FAUSTO COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

46-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

POMPANO BEACH, FL

301 NW 32 Ct, and
3007, 3108, 3109, 3111 NW 3 Ave
3105, 3107 NW 4 Ave

RM-20 ZONING | VALUE-ADD UPSIDE
MULTIPLE ADJACENT BUILDINGS

EXCLUSIVELY LISTED BY

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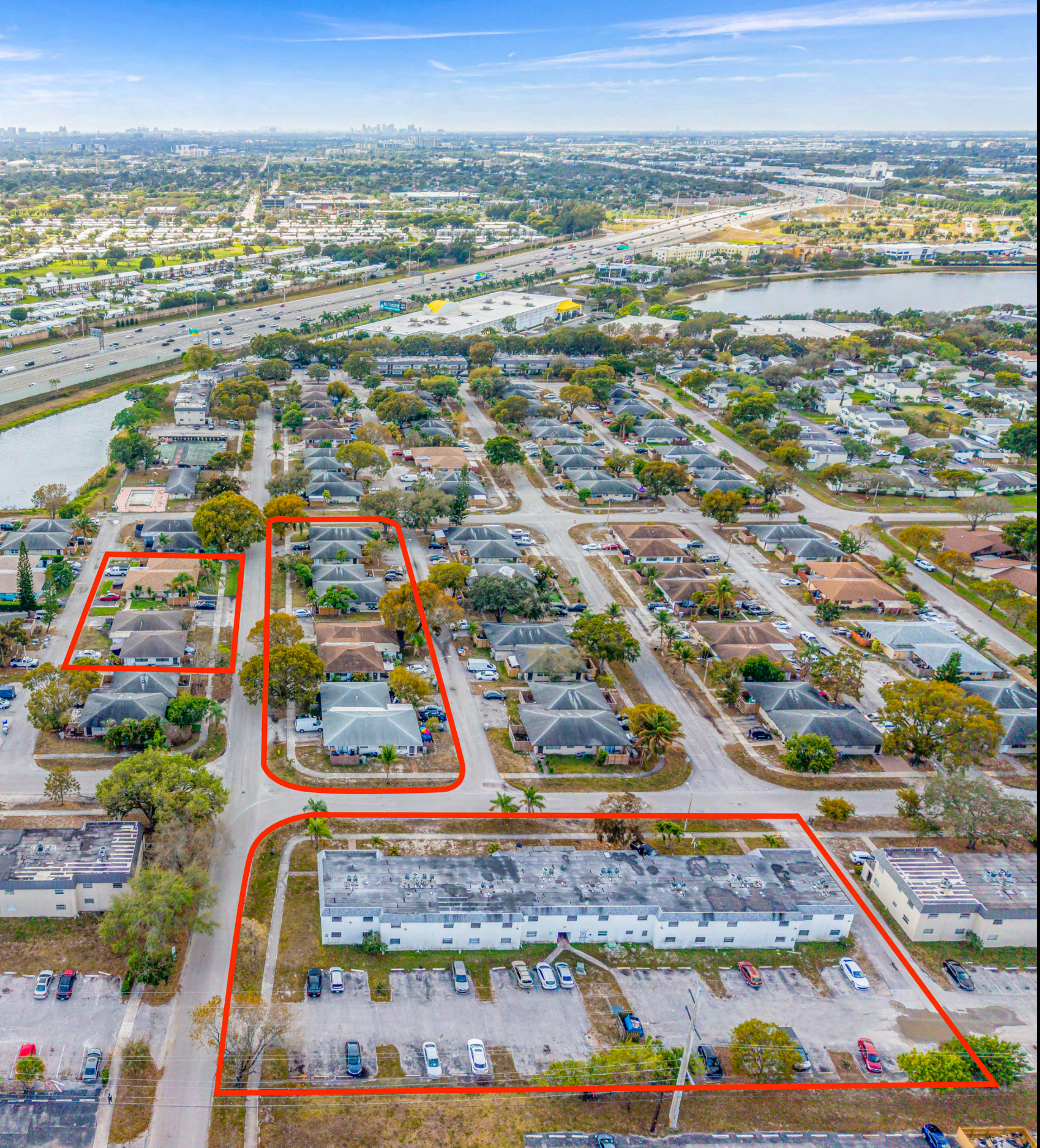


