

Three on 18th

216 NE 18th Avenue, Pompano Beach FL 33060

OFFERING MEMORANDUM

Prepared By:

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GRACE CRE

Three on 18th

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS



01 **Executive Summary**
Investment Summary
Unit Mix Summary
Location Summary

THREE ON 18TH

OFFERING SUMMARY

ADDRESS	216 NE 18th Avenue Pompano Beach FL 33060
COUNTY	Broward
BUILDING SF	1,816 SF
LAND SF	6,875 SF
NUMBER OF UNITS	3
YEAR BUILT	1957
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$945,000
PRICE PSF	\$520.37
PRICE PER UNIT	\$315,000
OCCUPANCY	95.00 %
NOI (CURRENT)	\$36,715
NOI (Pro Forma)	\$44,920
CAP RATE (CURRENT)	3.89 %
CAP RATE (Pro Forma)	4.75 %
CASH ON CASH (CURRENT)	-12.14 %
CASH ON CASH (Pro Forma)	-8.67 %
GRM (CURRENT)	14.09
GRM (Pro Forma)	12.30

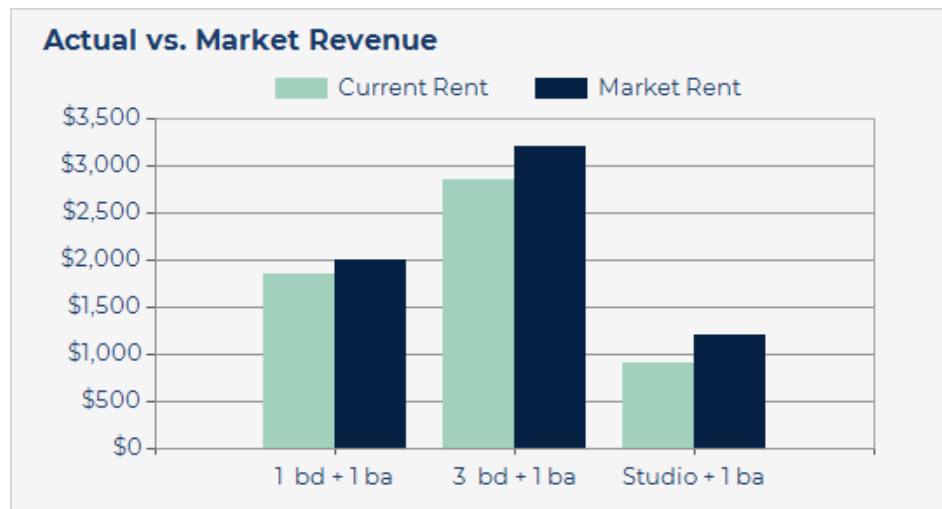
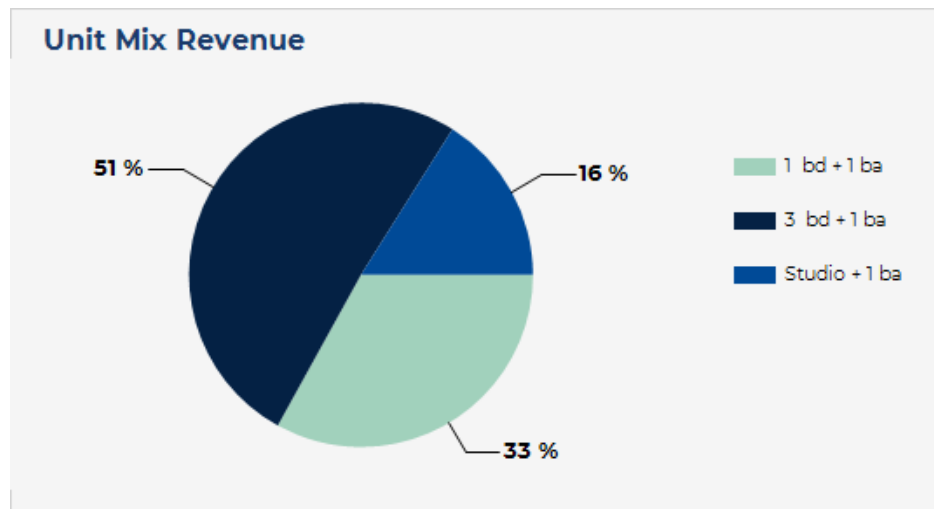
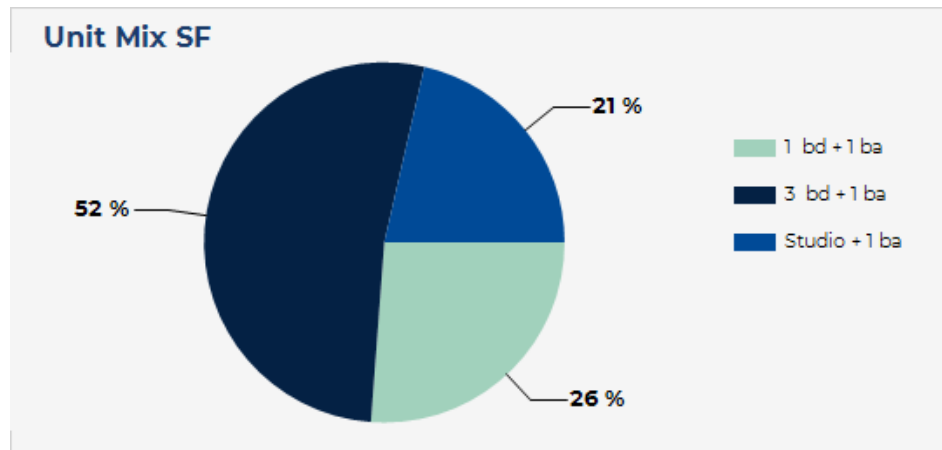
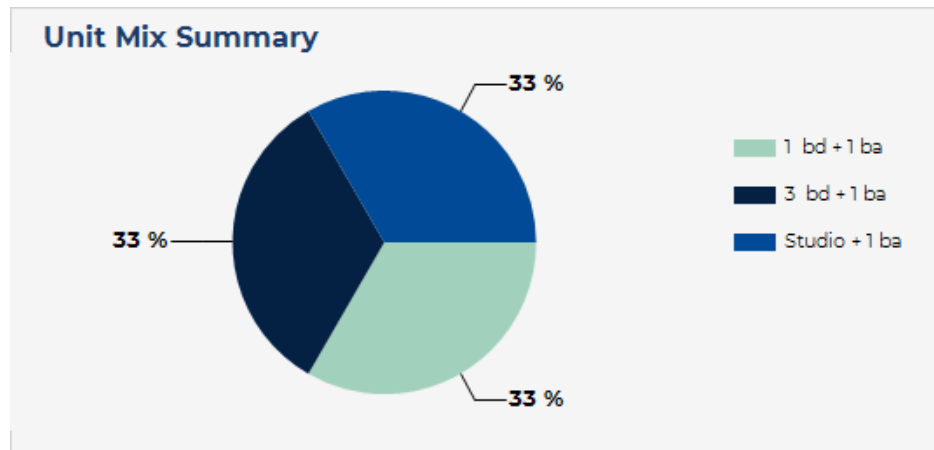
PROPOSED FINANCING

