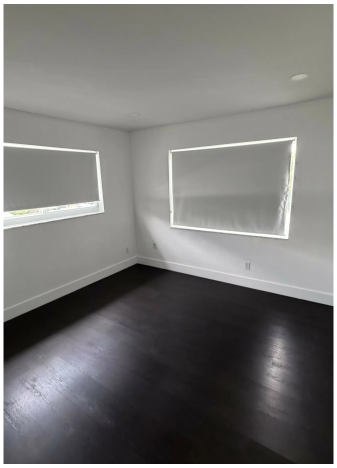



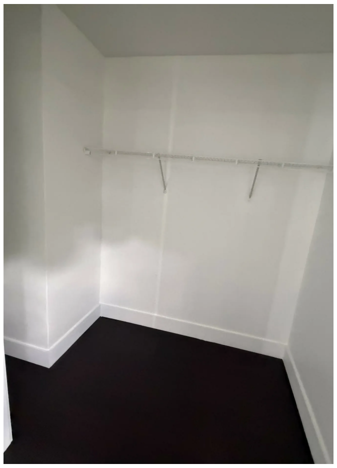

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The Repositioning Strategy

1. **Unit Mix Leverage:**
   - **4x (1 Bed / 1 Bath):** Ideal for solo business travelers, airport layovers, and couples.
   - **2x (2 Bed / 1 Bath):** Ideal for small families, cruise vacationers, and group travelers.
2. **Lot Size Opportunity (0.28 Acres / 12,000 sq ft):** Ample outdoor space to add shared guest amenities (heated plunge pool, lounge area, BBQ station, electric vehicle chargers) that push Average Daily Rates (ADR) into top-tier market percentiles.

LTR vs. STR Pro Forma Comparison

Financial Metric	Current LTR Model	Pro Forma STR (Conservative)	Pro Forma STR (Max Optimized)
Gross Annual Revenue	$143,400	$275,940	$353,332
Average Daily Rate (1/1)	~$60/night (equiv.)	$150/night @ 72% Occ.	$175/night @ 78% Occ.
Average Daily Rate (2/1)	~$76/night (equiv.)	$225/night @ 72% Occ.	$260/night @ 78% Occ.
Effective Gross Income (EGI)	$137,070 *(5% Vacancy)*	$248,346 *(10% Seasonality Buffer)*	$317,999 *(10% Buffer + Ancillary)*
Total Operating Expenses	$85,796 *(62.6% OER)*	$135,252 *(STR Ops & Management)*	$138,660 *(Self/Co-Managed + Tech)*

Net Operating Income (NOI)	**$51,275**	**$113,094**	**$179,339**
Cap Rate (at $2.5M)	**2.05%**	**4.52%**	**7.17%**
Annual Debt Service	$111,409	$111,409	$111,409
Net Cash Flow (After Debt)	**-$60,135**	**+$1,685**	**+$67,930**
Cash-on-Cash Return	**-5.28%**	**+0.15%**	**+5.97%**
Debt Service Coverage (DSCR)	**0.46x (Unbankable)**	**1.01x**	**1.61x (Strong Bankability)**

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3. **Location Advantage:** Dania Beach allows for streamlined municipal short-term rental registration, positioning this asset to capture high-volume airport layover and pre/post-cruise demand.

Current in place LTR:
Income:
4 - 1 bedroom. 1850 x3 1x 1800
2 - 2-bedroom 1 Mo/Mo @ 2400. 1 vacant, asking 2200
W/d income $70 per month
Expenses:
House meter: $ 35.00 per month
Bldg. insurance: $ 4,500 per year
Extra liability: $ 1,500 per year
Lawn care: $50.00 per month
Water: $350.00 per month