01

INVESTMENT & ASSET OVERVIEW

Investment Summary

Investment Highlights

Aerial View

Property Highlights

INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present ***Olive Glenn Apartments***, a 46-unit multifamily investment opportunity in Pompano Beach, Florida. The offering consists of a 22-unit two-story apartment building located at 301 NW 32 Ct, together with six adjacent fourplex villa-style buildings located at 3111, 3109, 3107, 3105, 3007, and 3108 NW 3 Ave.

The property includes a balanced unit mix of 1 studio, 23 one-bedroom / one-bath units, and 22 two-bedroom / two-bath units, with many units featuring oversized layouts that support strong tenant appeal.
The asset is currently operating at an in-place 6.14% cap rate with eight vacant units, creating a clear near-term value-add opportunity. Upon leasing the vacant units, the property is projected to reach approximately an 8.08% cap rate with pro forma gross operating income of approximately $1,008,000.
With multiple buildings positioned largely adjacent to one another, Olive Glenn Apartments benefits from operational efficiency, on-site management practicality, and the diversification advantages of a multi-building portfolio. The villa-style fourplex configuration also creates a more residential feel that can support tenant retention and long-term stability.

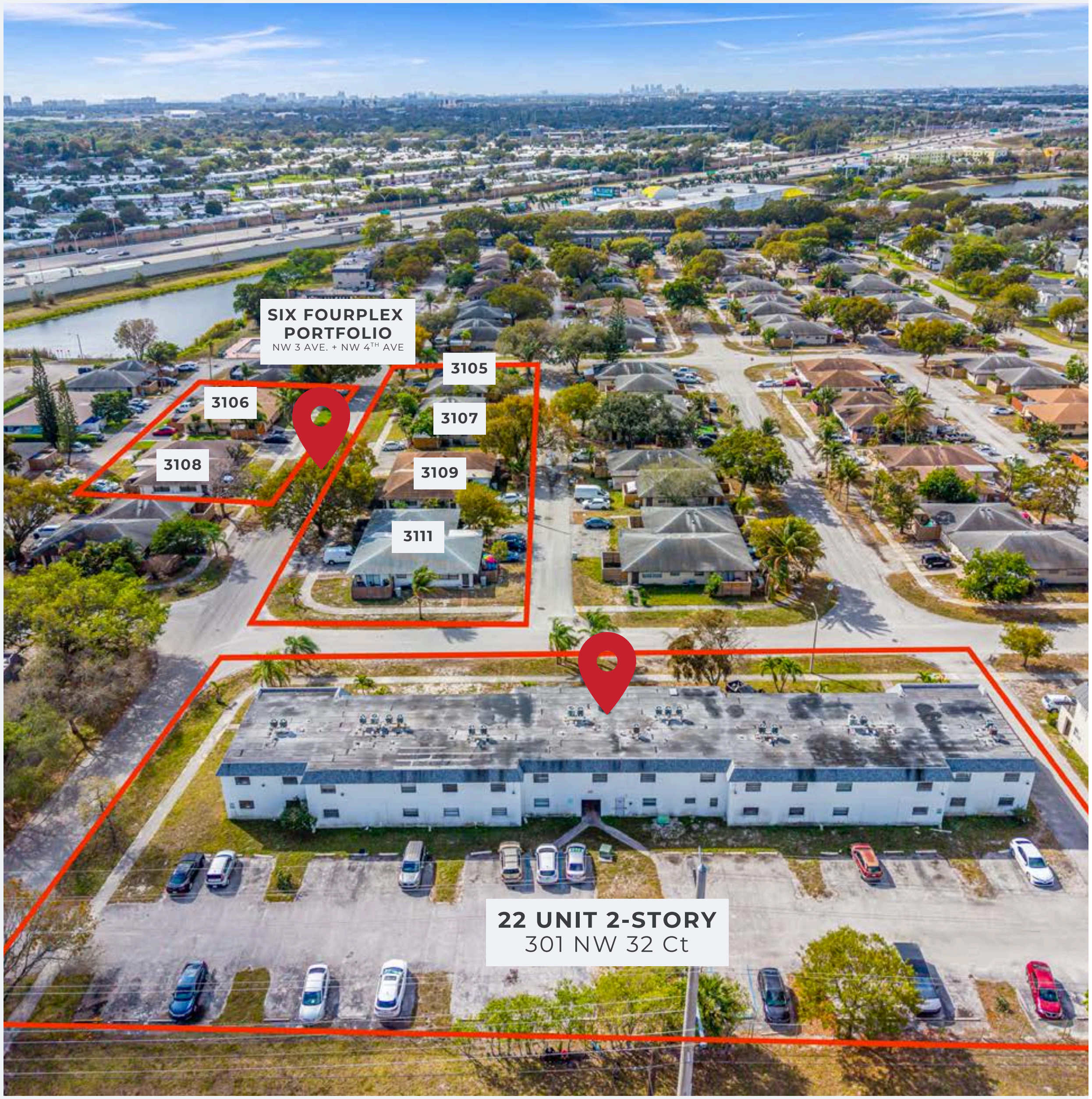
$8,500,000
OFFERING PRICE

46 Units
TOTAL UNITS

35,346 SF
BUILDING AREA

6.14%
CURRENT CAP RATE

INVESTMENT HIGHLIGHTS



SCALE & CONFIGURATION

- 46-unit multifamily portfolio in Pompano Beach
- One 22-unit apartment building plus six adjacent fourplex buildings