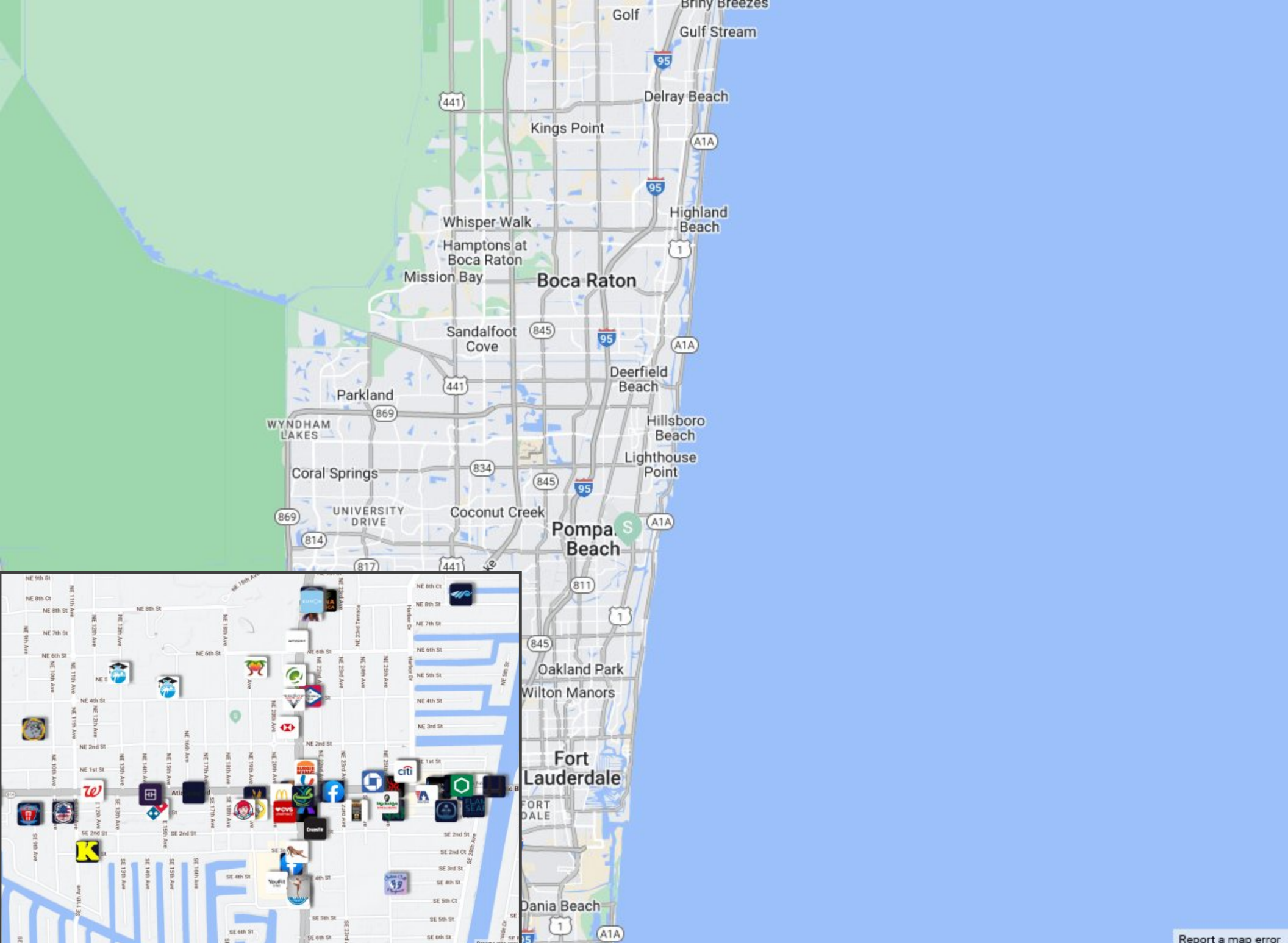
LOAN TYPE	Amortized
DOWN PAYMENT	\$236,250
LOAN AMOUNT	\$708,750
INTEREST RATE	8.50 %
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$65,397
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	15,822	108,411	246,472
2023 Median HH Income	\$59,546	\$63,121	\$61,856
2023 Average HH Income	\$93,681	\$100,673	\$98,097



			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	1	550	\$1,850	\$3.36	\$1,850	\$2,000	\$3.64	\$2,000
3 bd + 1 ba	1	1,100	\$2,850	\$2.59	\$2,850	\$3,200	\$2.91	\$3,200
Studio + 1 ba	1	450	\$900	\$2.00	\$900	\$1,200	\$2.67	\$1,200
Totals/Averages	3	700	\$1,867	\$2.65	\$5,600	\$2,133	\$3.07	\$6,400



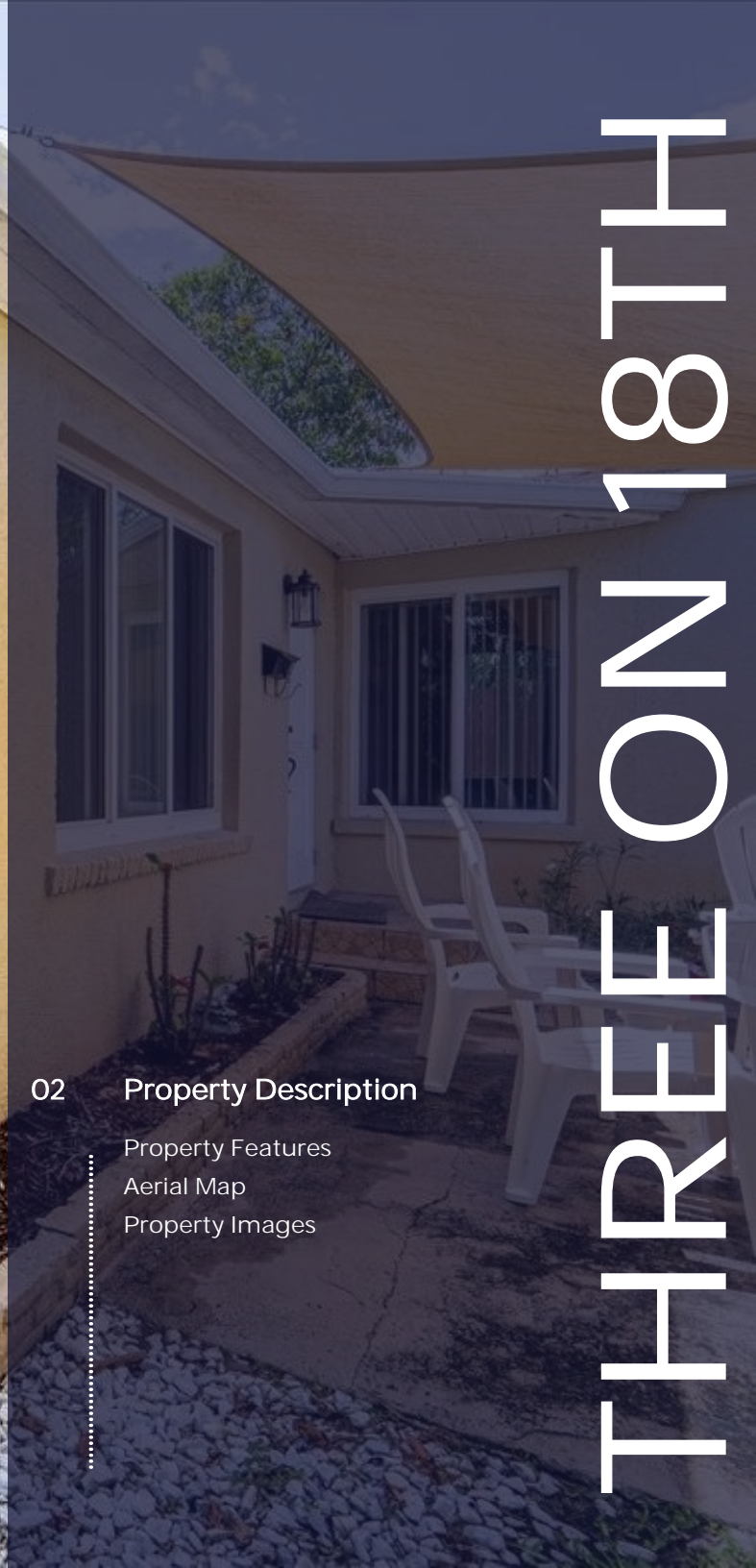


Report a map error



- 02 Property Description
- Property Features
- Aerial Map
- Property Images

THREE ON 18TH



PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	1,816
LAND SF	6,875
YEAR BUILT	1957
# OF PARCELS	1
ZONING TYPE	Multifamily 2-9 Units
TOPOGRAPHY	level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
WASHER/DRYER	on site

