

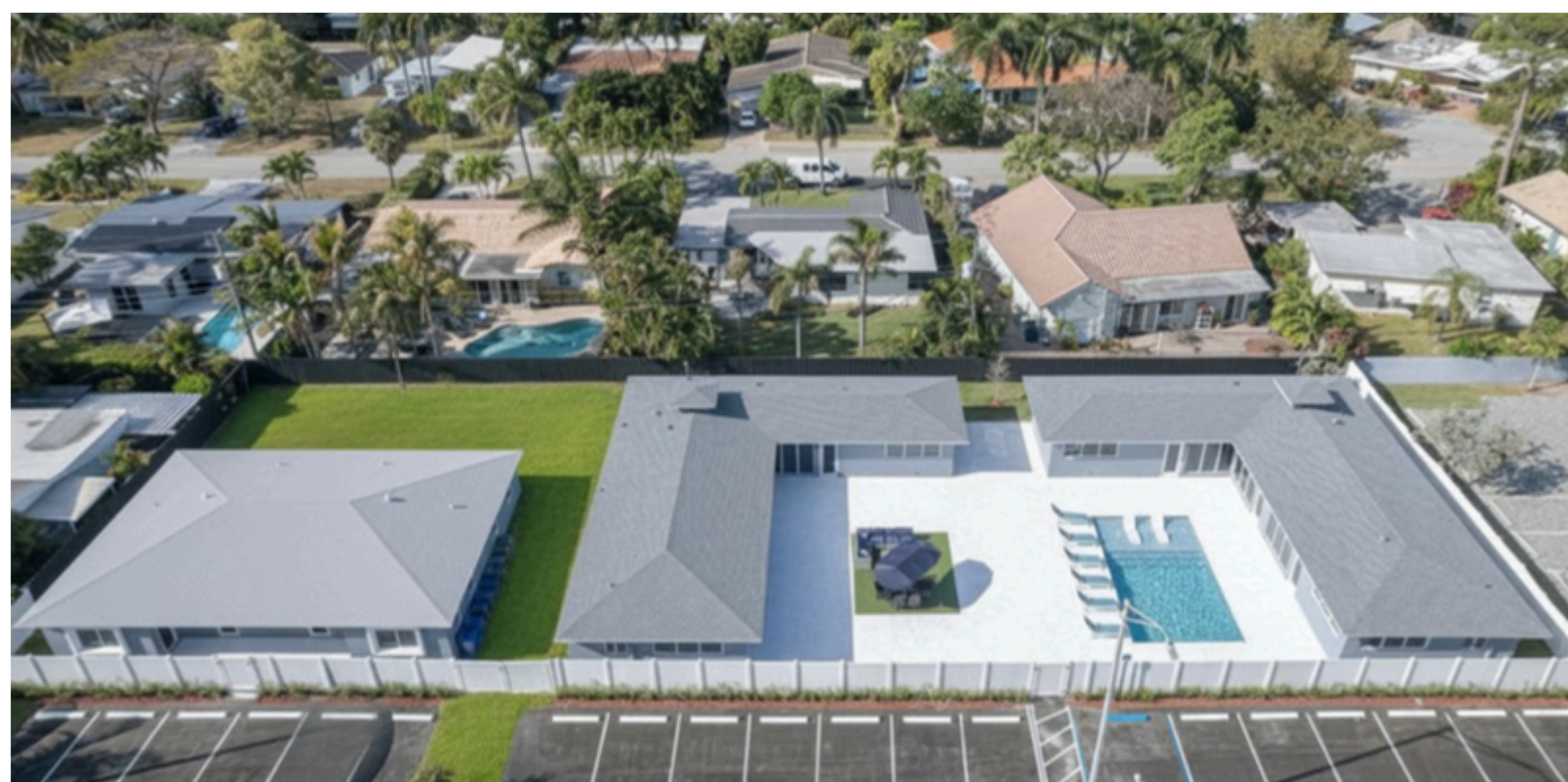
Offering Memorandum

3 Folio | Multifamily

\$3,900,000

2009-2013 | 2017 | 2025
NE 26TH ST
WILTON MANORS, FL 33305

EAST FORT LAUDERDALE / SOUTH FLORIDA



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Executive Summary



Presenting a rare opportunity to acquire a **turnkey, fully furnished, income-producing multifamily portfolio currently operating as a vacation rental**, located in **Wilton Manors, Florida**, in the heart of the **Fort Lauderdale metropolitan market**.

The portfolio consists of **three consecutive buildings across three separate folios**, totaling **10 residential units** situated on an expansive **±21,000 square feet of land**. The unit mix includes **six one-bedroom units, two studios, and two efficiencies**, offering a diversified and highly desirable rental profile. All units are **fully furnished and operational**, allowing an investor to acquire a stabilized asset with **immediate cash flow from day one**.

