



**10-UNIT MULTIFAMILY
INVESTMENT OPPORTUNITY**
POMPANO BEACH, FL

**COASTAL INVESTMENT
OPPORTUNITY**

10 UNITS | 10,500 SF LAND
5,880 TOTAL SF BUILDING

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01 INVESTMENT & ASSET OVERVIEW

Investment Summary

Investment Highlights

Property Highlights



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present 2255 SE 5th Street, a rare opportunity to acquire a 10-unit multifamily property in the highly desirable Southeast Pompano Beach submarket. Located east of Federal Highway and in close proximity to the beach, Pompano Beach Pier, and the city's vibrant dining and entertainment district, the asset consists of 10 nicely renovated one-bedroom, one-bathroom units within a well-maintained concrete construction building totaling approximately 5,880 square feet.

The property currently generates \$209,880 in gross annual income at a 7.29% cap rate, providing strong in-place cash flow. Residents enjoy central air conditioning, updated interiors, and an on-site coin laundry facility. With select rents below market, new ownership can push gross income to over \$224,000, achieving an estimated 8.0% cap rate.

The property is surrounded by transformative development activity, including more than \$2 billion in ongoing Pompano Beach redevelopment initiatives and the expansion of luxury mixed-use projects east of the Intracoastal Waterway — driving rising demand, property values, and long-term appreciation throughout the submarket.



\$1,995,000

OFFERING PRICE

10 UNITS

TOTAL UNITS

5,880 SF

BUILDING AREA

8%+

PROJECTED CAP RATE

2255 SE 5TH STREET



INVESTMENT HIGHLIGHTS



LOCATION & COASTAL PROXIMITY

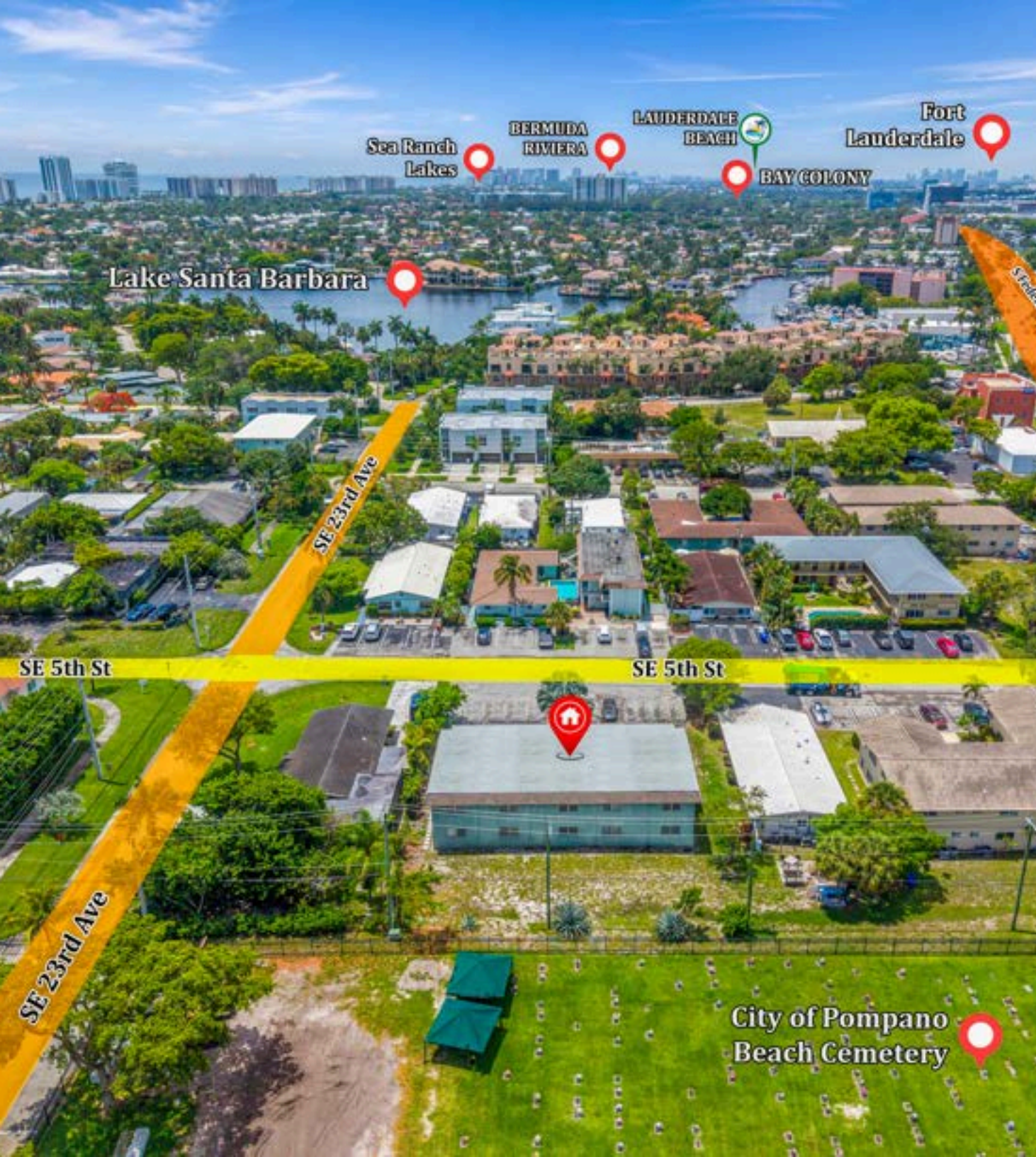
- 10-unit multifamily in Southeast Pompano Beach
- East of Federal Highway, minutes from the beach and Pompano Beach Pier
- Close to dining, entertainment, retail, and major employers
- One of South Florida's most rapidly evolving coastal submarkets