MECHANICAL

HVAC	window
------	--------

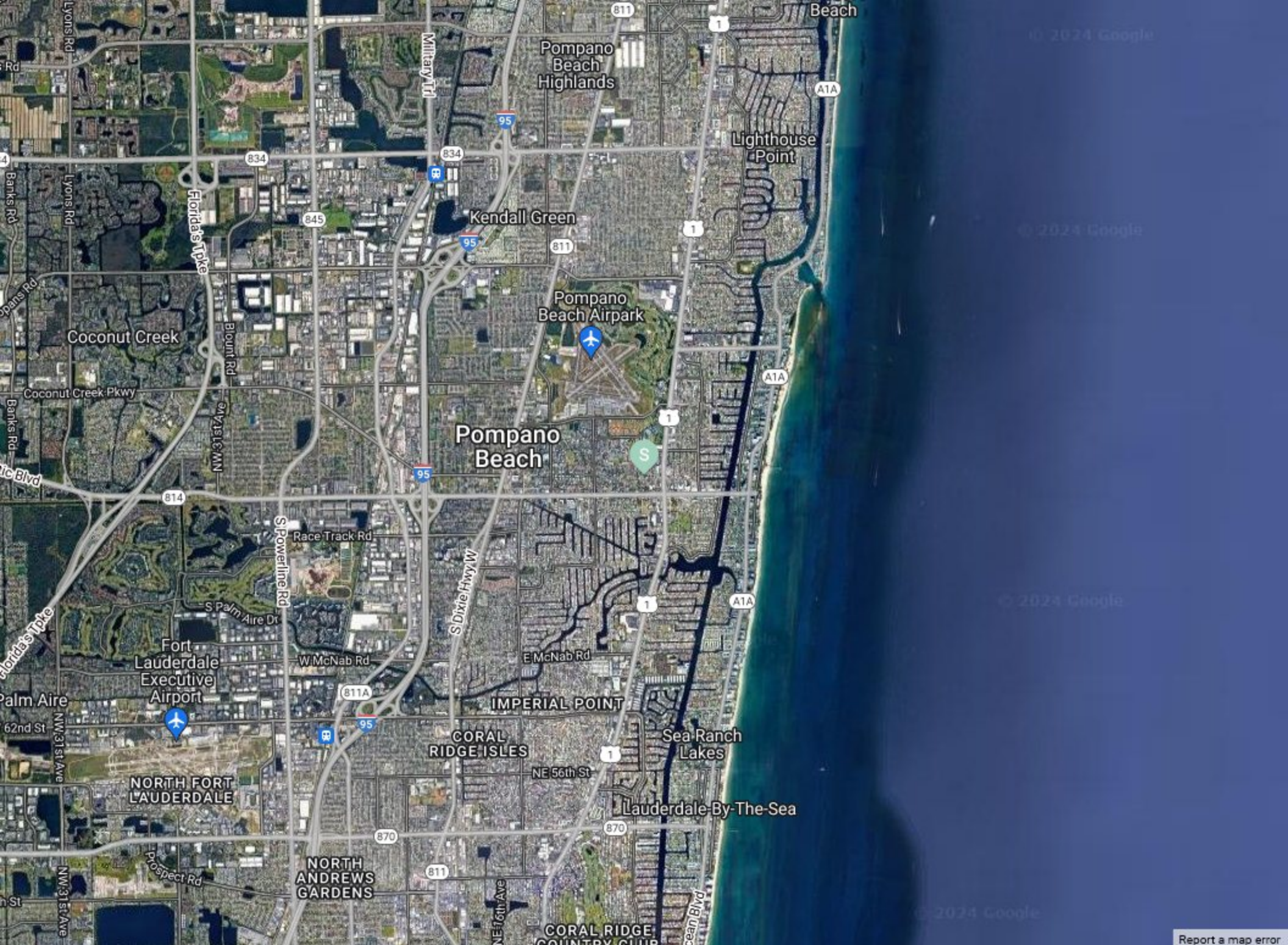
UTILITIES

WATER	owner
TRASH	owner
ELECTRIC	owner

CONSTRUCTION

FOUNDATION	slab
FRAMING	wood
EXTERIOR	stucco
PARKING SURFACE	asphalt
ROOF	Comp
STYLE	garden
LANDSCAPING	grass