- Multi-building setup supports operational efficiency while maintaining diversified structure layout

UNIT MIX & TENANT APPEAL

- 1 studio
- 23 one-bedroom / one-bath units
- 22 two-bedroom / two-bath units
- Many units feature oversized floor plans that enhance livability and tenant demand

INCOME & UPSIDE

- In-place cap rate of approximately 6.14%
- Eight vacant units provide immediate lease-up upside
- Projected stabilized cap rate of approximately 8.08%
- Projected pro forma gross operating income of approximately $1,008,000

INVESTMENT PROFILE

- Value-add multifamily opportunity
- Below-average price per unit relative to recent comparable sales
- Strong in-place income with meaningful upside through stabilization

AERIAL VIEW

Pompano Beach Airpark
Pompano Beach
Fort Lauderdale
Hollywood
Fort Lauderdale Executive Airport
95
Interstate 95 Express(Toll Road)
NW 3rd Ave
NW 4th Ave
NW 4th Terrace
NW 31st Ct
NW 32nd Ct

PROPERTY HIGHTLIGHTS

TWO STORY 22 UNIT BUILDING

301 NW 32 CT

22 UNITS
TWO-STORY APARTMENT BUILDING

UNIT MIX
STUDIO, 1 BED / 1 BATH, 2 BED / 2 BATH

$376,860
CURRENT ANNUAL RENTAL INCOME

$507,600
PRO FORMA RENT ANNUAL

UNIT BREAKDOWN

UNIT TYPE	Count
Studio	1
1 Bed / 1 Bath	11
2 Bed / 2 Bath	10
Total	22

INCOME ANCHOR

- 22-unit two-story apartment building located at 301 NW 32 Ct, serving as the primary income-producing component of the Olive Glenn portfolio
- Positioned adjacent to the six villa-style fourplex buildings, enabling efficient property management and operational scale
- Unit mix includes one- and two-bedroom layouts with oversized floor plans, supporting strong tenant demand and long-term occupancy