UNIT MIX & ASSET QUALITY

- 10 renovated one-bedroom, one-bathroom units
- Concrete construction building totaling 5,880 SF
- Central A/C, updated interiors throughout
- On-site coin laundry for added ancillary income

INCOME GROWTH OPPORTUNITY

- \$209,880 current gross income at a 7.29% cap rate
- Select rents below market offer immediate upside
- Pro forma income exceeds \$224,000 at market rents
- Projected 8.0%+ cap rate upon stabilization



02

LOCATION & MARKET

- Local Neighborhood Profile
- Neighborhood Connectivity
- Local Demand Drivers & Employment Centers



LOCAL NEIGHBORHOOD PROFILE

NEIGHBORHOOD

Pompano Beach is one of Broward County's fastest-growing coastal markets, benefiting from ongoing redevelopment, strong population growth, and significant public and private investment. The city's strategic location between Fort Lauderdale and Boca Raton, along with convenient access to I-95, Atlantic Boulevard, and US-1, supports strong residential demand and long-term economic growth.



CULTURE & RECREATION

Nearby attractions include Pompano Beach Pier, the beachfront promenade, community parks, golf courses, and expanding dining and entertainment districts, providing a balanced coastal lifestyle that attracts both long-term residents and new renters.

Minutes from Downtown Pompano Beach and the revitalized beachfront district

Convenient access to I-95 and Atlantic Boulevard, connecting residents to major employment centers throughout Broward County

Close proximity to retail corridors, grocery centers, and daily neighborhood services

Access to recreational destinations including Pompano Beach Pier, waterfront parks, and golf courses

Continued public investment and redevelopment supporting long-term residential demand

The area's combination of **coastal amenities, redevelopment momentum, and regional connectivity** supports consistent rental demand

114K+

POMpano BEACH
POPULATION

2.0M+

BROWARD COUNTY
POPULATION

\$67K+

MEDIAN HOUSEHOLD
INCOME

NEIGHBORHOOD CONNECTIVITY

Strategically located throughout **Pompano Beach**, the portfolio offers tenants convenient access to major transportation corridors, employment centers, retail amenities, and neighborhood services that support long-term rental demand. Positioned within established residential areas and benefiting from the city's continued redevelopment momentum, the properties are well-suited for investors seeking **workforce housing exposure in a growing Broward County submarket.**



REGIONAL CONNECTIVITY

- Access to major Broward transportation corridors
- Efficient connectivity throughout Pompano Beach
- Proximity to employment and commercial nodes
- Strong submarket positioning within South Florida

TENANT ACCESS & DEMAND

- Near retail, services, and daily-needs amenities
- Established residential neighborhoods
- Supports workforce and attainable housing demand
- Broad appeal across multiple renter profiles

LOCATION ADVANTAGE

- Benefits from ongoing Pompano redevelopment
- Infill residential locations with enduring tenant demand
- Supports rental growth and long-term appreciation
- Attractive Broward County multifamily positioning

LOCAL DEMAND DRIVERS & EMPLOYMENT CENTERS

A SUBJECT BUILDINGS 10- UNIT MULTI-FAMILY



B

DOWNTOWN POMpano BEACH REDEVELOPMENT

City-led revitalization including residential, retail, and public investment.



C

POMpano BEACH PIER DISTRICT

Waterfront redevelopment including restaurants, hospitality, and entertainment.



D

POMpano CITI CENTRE

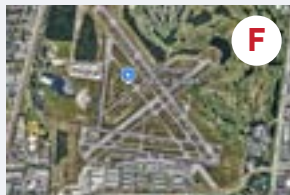
Regional shopping center with national retailers and grocery anchors.



E

BROWARD HEALTH NORTH / MEDICAL EMPLOYMENT

Major regional healthcare employment center supporting rental demand.