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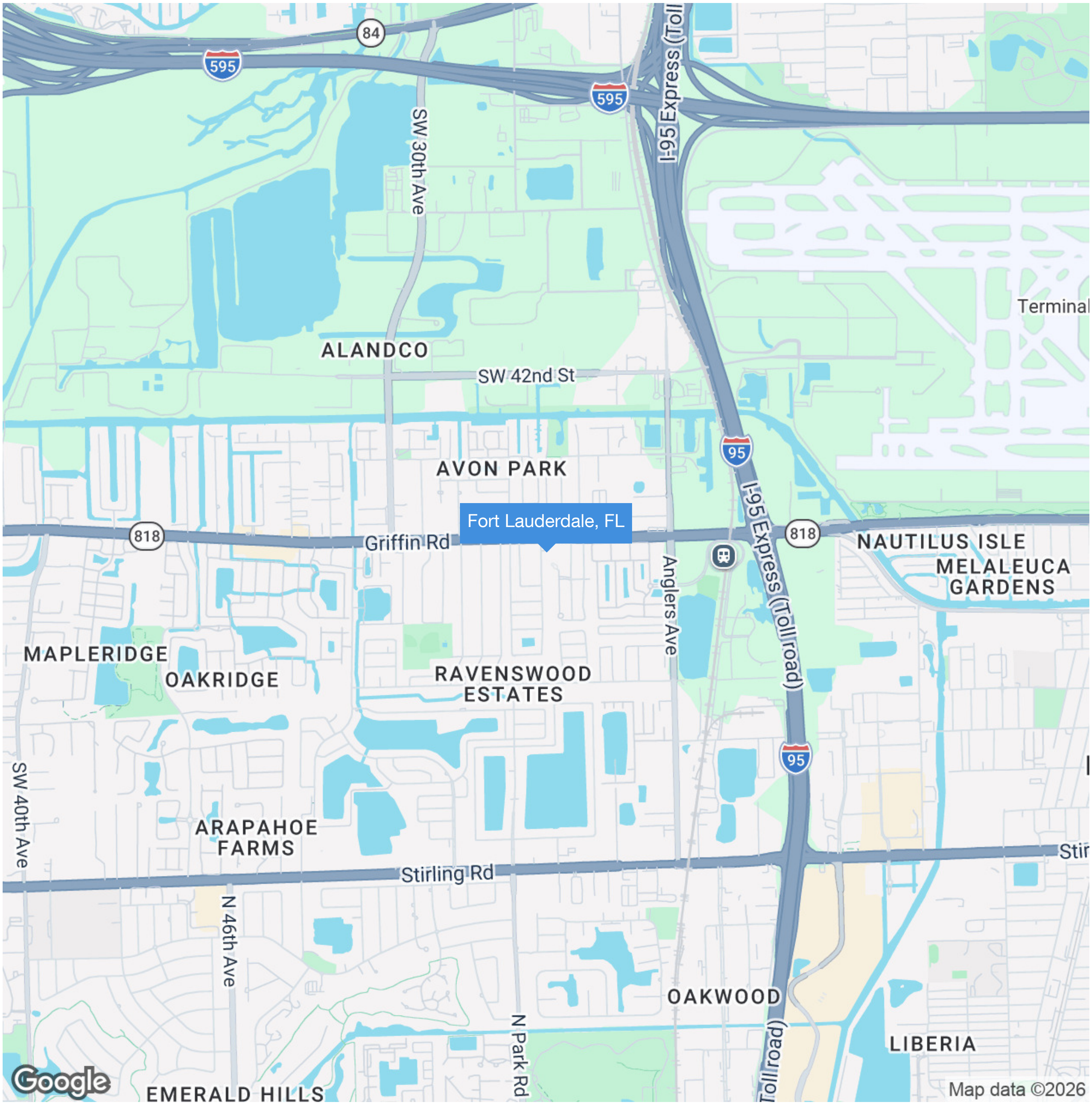

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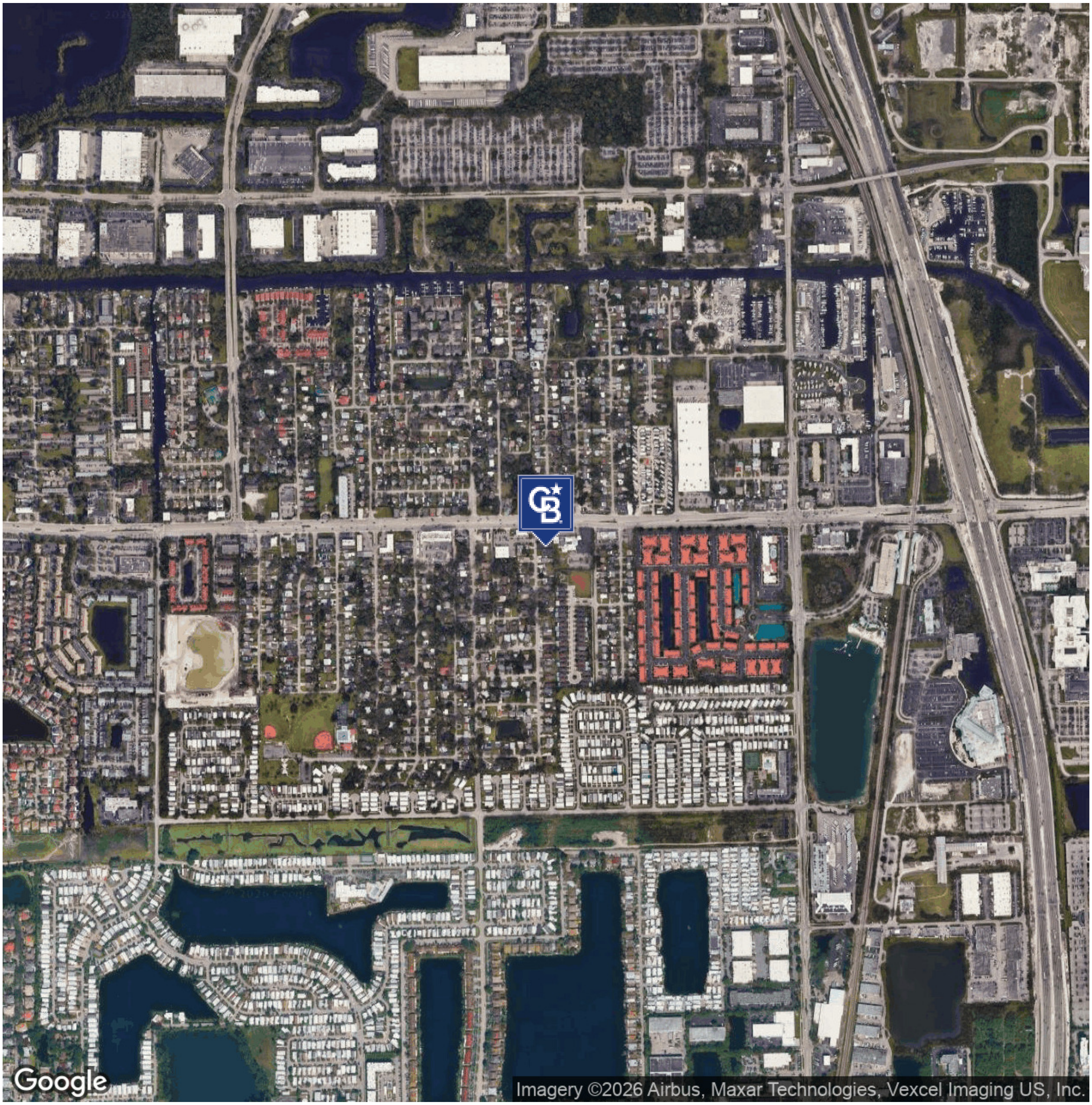