The property is configured as a **multifamily compound** and features a **newly constructed resort-style pool**, enhancing guest experience, supporting premium nightly rates, and driving higher occupancy. The scale of the land and layout of the buildings provide **operational efficiency, privacy, and long-term optionality**.

Strategically positioned in a **high-traffic, high-demand corridor**, the asset benefits from close proximity to **Fort Lauderdale Beach, Las Olas Boulevard, Wilton Drive, the Hard Rock Guitar Hotel, major highways, and Fort Lauderdale-Hollywood and Miami International Airports**. This central location supports **strong year-round demand, repeat bookings, and a broad guest base**, making it well suited for continued short-term rental operations.

This offering represents a compelling opportunity for investors seeking a **stabilized, operating vacation rental multifamily asset** in a supply-constrained submarket, with **durable income, long-term appreciation potential, and underlying land value** in one of South Florida's most resilient rental markets.

Current performance is based on approximately 64% occupancy with no dedicated marketing spend. Bookings have historically been generated primarily through third-party booking platforms with limited direct booking infrastructure. This presents a **significant upside potential for a new owner to increase occupancy, improve average daily rates, and reduce third-party commission costs through targeted marketing, revenue management, and expansion of direct booking channels**. Given the property's location, amenities, and unit mix, there is meaningful potential to increase overall revenue and net operating income.

Folio Breakdown



	ADDRESS	FOLIO	Bldg SQFT	Land sqft	UNITS
1	2009-2013 NE 26 TH ST	<u>494225100910</u>	1,861	7,000	4
2	2017 NE 26 TH ST	<u>494225100900</u>	1,876	7,000	3
3	2025 NE 26 TH ST	<u>494225100890</u>	1,876	7,000	3
			5,613	21,000	10

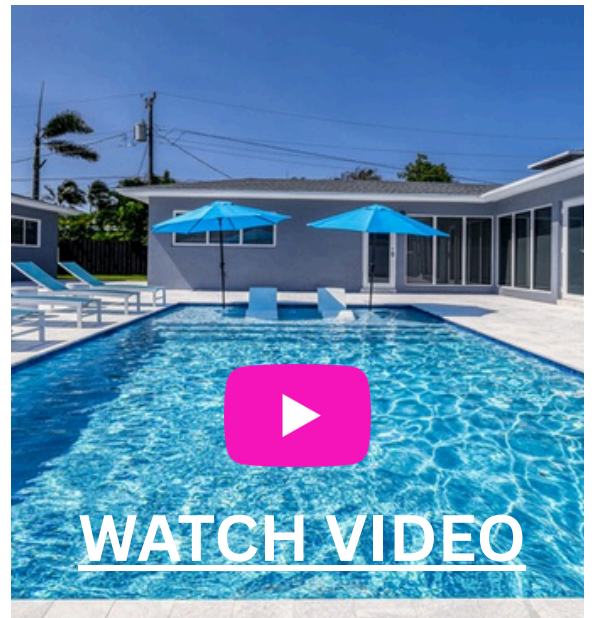
Total Land: 21,000 Sqft

Property Summary

Price	\$3,900,000
Price per Building	\$1,300,000
Price per Door	\$390,000
Total Units	10
Rentable Square Feet	\$5,613
Total Land Sqft	21,000
Year Built/Renovated	1954/2023

Capital Improvements: \$900,000

- Structural, electrical, plumbing: everything was permitted
- Roof 2022
- Pool installed 2023
- Walls: all new drywall 2022
- Inside plumbing 2022
- Coated all the cast iron pipes 2025
- New electrical paneling/ wiring inside & out 2022
- White PVC fence around all perimeter 2023
- Paved parking lot: 20 spots w 1 handicap spot
- Tiled the pool & lounge areas
- Impact windows & doors 2022
- New kitchens & appliances
- New bathrooms
- Built in closets
- Exterior lighting
- Security camera system
- Google mesh wi-fi hardwired network
- Irrigation sprinkler system -time controlled



Financial Summary

Operations Summary

	2024	2025	2026
GROSS RENT	\$256,654	\$289,597	\$104,733

OPERATING EXPENSES

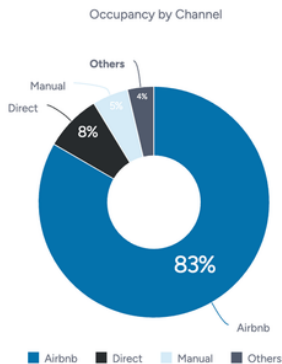
UTILITIES	\$39,464.16	\$38,047.73	\$10,242.59
INSURANCE	\$35,890.62	\$31,362.00	\$32,000
PROPERTY TAXES	\$46,109.71	48,458.25	\$54,222.76
CLEANING	30,025.00	25,980.00	\$9,025.00
NOI	\$105,164.67	\$145,749	