F

POMpano BEACH AIRPARK / INDUSTRIAL EMPLOYMENT AREA

Employment hub supporting workforce housing demand.



G

THE POMP REDEVELOPMENT DISTRICT

Major mixed-use redevelopment anchored by entertainment, dining, and new commercial activity supporting long-term area growth.



H

TRI-RAIL POMpano BEACH STATION

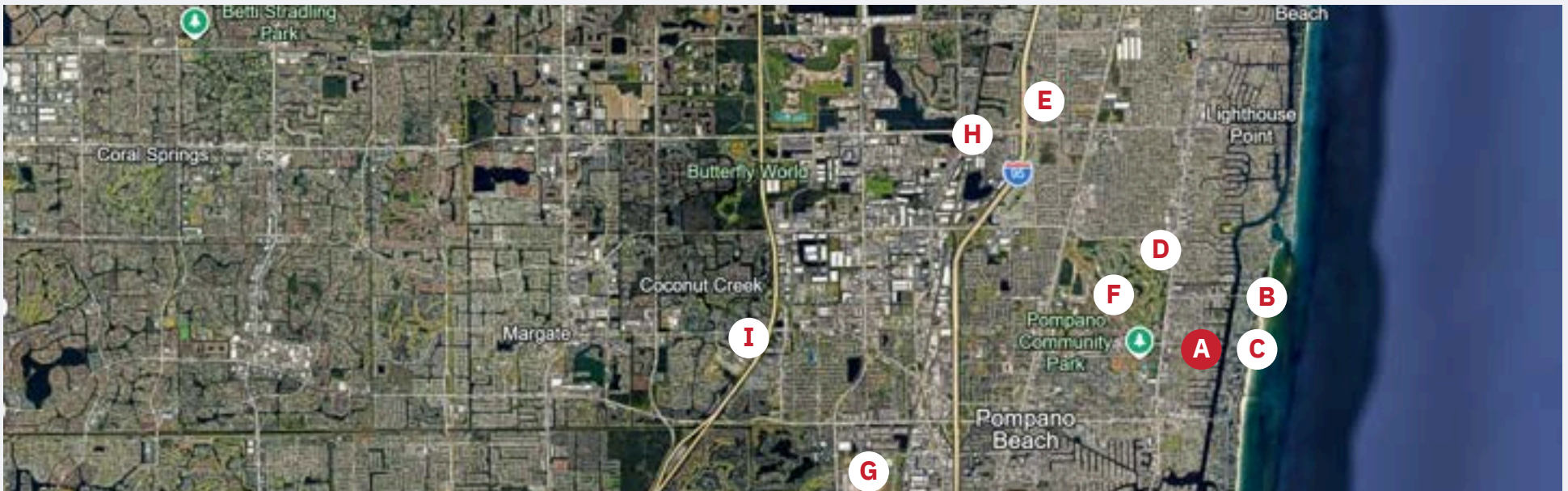
Regional commuter rail access connecting Pompano Beach to major employment centers throughout South Florida.



I

BROWARD COLLEGE NORTH CAMPUS

Nearby higher-education campus contributing to regional activity, workforce development, and housing demand.





03 FINANCIALS & OFFERING

Profit & Loss Statement



INCOME	CURRENT	PRO FORMA
Unit 1 - 1 Bed/1 Bath	\$1,700	\$1,850
Unit 2 - 1 Bed/1 Bath	\$1,695	\$1,850
Unit 3 - 1 Bed/1 Bath	\$1,800	\$1,850
Unit 4 - 1 Bed/1 Bath	\$1,750	\$1,850
Unit 5 - 1 Bed/1 Bath	\$1,695	\$1,850
Unit 6 - 1 Bed/1 Bath	\$1,800	\$1,850
Unit 7 - 1 Bed/1 Bath	\$1,700	\$1,850
Unit 8 - 1 Bed/1 Bath	\$1,800	\$1,850
Unit 9 - 1 Bed/1 Bath	\$1,750	\$1,850
Unit 10 - 1 Bed/1 Bath	\$1,600	\$1,850
Coin Laundry	\$200	\$200
Gross Income	\$209,880	\$224,400

PROFIT & LOSS STATEMENT

2255 SE 5TH STREET

EXPENSES	CURRENT	PRO- FORMA
Real Estate Taxes	\$36,765	\$36,765
Trash	\$3,180	\$3,180
Insurance	\$17,500	\$17,500
Electric	\$720	\$720
Water & Sewer	\$6,360	\$6,360
Total Expenses	\$64,525	\$64,525
Net Operating Income	\$145,355	\$159,875
Cap Rate	7.29%	8.01%

7.29%

CURRENT CAP RATE

8.01%

PRO-FORMA CAP RATE



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