VALUE-ADD OPPORTUNITY

- Three units currently vacant, providing immediate lease-up potential and income growth

301 NW 32 Ct EXTERIOR

301 NW 32 Ct INTERIOR

PROPERTY HIGHTLIGHTS

SIX VILLA-STYLE FOURPLEX BUILDINGS

3007, 3108, 3109, 3111 NW 3 Ave
3105, 3107 NW 4 Ave

24 UNITS
SIX FOURPLEX BUILDINGS

VILLA-STYLE
ONE-STORY QUADPLEX CONFIGURATION

$380,712
CURRENT ANNUAL RENTAL INCOME

$561,600
PRO FORMA RENT ANNUAL

UNIT BREAKDOWN

UNIT TYPE	COUNT
1 Bed / 1 Bath	12
2 Bed / 2 Bath	12
Total	24

(Six fourplex buildings × four units each)

PORTFOLIO CONFIGURATION

- Six villa-style fourplex buildings positioned along the same street, creating an efficient clustered portfolio layout
- Addresses include 3111, 3109, 3107, 3105, 3007, and 3108 NW 3 Ave
- One-story buildings provide a residential neighborhood feel that supports tenant retention
- Portfolio configuration allows for efficient management and maintenance across adjacent structures

VALUE-ADD OPPORTUNITY

- Six units currently vacant across the portfolio, providing immediate lease-up upside

3007, 3108, 3109, 3111 NW 3 Ave
3105, 3107 NW 4 Ave EXTERIOR

3007, 3108, 3109, 3111 NW 3 Ave
3105, 3107 NW 4 Ave EXTERIOR

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

Sources: U.S. Census Bureau, City of Pompano Beach Economic Development, ESRI Business Analyst, CCIM Institute (2024–2025).

NEIGHBORHOOD CONNECTIVITY

Located just minutes from **Interstate 95 and Atlantic Boulevard**, the property offers efficient regional access to **Fort Lauderdale, Boca Raton, and major Broward County employment centers.** The surrounding neighborhood provides a stable residential environment with nearby retail, schools, parks, and daily services that support long-term tenant demand.

NEIGHBORHOOD CONNECTIVITY

- Multiple buildings positioned within the same residential neighborhood, creating a unified multifamily investment portfolio
- Convenient access to I-95, providing direct connectivity throughout Broward County and South Florida
- Minutes from Atlantic Boulevard retail corridor offering grocery, dining, and neighborhood services

RESIDENT ACCESS & MOBILITY

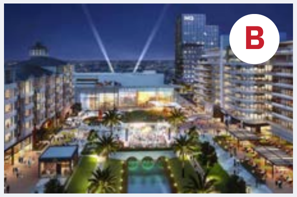
- Strong local street network allowing efficient access to employment and commercial districts
- Close proximity to Downtown Pompano Beach and the waterfront district
- Accessible to major transportation corridors connecting residents to Fort Lauderdale and Boca Raton

LOCATION ADVANTAGE

- Interior residential setting supporting a stable living environment for tenants
- Proximity to regional employment centers and retail amenities
- Strategic Broward County location supporting long-term rental demand and investment stability