Occupancy

2024

67%

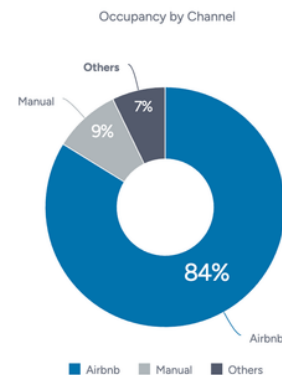
ANR: 117.32



2025

64%

ANR: 128.78



Folio 1: 2009-2013 NE 26TH ST



Property Overview

Location & Identification

Address: 2025 NE 26th St

County: Broward County

APN: 49-42-25-10-0910

County Use: Multifamily

Year built/renovated: 1954/2023

Utilities & Appliances

Meters: 3 Water | 3 Electric

Appliances:

- 2 Refrigerators
- 2 Electric Oven/Ranges
- 2 Dishwashers
- 4 Microwaves
- 2 Washer & Dryer Sets
- 2 Mini Fridges

TV & Furnishings: Roku TVs | Fully Stocked

Building & Site Summary

- **Total Units: 4**
 - 2 One-Bedroom Units (full kitchens & living rooms)
 - 2 Efficiency (Kitchenette)
 - also used as 2-Two bedrooms units
- **Gross Building Area: 1,876 SF**
- **Land Area: 7,000 SF**

Property Attributes & Systems

Roof: 2023

Patio / Balcony: Yes

Parking: 7 On-Site Spaces

Water Heaters: 3 (50 Gallon); 2023

HVAC: 2023

2 Split A/C Systems

2 Condensers

6 A/C Blowers

7 Ceiling Fans

Pool Access: Yes

Folio 2: 2017 NE 26TH ST



Property Overview

Location & Identification

Address: 2025 NE 26th St

County: Broward County

APN: 49-42-25-10-0900

County Use: Multifamily

Year built/renovated: 1954/2023

Utilities & Appliances

Meters: 3 Water | 3 Electric

Appliances:

- 3 Refrigerators
- 3 Electric Oven/Ranges
- 3 Dishwashers
- 3 Microwaves
- 3 Washer & Dryer Sets
- 3 Mini Fridges

TV & Furnishings: Roku TVs | Fully Stocked

Building & Site Summary

- **Total Units: 3**
 - 2 One-Bedroom Units (full kitchens & living rooms)
 - 1 Studio (full Kitchen)
- **Gross Building Area:** 1,876 SF
- **Land Area:** 7,000 SF

Property Attributes & Systems

Roof: 2023

Patio / Balcony: Yes

Parking: 7 On-Site Spaces

Water Heaters: 3 (50 Gallon); 2023

HVAC: 2023

2 Split A/C Systems

2 Condensers

5 A/C Blowers

5 Ceiling Fans

Pool Access: Yes

Folio 3: 2025 NE 26TH ST



Property Overview

Location & Identification

Address: 2025 NE 26th St

County: Broward County

APN: 49-42-25-10-0980

County Use: Multifamily

Year built/renovated: 1954/2023

Utilities & Appliances

Meters: 3 Water | 3 Electric

Appliances:

- 3 Refrigerators
- 3 Electric Oven/Ranges
- 3 Dishwashers
- 3 Microwaves
- 3 Washer & Dryer Sets
- 3 Mini Fridges

TV & Furnishings: Roku TVs | Fully Stocked

Building & Site Summary

- **Total Units: 3**
 - 2 One-Bedroom Units (full kitchens & living rooms)
 - 1 Studio (full Kitchen)
- **Gross Building Area:** 1,876 SF
- **Land Area:** 7,000 SF

Property Attributes & Systems

Roof: 2023

Patio / Balcony: Yes

Parking: 7 On-Site Spaces

Water Heaters: 3 (50 Gallon); 2023

HVAC: 2023

2 Split A/C Systems

2 Condensers

5 A/C Blowers

5 Ceiling Fans

Pool Access: Yes

COMPARABLES

All comps closed within the last 365 days. Click on address to see the details

Address	Style	sqft	Year	Bed/bath	Price	Price/door
3212 SE 6th St Pompano Beach, FL 33062	Triplex	1,833	1965/2021	3- 1 bed/1 bath	\$1,300,000	\$433,333.
16 SE 9th Avenue Fort Lauderdale, FL 33301	Triplex	1,775	1954/2012	1-2/2 2-studio 0/1	\$1,300,000	\$325,000
3045 NE 16th Ave Oakland Park, FL 33334 (Broward County)	Fourplex	2,171	1956	1-Studio 1- 1/1 1-2/2	\$1,489,000	\$372,250
1213 SE 1 STREET #1- 4, FORT LAUDERDAL E FL 33301	Fourplex	2,809	1965	4-studios	\$1,349,000	\$357.26

