

CROCODHOUSE

1112 NE 5th Ave
Fort Lauderdale FL 33304



HIGHLIGHTS:

- » Duplex with 8 Rooms
- » CAP RATE 9.46%
- » PROFORMA 15.8%
- » 16+ Beds
- » Four parking spaces
- » Just 15 minutes from the beach and Fort Lauderdale airport
- » Close to restaurants, banks, and a shopping plaza



Exclusively Marketed by:

Mario Francisco Frech PA

Broker's LLC

Commercial Specialist

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BROKER'S
REAL ESTATE • INVESTMENT • MANAGEMENT

PROPERTY SUMMARY

Total Beds	16
Building SF	2,550
Total Rooms	8
Land SF	6751
Year Built	1986
Totals Apartments	2
Zoning Type	RMM-25
Number of Parking Spaces	4

INVESTMENT SUMMARY

Price	\$990,000
Price PSF	\$388.24
Occupancy	61.52%
NOI (2023)	\$93,672
NOI (Pro Forma)	\$181,268
CAP RATE (2023)	9.46%
CAP RATE (Pro Forma)	18.31%

INCOME	2023	PRO FORMA	
Occupancy	61.52%		50.00%
Room Revenue	\$152,693		\$248,200
Total Revenue	\$152,693		\$248,200
Less Expenses	\$59,021	38.65%	\$66,932
Net Operating Income	\$93,672		\$181,268

EXPENSES	2023	PRO FORMA	
Real Estate Taxes actual / estimated	\$7,737		\$10,000
Insurance actual / estimated	\$5,000		\$7,000
Cleaners	\$5,220		\$5,742
Booking	\$13,996		\$15,395
City of Ft. Lauderdale	\$2,681		\$2,950
Comcast (cable)	\$1,851		\$2,036
Contractor	\$10,345		\$11,379
DBPR	\$200		\$200
Fee Charge	\$502		\$552
Marketing-Google Ads	\$730		\$803
Internet	\$294		\$324
Accountant	\$750		\$750
Hostel World	\$120		\$132
Little Hotelier	\$1,298		\$1,428
PMT Broward Tax/ License	\$100		\$100
Stie Minder	\$2,243		\$2,468
Utility	\$4,360		\$4,796
Other	\$797		\$877
Other	\$797		
Total Operating Expense	\$59,021		\$66,932
Expense / SF	\$23.15		\$26.25
% of EGI	38.65%		26.96%

INVESTMENT SUMMARY

Elevate your investment game and seize the opportunity to own a piece of prime real estate that promises exceptional ROI. This Hospitality property at 1112 NE 5th Ave is more than just a property; it's a gateway to financial prosperity and long-term success. Embrace the allure of this investment opportunity and embark on a journey toward financial freedom and wealth accumulation in the dynamic world of commercial real estate.