LOCAL DEMAND DRIVERS & EMPLOYMENT CENTERS

A SUBJECT BUILDINGS OLIVE GREEN APARTMENTS



DOWNTOWN POMPANO BEACH REDEVELOPMENT

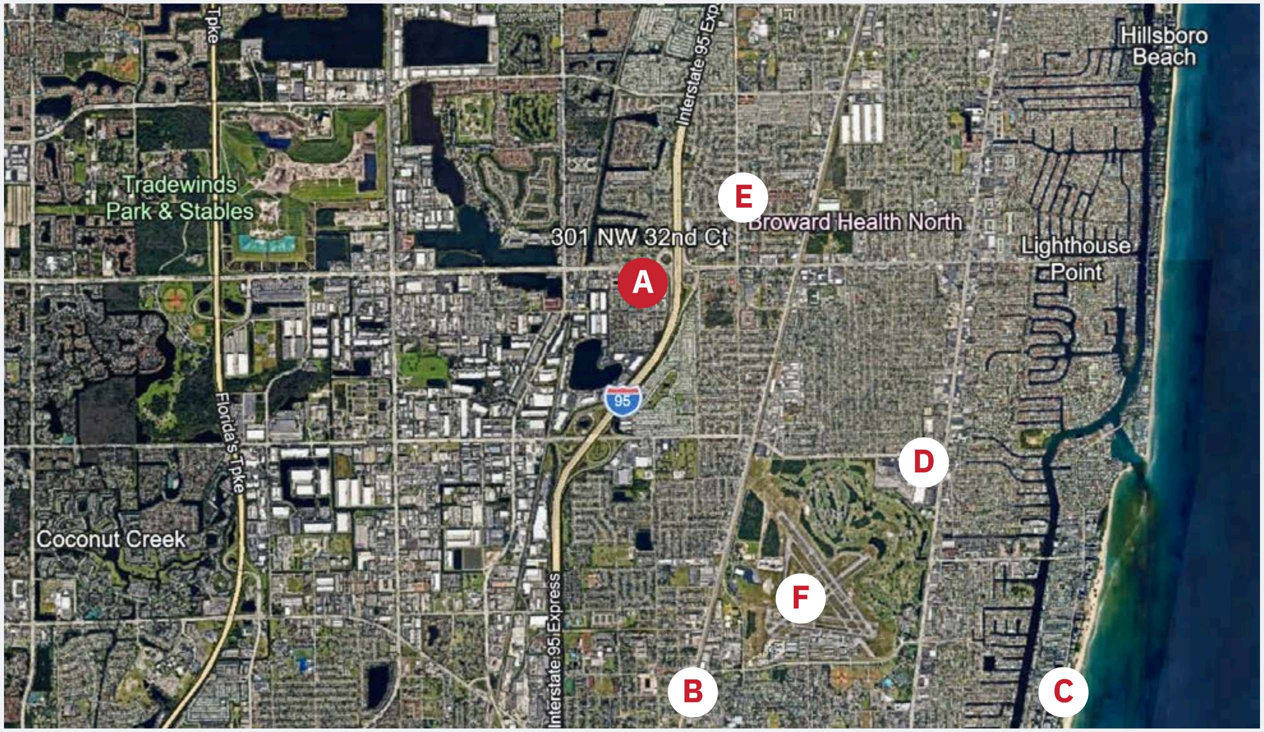
City-led revitalization including residential, retail, and public investment.

POMPANO BEACH PIER DISTRICT

Waterfront redevelopment including restaurants, hospitality, and entertainment.

POMPANO CITI CENTRE

Regional shopping center with national retailers and grocery anchors.



BROWARD HEALTH NORTH / MEDICAL EMPLOYMENT

Major regional healthcare employment center supporting rental demand.

POMPANO BEACH AIRPARK / INDUSTRIAL EMPLOYMENT AREA

Employment hub supporting workforce housing demand.

Locations are approximate and provided for general reference.

03

FINANCIALS & OFFERING

Profit & Loss Statement

Rent Roll Snapshots

Rent Roll Collective

PROFIT & LOSS STATEMENT

PORTFOLIO

6.14%

CURRENT CAP RATE

8.08%

PRO-FORMA CAP RATE

INCOME	CURRENT	PRO- FORMA
Rental Income	$850,574	$1,069,200
Other Income	$39,790	$39,790
GOI	$890,364	$1,108,990

