

INVESTMENT OVERVIEW

Joseph Thomas, Alec Demetriou and the Thomas Team of Marcus & Millichap, as exclusive listing agents, are pleased to offer for sale Davie Commons Apartments, a 36-unit apartment portfolio located in Davie, Florida. The properties can be delivered with or without an assumable Fannie Mae mortgage with a balance of approximately \$3,530,000, a fixed interest rate of 3.575% and a maturity date of August 1st, 2030. Please contact listing agents for more details.

SUBJECT PROPERTY

Davie Commons Apartments is comprised of (3) twelve-unit apartment buildings located just east of Davie Road along Southwest 36th Court. The unit mix consists of (24) one-bedroom | one-bathroom apartments and (12) two-bedroom | one-bathroom apartments. Average in-place rents are only \$1,662 per month. Current ownership painted the properties and resurfaced all roofs in 2025.

5621 and 5661 Southwest 36th Court are adjacent two-story, twelve-unit apartment buildings constructed in 1973 of concrete block and stucco. These properties total 15,046 square feet of living area and a 27,864 square-foot lot (total), according to the Broward County Property Appraiser. Units feature ceramic tile or vinyl wood flooring, electric appliances, individual hot water heaters and central air conditioning. 5621 SW 36th Court includes a laundry room for residents and guests, as well as 21 parking spaces (1-handicapped). 5661 SW 36th Court includes a laundry room for residents and guests, as well as 20 parking spaces (1-handicapped).

5841 Southwest 36th Court is a two-story, twelve-unit apartment building constructed in 1972 of concrete block and stucco. The property is comprised of 7,523 square feet of living area and is situated on a 14,134 square-foot lot, according to the Broward County Property Appraiser. Units feature ceramic tile or vinyl wood flooring, electric appliances, individual hot water heaters and central air conditioning. The property includes a laundry room for residents and guests, as well as 21 parking spaces (1-handicapped).

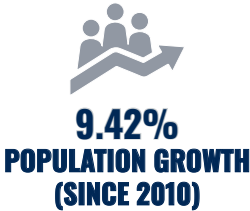
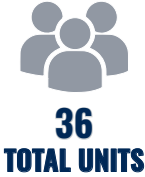
LOCATION

Davie Commons Apartments properties are located west of the Florida Turnpike, south of Interstate 595, just east of Davie Road, and north of Griffin Road. The surrounding area consists primarily of single-family homes and multifamily properties, as well as commercial properties and retailers along Davie Road and University Drive. The 5-mile average household income is \$103,198 with a population of 344,629 (and 9.42% growth since 2010), according to Experian.

Davie Commons Apartments are proximate to numerous employment centers, retailers and places of interest such as Davie Business Center, a 7-building business park with more than 1,000,000 square feet (0.25 miles), Wells Fargo Bank (0.9 miles), CVS (1.0 miles), Bergeron Rodeo Grounds (1.1 miles), Dunkin’ Donuts (1.1 miles) and Publix Supermarket at Westport (1.2 miles). Additionally, the properties are also just a short drive from Starbucks at College Avenue (1.3 miles), Tower Shops (2.4 miles), Publix Supermarket at Davie Shopping Center (2.7 miles), Seminole Hardrock Hotel & Casino (3.0 miles) and Fort Lauderdale-Hollywood International Airport (7.8 miles). Local schools and higher education centers include Nova High School (0.6 miles), Nova Eisenhower Elementary School (0.9 miles) and Nova Middle School (1.7 miles), Broward College Davie Campus (0.7 miles), Nova Southeastern University (1.3 miles) and FAU Davie Campus (1.9 miles). Nearby medical centers include HCA Florida University Hospital (2.2 miles) and Memorial Hospital Pembroke (4.3 miles).

SUMMARY

Davie Commons Apartments are being offered for sale at \$6,900,000 or \$191,667 per unit.



INVESTMENT SUMMARY

THE OFFERING	
Property Name	Davie Commons Apartments
Property Address	5621, 5661, & 5841 Southwest 36th Court, Davie, FL 33314
Assessor's Parcel #	5041-26-18-2120 (5621 SW 36th Court) 5041-26-18-2100 (5661 SW 36th Court) 5041-26-18-1970 (5841 SW 36th Court)
Zoning	RAC-ND4
SITE DESCRIPTION	
Total Number of Units	36
Total Number of Buildings	3
Number of Stories	2
Years Built	1972 & 1973
Living Square Feet (Total)	22,569 Square Feet (*BCPA)
Lot Size (Total)	41,998 Square Feet (*BCPA)
Living Square Feet (Each)	7,523 Square Feet (5621 SW 36th Ct) 7,523 Square Feet (5661 SW 36th Ct) 7,523 Square Feet (5841 SW 36th Ct)
Lot Size (Each)	13,911 Square Feet (5621 SW 36th Ct) 13,953 Square Feet (5661 SW 36th Ct) 14,134 Square Feet (5841 SW 36th Ct)
Type of Ownership	Fee Simple
UTILITIES	
Water (Sewer - Individually Metered)	City of Davie - Paid by Owner
Electric	FPL - Paid by Tenant
CONSTRUCTION	
Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Flat
MECHANICAL	
HVAC	Central Air Conditioning
Fire Protection	Smoke Detectors & Fire Extinguishers

*BCPA - Broward County Property Appraiser

DAVIE COMMONS APARTMENTS

5841
12 UNITS

5661
12 UNITS

5621
12 UNITS