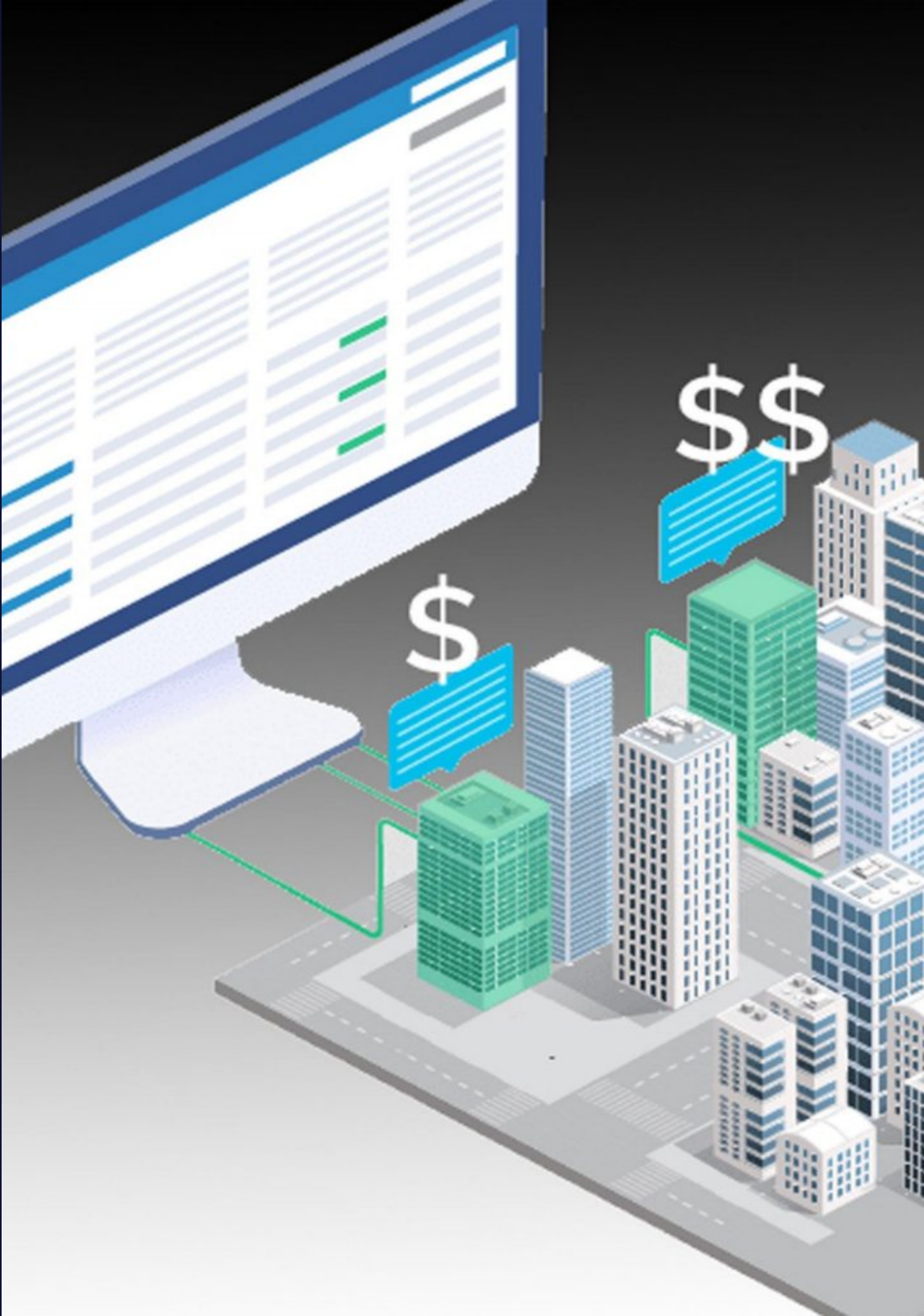


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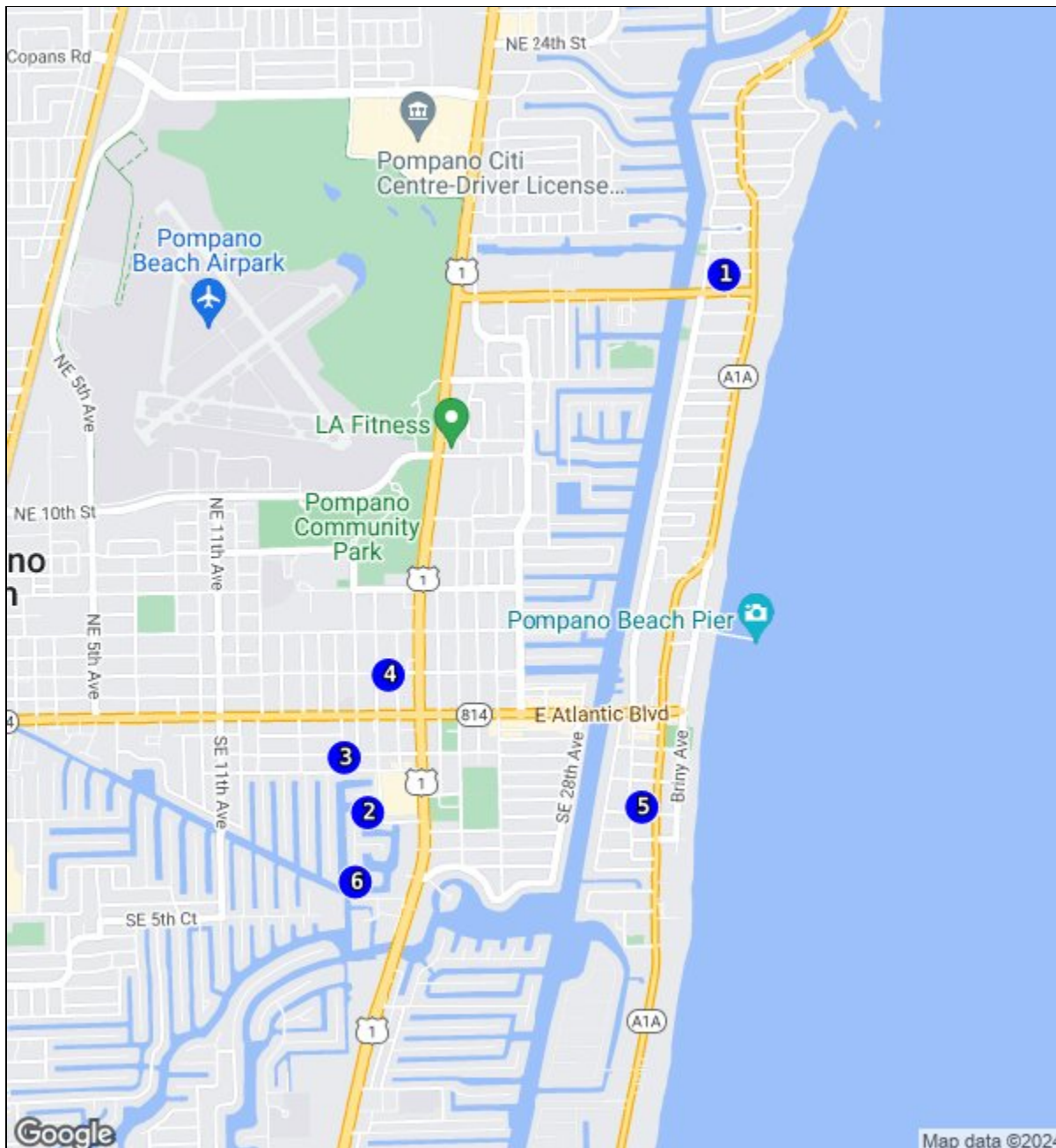




03

Sale Comps
comps

THREE ON 18TH



Legend

1. 3228 NE 15th Street, Pompano Beach, FL
33062(AX-11419386)

2. 1851 SE 5th Court, Pompano Beach, FL
33060(AX-11369493)

3. 1700 SE 2nd Street #1-2, Pompano Beach, FL
33060(FX-10395485)

4. 39 NE 20th Avenue, Pompano Beach, FL
33060(FX-10411059)

5. 3311 SE 6th Street, Pompano Beach, FL
33062(RX-10917313)

6. 1810 SE 7th Street, Pompano Beach, FL
33060(FX-10400150)



MLS#: AX-11419386 **Go Active Date:**
Area: 3113
Address: 3228 NE 15th Street, Pompano Beach, FL 33062
City: Pompano Beach
County: Broward
Street Dir: NE

Closed
Geo Area: NBEA **Orig LP: \$840,000**
Zoning: RM-20
Parcel ID: 484330020490

Legal: POMPANO BY THE SEA RESUB 2-27 B LOT 26 BLK 2

Subdivision: POMPANO BY THE SEA RESUB
Development: POMPANO BY THE SEA R
Lot Size: 5606
Pool: No
Waterfront: No

Carport Spaces: **REO:** No
Garage Spaces: **HOPA:** No Hopa
Lot SqFt:
Pool Size (W x L):
Waterfrontage:
Lot Dimensions: 5606

Virtual Tour: [Click to View Virtual Tour](#)

Type: Duplex **Total # of Units:** 2
Stories: 1
Unit 1 Info: **Unit 1 Lease Ends:**
Unit 2 Info: **Unit 2 Lease Ends:**
Unit 3 Info: **Unit 3 Lease Ends:**
Unit 4 Info: **Unit 4 Lease Ends:**

Year Built: 1963
Property Condition: Resale
SqFt - Living: 1,383
SqFt - Total: 1,383
SqFt Source:

Annual Total Expense:
Gross Oper Income:

Source of Expenses:
Annual Net Oper Inc:

Short Sale: No
Short Sale Addendum:

Application Fee:
HOA: None
HOA/POA/COA (Monthly):
Dir: GPS, WAZE, GOOGLE MAPS

Tax Year: 2022
Taxes: 9,199
Special Assessment:

Separate Elec Meters:
Separate Wtr Meters:

LD: 07/14/2023

Terms: Conventional

Days On Market: 3

Sold Price: \$840,000

Sold Price Sqft: \$607.38

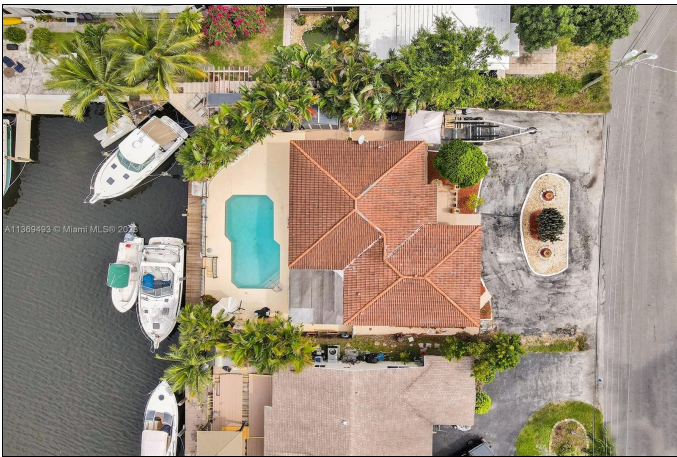
Terms of Sale: Conventional

Sold Date: 09/29/2023

Public Remarks: Three ultra charming apartments with full kitchens, furnished and appointed. Great investment opportunity!! AIRBNB, 1 block West of the ocean. 2 units fully furnished, separate laundry room with washer & dryer, utility room.