AERIAL VIEW



AERIAL VIEW



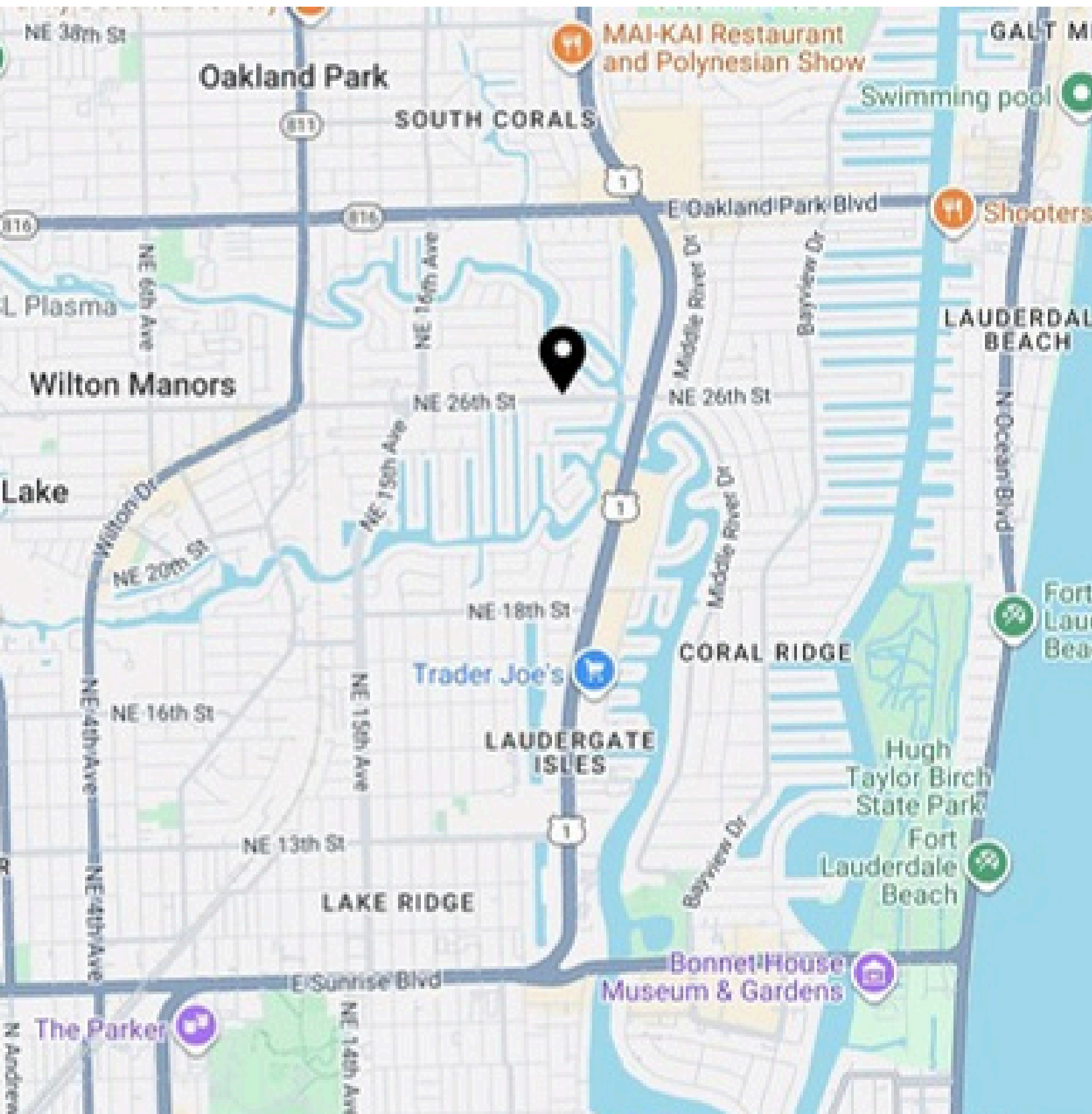








Local Map



Area Overview



NEIGHBORHOOD

Wilton Manors is known for its eclectic dining, boutique shopping, and vibrant nightlife. East Fort Lauderdale's proximity to pristine beaches, major employment hubs, and world-class amenities makes it a magnet for both residents and investors. The area's strong rental market, coupled with its year-round appeal to professionals, retirees, and seasonal visitors, ensures consistent occupancy and rental growth potential. With ongoing infrastructure improvements and a robust local economy, this property is perfectly positioned to capitalize on the region's upward trajectory.



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