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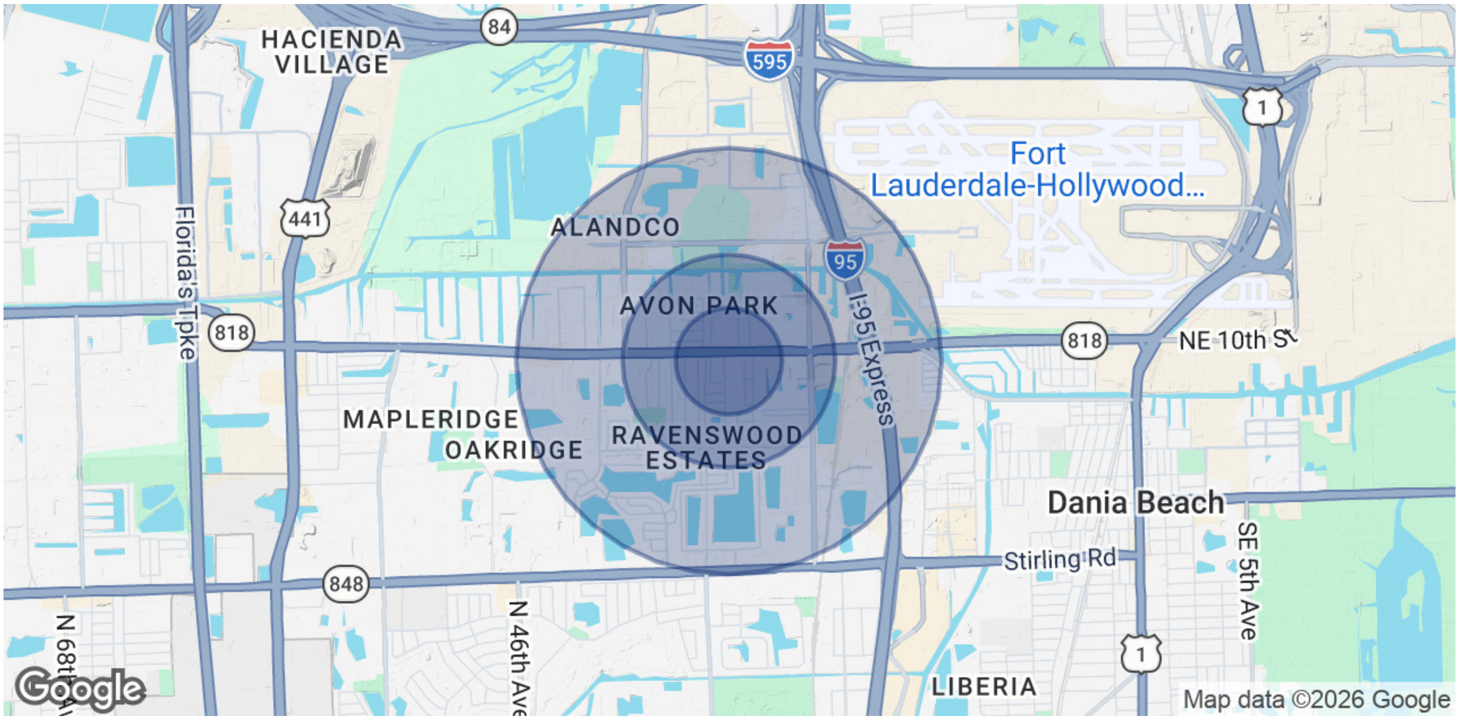

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,445	4,963	11,354
Average Age	37.7	38	39.6
Average Age (Male)	36.8	37.9	41.1
Average Age (Female)	40.9	39.9	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	555	1,892	4,407
# of Persons per HH	2.6	2.6	2.6
Average HH Income	$115,302	$106,563	$102,307
Average House Value	$355,676	$351,021	$342,712

2023 American Community Survey (ACS)

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