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MLS#: AX-11369493 **Go Active Date:**
Area: 3341
Address: 1851 SE 5th Court, Pompano Beach, FL 33060
City: Pompano Beach
County: Broward
Street Dir: SE
Legal: CYPRESS COVE 43-24 B LOT 61

Closed
Geo Area: NDIX **Orig LP:** \$999,000
Zoning: RD-1
Parcel ID: 494306310620

Subdivision: CYPRESS COVE **Carport Spaces:** **REO:** No
Development: **Garage Spaces:** **HOPA:** No Hopa
Lot Size: **Lot SqFt:**
Pool: Yes **Pool Size (W x L):**
Waterfront: Yes **Waterfrontage:** 60

Virtual Tour: [Click to View Virtual Tour](#)

Type: Duplex **Total # of Units:** **Year Built:** 1959
Stories: 1 **Property Condition:** Resale
Unit 1 Info: Bedrooms: 2; Full Bath: 2; Half Bath: 0; Furnished: No; Monthly Income **Unit 1 Lease Ends:** **SqFt - Living:** 2,000
Unit 2 Info: Bedrooms: 1; Full Bath: 1; Half Bath: 0; Monthly Income **Unit 2 Lease Ends:** **SqFt - Total:** 2,000
Unit 3 Info: **Unit 3 Lease Ends:** **SqFt Source:**
Unit 4 Info: **Unit 4 Lease Ends:**

Annual Total Expense: **Source of Expenses:** **Short Sale:** No
Gross Oper Income: **Annual Net Oper Inc:** **Short Sale Addendum:**
Application Fee: **Tax Year:** 2022 **Separate Elec Meters:**
HOA: None **Taxes:** 10,937 **Separate Wtr Meters:**
HOA/POA/COA (Monthly): **Special Assessment:**
Dir:

LD: 04/10/2023

Terms: Conventional
Unit 1 Parking: Open Parking
Unit 2 Parking: Open Parking

Days On Market: 91

Sold Price: \$899,000 **Sold Price Sqft:** \$449.5 **Sold Date:** 08/07/2023
Terms of Sale: Conventional

Public Remarks: Major price reduction: Rarely available waterfront duplex featuring a pool and 60 feet of ocean access dockage that allows for stern in docks. The pool deck has recently been paved and the dock was replaced in 2018, with two new pilings. One unit is a 2 bedroom and 2 bathroom with updated kitchen and bathrooms. The other unit is a large 1 bedroom and 1 bathroom. The property can be delivered vacant at close, providing flexibility for the buyer in terms of occupancy. The shared patio space, laundry room, central AC and pool with ample parking are attractive features for owners or investors.

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MLS#: FX-10395485 **Go Active Date:** **Closed**
Area: 3341 **Geo Area:** NDIX **Orig LP:** \$1,099,000
Address: 1700 SE 2nd Street #1-2, Pompano Beach, FL 33060 **Zoning:** RD-1
City: Pompano Beach **Parcel ID:** 484236012981
County: Broward **Unit #:** #1-2
Street Dir: SE
Legal: PINEHURST 5-13 B POR LOTS 2 & 3 AS DESC IN OR 3400/834 BLK 27
Subdivision: Pinehurst 5-13 B **Carport Spaces:** **REO:** No
Development: **Garage Spaces:** **HOPA:** No Hopa
Lot Size: **Lot SqFt:**
Pool: Yes **Pool Size (W x L):**
Waterfront: No **Waterfrontage:**

Virtual Tour: [Click to View Virtual Tour](#)

Type: Duplex	Total # of Units:	Year Built: 1967
# Stories: 1		Property Condition: New Construction
Unit 1 Info:	Unit 1 Lease Ends:	SqFt - Living: 2,295
Unit 2 Info:	Unit 2 Lease Ends:	SqFt - Total:
Unit 3 Info:	Unit 3 Lease Ends:	SqFt Source:
Unit 4 Info:	Unit 4 Lease Ends:	

Annual Total Expense:	Source of Expenses:	Short Sale: No
Gross Oper Income:	Annual Net Oper Inc:	Short Sale Addendum:
Application Fee:	Tax Year: 2022	Separate Elec Meters: Yes
HOA: None	Taxes: 9,125	Separate Wtr Meters: Yes
HOA/POA/COA (Monthly): 0	Special Assessment:	

Dir: 95 to E Atlantic Blvd - Right onto SE 17th Ave - Left on 2nd Street - Duplex on right corner

LD: 09/14/2023

Construction: CBS	Cooling: Central
Roof: Metal	Heating: Central
Flooring: Ceramic Tile	Avail Info: Accounting
Private Pool Description: Inground	Terms: Conventional
Lot Description: < 1/4 Acre	Terms Considered: Cash; Conventional
Possession: Funding	Fee Incl.: Cable; Electric; Lawn Care; Pool Service; Sewer; Trash Removal; Water
Utilities: Cable; Public Sewer	

Days On Market: 148

Sold Price: \$950,000	Sold Price Sqft: \$413.94	Sold Date: 02/23/2024
	Terms of Sale: Conventional	

Public Remarks: Attention, Savvy Investors! Exceptional Duplex Opportunity just minutes from the beach to enhance your Investment Portfolio. This recently renovated and elegantly furnished duplex, complete with a refreshing pool, is currently operating as a successful vacation rental property. Each side of the property boasts 3 bedrooms, 2 baths, modern appliances, and hurricane-resistant windows and doors. This fully furnished gem is turnkey and primed for action. Consider living in one side while renting out the other to mitigate expenses or seamlessly continue the budding Airbnb operation. With a projected cap rate between 9-14% (see attached pro forma valuation), this is a golden opportunity you won't want to miss. Entire permitted renovation from the ground up completed in 2016.

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MLS#: FX-10411059 **Go Active Date:**
Area: 3332
Address: 39 NE 20th Avenue, Pompano Beach, FL 33060
City: Pompano Beach
County: Broward
Street Dir: NE
Legal: PINEHURST 5-13 B LOT 1 BLK 12

Closed
Geo Area: NDIX **Orig LP:** \$1,110,000
Zoning: TO
Parcel ID: 484236011490

Subdivision: Pinehurst 5-13 B **Carport Spaces:**
Development: **Garage Spaces:** **REO:** No
Lot Size: 50' x 140' **Lot SqFt:** **HOPA:** No Hopa
Pool: No **Pool Size (W x L):**
Waterfront: No **Waterfrontage:**
Lot Dimensions: 50' x 140'

Virtual Tour: [Click to View Virtual Tour](#)

Type: Triplex **Total # of Units:** 3 **Year Built:** 1969
Stories: 1 **Property Condition:** Resale
Unit 1 Info: Bedrooms: 2; Full Bath: 1; Half Bath: 0; SqFt: 900; Monthly Income: 2,000 **Unit 1 Lease Ends:**
Unit 2 Info: **Unit 2 Lease Ends:**
Unit 3 Info: **Unit 3 Lease Ends:**
Unit 4 Info: **Unit 4 Lease Ends:**

Annual Total Expense: 17,594 **Source of Expenses:** **Short Sale:** No
Gross Oper Income: 72,000 **Annual Net Oper Inc:** 54,406 **Short Sale Addendum:**
Application Fee: **Tax Year:** 2022 **Separate Elec Meters:** No
HOA: None **Taxes:** 7,841 **Separate Wtr Meters:** No
HOA/POA/COA (Monthly): 0 **Special Assessment:**
Dir: From I-95, head East on Atlantic Blvd to NE 20th Avenue (1 block before A1A) and make left. Drive North 1 block and property is on left at SW corner of NE 20th Avenue and NE 2nd Street.