EXPENSES	CURRENT	PRO- FORMA
Property Tax	$161,661	$161,661
Insurance	$72,000	$72,000
Landscaping	$8,238	$8,238
Garbage	$21,869	$21,869
Repairs & Maintenance	$21,500	$21,500
Management Fee	$24,788	$24,788
Electric	$3,948	$3,948
Water	$20,435	$20,435
Vacancy (5%)	$0	$53,460
HOA Duties	$30,958	$30,958
Advertising	$3,052	$3,052
TOTAL EXPENSES	**$368,450**	**$421,910**
NOI	**$521,914**	**$687,081**

RENT ROLL

TWO-STORY BUILDING PORTFOLIO

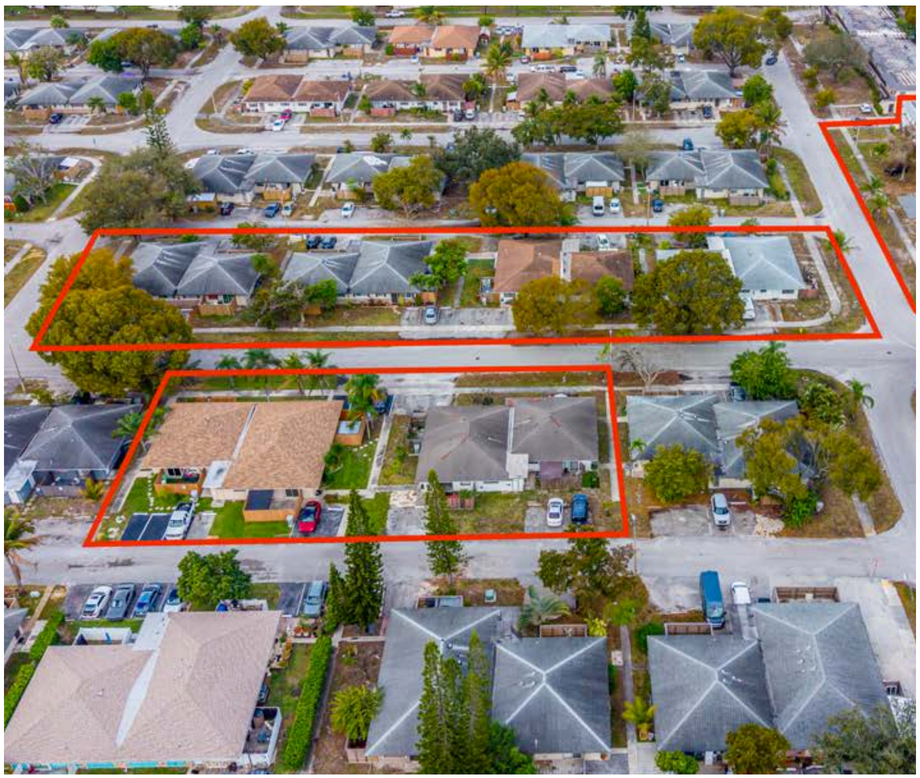
301 NW 32 Ct

UNIT	BED/BATH	SQ FT	CURRENT RENT MONTHLY	CURRENT RENT ANNUAL	PRO FORMA RENT MONTHLY	PRO FORMA RENT ANNUAL
101	2/2.00	950	$1,860	$22,320	$2,100	$25,200
102	1/1.00	675	$1,500	$18,000	$1,800	$21,600
103	1/1.00	675	$1,660	$19,920	$1,800	$21,600
104	2/2.00	950	$1,400	$16,800	$2,100	$25,200
105	2/2.00	950	$1,500	$18,000	$2,100	$25,200
106	1/1.00	675	$1,660	$19,920	$1,800	$21,600
107	0/1.00	425	$1,350	$16,200	$1,500	$18,000
108	2/2.00	950	$1,800	$21,600	$2,100	$25,200
109	1/1.00	675	$1,690	$20,280	$1,800	$21,600
110	1/1.00	675		$0	$1,800	$21,600
111	2/2.00	950	$1,595	$19,140	$2,100	$25,200
201	2/2.00	950	$0	$0	$2,100	$25,200
202	1/1.00	675	$1,690	$20,280	$1,800	$21,600
203	1/1.00	675	$1,560	$18,720	$1,800	$21,600
204	2/2.00	950	$1,660	$19,920	$2,100	$25,200
205	1/1.00	675	$1,690	$20,280	$1,800	$21,600
206	2/2.00	950	$1,860	$22,320	$2,100	$25,200
207	1/1.00	675	$1,660	$19,920	$1,800	$21,600
208	2/2.00	950	$1,780	$21,360	$2,100	$25,200
209	1/1.00	675	$1,500	$18,000	$1,800	$21,600
210	1/1.00	675	$0	$0	$1,800	$21,600
211	2/2.00	950	$1,990	$23,880	$2,100	$25,200
TOTALS	22 UNITS		$31,405	$376,860	$42,300	$507,600