LD: 11/25/2023

Construction: Block; Concrete; Stucco **Cooling:** Central
Roof: Comp Shingle **Heating:** Central
Window Treatments: Blinds **Avail Info:** Deposit Security; Leases
Exterior Features: Auto Sprinkler; Fence; Shutters **Taxes:** City/County
Lot Description: < 1/4 Acre **Terms:** Conventional
Utilities: Cable; Public Sewer; Public Water **Special Info:** Sold As-Is; Survey
Terms Considered: Cash; Conventional
Fee Incl.: Common R.E. Tax; Insurance-Other; Lawn Care; Pest Control; Sewer; Trash Removal; Water

Days On Market: 88

Sold Price: \$965,000 **Sold Price Sqft:** \$344.64 **Terms of Sale:** Conventional **Sold Date:** 04/22/2024

Public Remarks: Well maintained TRIPLEX with TRANSIT- ORIENTED (TO) zoning on corner lot is a GREAT INVESTMENT OPPORTUNITY in developing East Atlantic Blvd corridor. TO zoning accommodates moderate- to high-intensity, compact, mixed-use development within walking distance to newly revitalized Atlantic Blvd with bustling new restaurants, bars and shops. This property is currently earning \$6,000 in monthly gross rental income on month-to-month leases and within short 1-mile walk to beach! New roof (2022), landscaping, irrigation, exterior light fixtures, and 6 paved parking spaces. Each unit is 2/1, with new central A/Cs (2020/2021), newer water heaters, storm shutters, independent laundry/utility rooms with washer/dryer hook-ups. Tenants have been in place for ~10 years - please do not disturb them.

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MLS#: RX-10917313 **Go Active Date:**
Area: 3121
Address: 3311 SE 6th Street, Pompano Beach, FL 33062
City: Pompano Beach
County: Broward
Street Dir: SE

Active Under Contract
Geo Area: NBEA **Orig LP:** \$1,150,000
Zoning: AOD
Parcel ID: 494306061160

Legal: BLOUNT BROS POMPANO BEACH SUB 2-43 B LOT 5 BLK 12
Subdivision: BLOUNT BROS POMPANO BEACH **Carport Spaces:** 0 **REO:** No
Development: **Garage Spaces:** **HOPA:** No Hopa
Lot Size: **Lot SqFt:** 5,250
Pool: No **Pool Size (W x L):**
Waterfront: No **Waterfrontage:**

Virtual Tour: [Click to View Virtual Tour](#)

Type: Triplex	Total # of Units: 3	Year Built: 1947
# Stories: 1		Property Condition: Resale
Unit 1 Info: Bedrooms: 2; Full Bath: 1; Furnished: No; SqFt: 1; Monthly Income: 2,300	Unit 1 Lease Ends:	SqFt - Living: 1,319
Unit 2 Info: Efficiency; Bedrooms: 1; Full Bath: 1; Furnished: No; SqFt: 1; Monthly Income: 1,600	Unit 2 Lease Ends:	SqFt - Total: 1,319
Unit 3 Info: Efficiency; Bedrooms: 1; Full Bath: 1; Furnished: No; SqFt: 1; Monthly Income: 1,600	Unit 3 Lease Ends:	SqFt Source: Tax Rolls
Unit 4 Info:	Unit 4 Lease Ends:	

Annual Total Expense: 0	Source of Expenses: Other	Short Sale: No
Gross Oper Income: 0	Annual Net Oper Inc: 0	Short Sale Addendum: No
		Short Sale A/U: N/A

Application Fee:	Tax Year: 2022	Separate Elec Meters: No
HOA: None	Taxes: 8,717.18	Separate Wtr Meters: No
HOA/POA/COA (Monthly): 0	Special Assessment:	

Auction: No
Dir: 95 East on Atlantic Blvd. to A1A. Make a right on A1A. Make another right on 6th St. Property is on the right hand side.

LD: 09/06/2023

Construction: CBS
Roof: Barrel; Mansard
Flooring: Ceramic Tile
Window Treatments: Blinds
Exterior Features: Open Patio; Open Porch; Room for Pool; Shutters
Storm Protection: Panel Shutters: Complete
Lot Description: East of US-1; < 1/4 Acre; Interior Lot; Paved Road
Utilities: None
Subdiv Amenities: Boating; Cafe/Restaurant; Common Laundry; Dog Park; Library; Park
ADA Compliant: Handicap Access
Tenant Pays: Electric; Water
View: Garden
No
Subdiv Amenities: Boating; Cafe/Restaurant; Common Laundry; Dog Park; Library; Park
Days On Market: 25

Waterfront Details: None
Cooling: Central; Zoned; Other
Heating: Central
Avail Info: None
Restrict: Lease OK; Pet Restrictions
Taxes: City/County; No Homestead
Unit 1 Parking: Open Parking
Unit 2 Parking: Open Parking
Unit 3 Parking: Open Parking
Special Info: Sold As-Is
Terms Considered: Cash; Conventional
Fee Incl.: None
Tenant Pays: Electric; Water

Sold Price:	Sold Price Sqft:	Sold Date:
	Terms of Sale:	

Public Remarks: Charming Multi-Family Gem in the Heart of Pompano Beach! Welcome to your dream investment opportunity! This beautiful fully renovated multi-family building, featuring three units with Smart Technology, is perfectly positioned just steps away from the newly revitalized Pompano Beach, boasting trendy restaurants, bars, and shops that cater to the vibrant coastal lifestyle. If you're seeking a prime real estate investment in a highly sought-after location with room for boat parking, this property is a must-see! **Property is not currently rented due to the recent upgrades of all 3 units.

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MLS#: FX-10400150 **Go Active Date:** **Closed**
Area: 3341 **Geo Area:** NDIX **Orig LP:** \$1,500,000
Address: 1810 SE 7th Street, Pompano Beach, FL 33060 **Zoning:** RD-1
City: Pompano Beach **Parcel ID:** 494306310410
County: Broward
Street Dir: SE
Legal: CYPRESS COVE 43-24 B LOT 39 W 5,40 LESS BEG SW COR E 9.37,N 37.48,SW 38.63 TO POB
Subdivision: Cypress Cove 43-24 B **Carport Spaces:** **REO:** No
Development: **Garage Spaces:** **HOPA:** No Hopa
Lot Size: **Lot SqFt:**
Pool: No **Pool Size (W x L):**
Waterfront: Yes **Waterfrontage:** 80

[Virtual Tour: Click to View Virtual Tour](#)

Type: Duplex **Total # of Units:** **Year Built:** 1963
Stories: 1 **Property Condition:** Resale
Unit 1 Info: Bedrooms: 4; Full Bath: 3; Half Bath: 0; SqFt: 1,350; Monthly Income: 10,000 **Unit 1 Lease Ends:** **SqFt - Living:** 2,355
Unit 2 Info: Bedrooms: 4; Full Bath: 3; Half Bath: 0; SqFt: 1,350; Monthly Income: 10,000 **Unit 2 Lease Ends:** **SqFt - Total:**
Unit 3 Info: **Unit 3 Lease Ends:** **SqFt Source:**
Unit 4 Info: **Unit 4 Lease Ends:**

Annual Total Expense: **Source of Expenses:** **Short Sale:** No
Gross Oper Income: **Annual Net Oper Inc:** **Short Sale Addendum:**
Application Fee: **Tax Year:** 2022 **Separate Elec Meters:** Yes
HOA: None **Taxes:** 13,920 **Separate Wtr Meters:** Yes
HOA/POA/COA (Monthly): 0 **Special Assessment:**
Dir: Reach out to Listing Agent if you need assistance with directions.

LD: 09/14/2023

Construction: Block; Concrete; Stucco **Waterfront Details:** Ocean Access; One Fixed Bridge; Seawall; Canal Width 1 - 80
Roof: Comp Shingle **Cooling:** Ceiling Fan; Central; Electric
Flooring: Vinyl Floor **Heating:** Central; Electric
Exterior Features: Open Porch; Room for Pool **Avail Info:** Investment Analysis; Other
Lot Description: < 1/4 Acre **Boat Services:** Private Dock
Possession: Funding **Taxes:** Homestead
Utilities: Public Sewer **Terms:** Conventional
Special Info: Survey
Terms Considered: Cash; Conventional; FHA; VA
Fee Incl.: None

Days On Market: 68

Sold Price: \$1,250,000

Sold Price Sqft: \$530.79

Terms of Sale: Conventional

Sold Date: 12/28/2023

Public Remarks: This impeccably furnished luxury duplex presents a rare investment opportunity in South Florida. Unit 1814 boasts 4 bedrooms, 3 full bathrooms, a spacious living area with waterfront views, a stunning kitchen, new washer and dryer, and full furnishings, making it ideal for Airbnb or other rental purposes. Unit 1810 mirrors its counterpart, offering the same exquisite features, ocean access for both units, ample parking with 8 spots, and a brand-new roof. This turnkey property, showcased by our responsive team, invites immediate viewing an unmissable gem for astute investors.

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Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
1	3 bd + 1 ba	1,100	\$2.59	\$2,850.00	\$3,200.00	Currently short term vacation rental
1	1 bd + 1 ba	550	\$3.36	\$1,850.00	\$2,000.00	Currently short term vacation rental
1	Studio + 1 ba	450	\$2.00	\$900.00	\$1,200.00	Currently short term vacation rental
Totals/Averages		2,100	\$2.65	\$5,600.00	\$6,400.00	

THREE ON 18TH

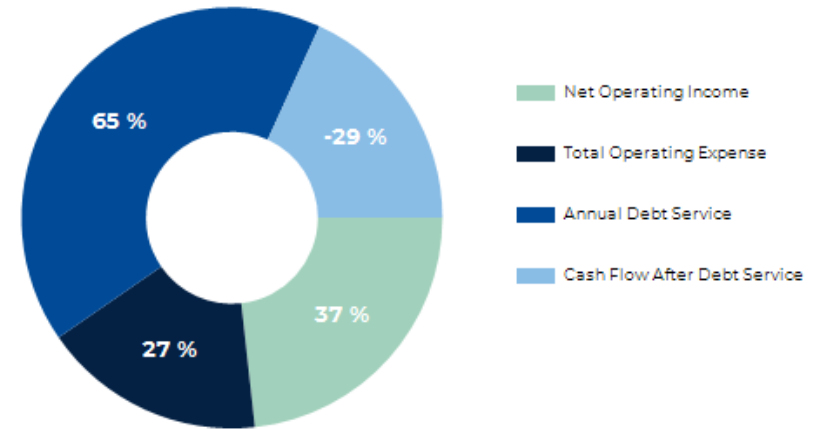
05 Financial Analysis
Income & Expense Analysis



REVENUE ALLOCATION

CURRENT

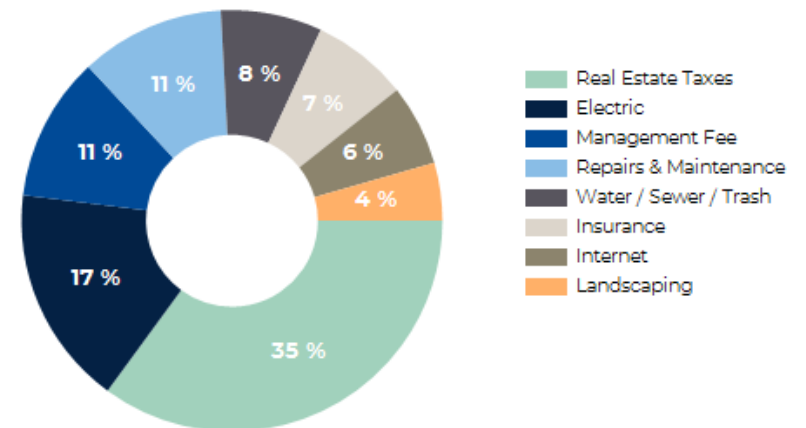
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$67,080		\$76,800	
Gross Potential Income	\$67,080		\$76,800	
General Vacancy	-\$3,354	5.0 %	-\$3,840	5.0 %
Effective Gross Income	\$63,726		\$72,960	
Less Expenses	\$27,011	42.38 %	\$28,040	38.43 %
Net Operating Income	\$36,715		\$44,920	
Annual Debt Service	\$65,397		\$65,397	
Cash flow	(\$28,682)		(\$20,477)	
Debt Coverage Ratio	0.56		0.69	



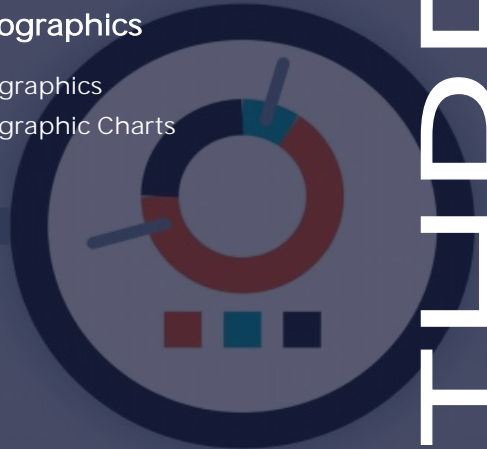
EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$9,471	\$3,157	\$10,400	\$3,467
Insurance	\$2,000	\$667	\$2,000	\$667
Management Fee	\$3,000	\$1,000	\$3,100	\$1,033
Repairs & Maintenance	\$3,000	\$1,000	\$3,000	\$1,000
Water / Sewer / Trash	\$2,100	\$700	\$2,100	\$700
Landscaping	\$1,200	\$400	\$1,200	\$400
Internet	\$1,680	\$560	\$1,680	\$560
Electric	\$4,560	\$1,520	\$4,560	\$1,520
Total Operating Expense	\$27,011	\$9,004	\$28,040	\$9,347
Annual Debt Service	\$65,397		\$65,397	
Expense / SF	\$14.87		\$15.44	
% of EGI	42.38 %		38.43 %	

DISTRIBUTION OF EXPENSES

CURRENT



THREE ON 18TH



06 Demographics
Demographics
Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,719	96,740	222,302
2010 Population	14,056	95,174	219,231
2023 Population	15,822	108,411	246,472
2028 Population	18,172	111,939	252,225
2023 African American	1,862	25,471	53,341
2023 American Indian	34	647	1,185
2023 Asian	232	1,618	4,833
2023 Hispanic	2,640	22,540	58,412
2023 Other Race	777	7,654	22,251
2023 White	10,928	58,497	126,169
2023 Multiracial	1,981	14,479	38,580
2023-2028: Population: Growth Rate	14.05 %	3.20 %	2.30 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	949	5,087	11,289
\$15,000-\$24,999	699	4,040	8,932
\$25,000-\$34,999	738	4,362	10,263
\$35,000-\$49,999	878	5,692	13,429
\$50,000-\$74,999	1,436	8,243	18,445
\$75,000-\$99,999	836	5,784	13,017
\$100,000-\$149,999	1,200	7,413	16,586
\$150,000-\$199,999	482	3,084	6,846
\$200,000 or greater	679	4,790	9,912
Median HH Income	\$59,546	\$63,121	\$61,856
Average HH Income	\$93,681	\$100,673	\$98,097

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,370	54,272	122,215
2010 Total Households	7,042	43,073	97,557
2023 Total Households	7,898	48,496	108,719
2028 Total Households	9,073	50,166	111,129
2023 Average Household Size	1.98	2.21	2.23
2000 Owner Occupied Housing	4,725	28,441	68,616
2000 Renter Occupied Housing	2,730	15,574	31,767
2023 Owner Occupied Housing	4,143	27,592	66,049
2023 Renter Occupied Housing	3,755	20,904	42,670
2023 Vacant Housing	2,326	12,288	26,985
2023 Total Housing	10,224	60,784	135,704
2028 Owner Occupied Housing	4,264	28,326	67,401
2028 Renter Occupied Housing	4,808	21,840	43,727
2028 Vacant Housing	2,089	12,291	27,405
2028 Total Housing	11,162	62,457	138,534
2023-2028: Households: Growth Rate	14.05 %	3.40 %	2.20 %