RENT ROLLS

SIX FOURPLEX PORTFOLIO

3007, 3108, 3109, 3111 NW 3 Ave
3105, 3107 NW 4 Ave



UNIT	BED/BATH	SQ FT	CURRENT RENT MONTHLY	CURRENT RENT ANNUAL	PRO FORMA RENT MONTHLY	PRO FORMA RENT ANNUAL
3007-1	2/2.00	900	$1,900	$22,800	$2,100	$25,200
3007-2	1/1.00	675	$1,500	$18,000	$1,800	$21,600
3007-3	1/1.00	675	$1,500	$18,000	$1,800	$21,600
3007-4	2/2.00	900	$0	$0	$2,100	$25,200
3105-1	1/1.00	675	$1,776	$21,312	$1,800	$21,600
3105-2	2/2.00	900	$1,860	$22,320	$2,100	$25,200
3105-3	2/2.00	900	$1,860	$22,320	$2,100	$25,200
3105-4	1/1.00	675	$0	$0	$1,800	$21,600
3107-1	2/2.00	900	$1,860	$22,320	$2,100	$25,200
3107-2	1/1.00	675	$1,500	$18,000	$1,800	$21,600
3107-3	1/1.00	675	$0	$0	$1,800	$21,600
3107-4	2/2.00	900	$1,860	$22,320	$2,100	$25,200
3108-1	2/2.00	900	$1,860	$22,320	$2,100	$25,200
3108-2	1/1.00	675	$1,710	$20,520	$1,800	$21,600
3108-3	2/2.00	900	$1,660	$19,920	$2,100	$25,200
3108-4	1/1.00	675	$0	$0	$1,800	$21,600
3109-1	1/1.00	675	$1,500	$18,000	$1,800	$21,600
3109-2	2/2.00	900	$2,100	$25,200	$2,100	$25,200
3109-3	2/2.00	900	$1,860	$22,320	$2,100	$25,200
3109-4	1/1.00	675	$1,700	$20,400	$1,800	$21,600
3111-1	2/2.00	900	$0	$0	$2,100	$25,200
3111-2	1/1.00	675	$0	$0	$1,800	$21,600
3111-3	1/1.00	675	$1,760	$21,120	$1,800	$21,600
3111-4	2/2.00	900	$1,960	$23,520	$2,100	$25,200
TOTALS	24 UNITS		$31,726	$380,712	$46,800	$561,600

RENT ROLL SUMMARY

COLLECTIVE PORTFOLIO

BUILDING	TOTAL UNITS	CURRENT RENT MONTHLY	CURRENT RENT ANNUAL	PRO FORMA RENT MONTHLY	PRO FORMA RENT ANNUAL
301 NW 32 Ct	22	$31,405	$376,860	$42,300	$507,600
Six Fourplexes	24	$31,726	$380,712	$46,800	$561,600
GRAND TOTALS	**46**	**$63,131**	**$757,572**	**$89,100**	**$1,069,200**

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