Source: esri

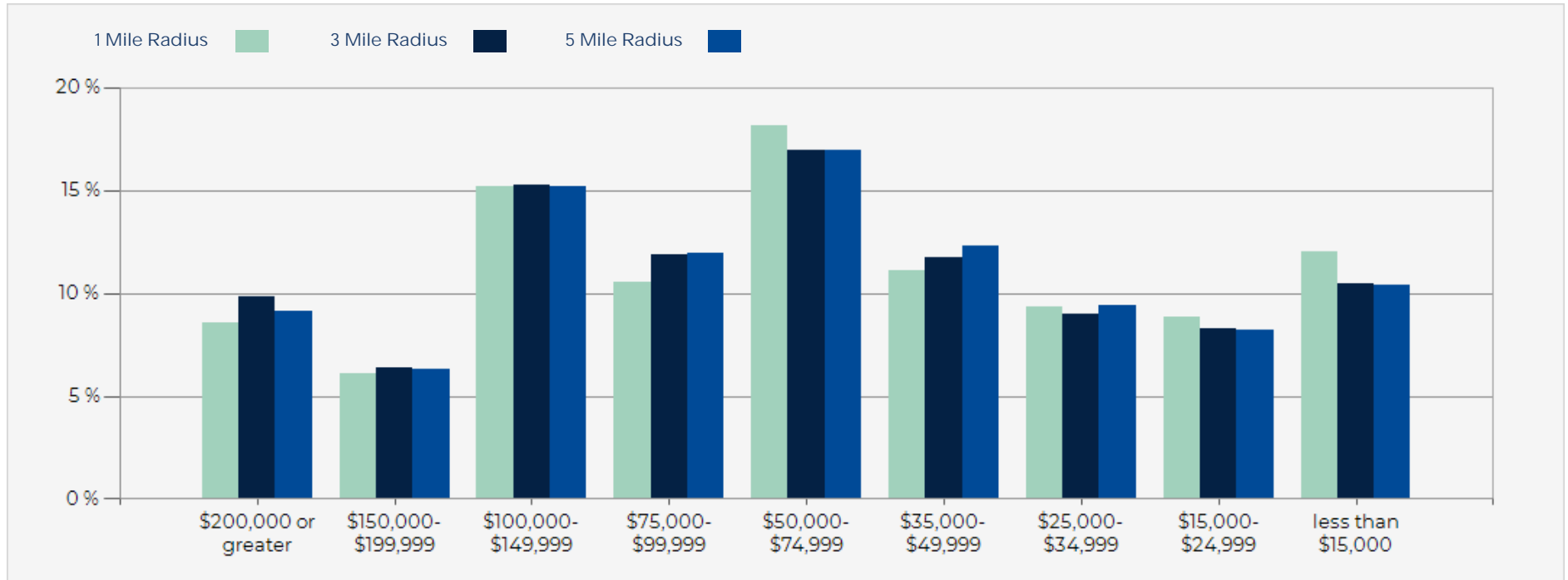
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	840	6,643	15,242
2023 Population Age 35-39	896	6,367	15,047
2023 Population Age 40-44	985	6,299	14,666
2023 Population Age 45-49	1,084	6,193	14,065
2023 Population Age 50-54	1,249	7,105	15,934
2023 Population Age 55-59	1,274	7,756	17,110
2023 Population Age 60-64	1,354	8,577	18,858
2023 Population Age 65-69	1,285	8,104	17,953
2023 Population Age 70-74	1,045	7,011	15,644
2023 Population Age 75-79	807	5,347	11,948
2023 Population Age 80-84	571	3,731	8,546
2023 Population Age 85+	552	4,006	9,913
2023 Population Age 18+	13,610	90,087	205,185
2023 Median Age	51	48	47

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,139	\$60,116	\$60,252
Average Household Income 25-34	\$82,496	\$86,329	\$85,406
Median Household Income 35-44	\$68,698	\$71,198	\$73,837
Average Household Income 35-44	\$103,080	\$107,802	\$106,316
Median Household Income 45-54	\$78,101	\$83,133	\$81,066
Average Household Income 45-54	\$115,840	\$122,519	\$117,306
Median Household Income 55-64	\$68,166	\$76,059	\$74,809
Average Household Income 55-64	\$103,523	\$114,608	\$112,432
Median Household Income 65-74	\$54,792	\$60,032	\$58,474
Average Household Income 65-74	\$89,756	\$99,492	\$97,214
Average Household Income 75+	\$66,943	\$76,701	\$74,894

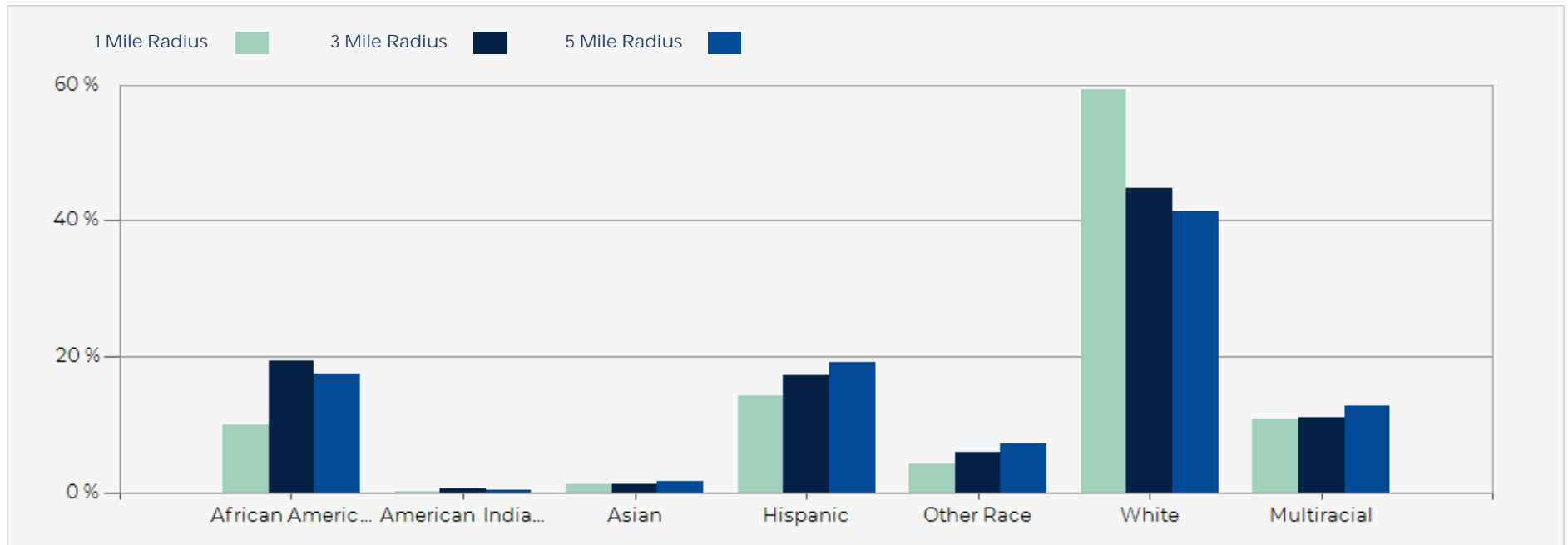
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	970	6,335	14,321
2028 Population Age 35-39	1,046	6,847	15,535
2028 Population Age 40-44	1,128	6,575	15,171
2028 Population Age 45-49	1,262	6,684	15,067
2028 Population Age 50-54	1,213	6,300	14,115
2028 Population Age 55-59	1,338	7,122	15,814
2028 Population Age 60-64	1,359	7,717	17,105
2028 Population Age 65-69	1,461	8,838	19,061
2028 Population Age 70-74	1,280	7,790	17,152
2028 Population Age 75-79	1,058	6,509	14,241
2028 Population Age 80-84	787	4,847	10,847
2028 Population Age 85+	687	4,657	11,226
2028 Population Age 18+	15,639	93,339	210,061
2028 Median Age	50	48	48

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,101	\$72,433	\$72,203
Average Household Income 25-34	\$96,661	\$103,186	\$100,763
Median Household Income 35-44	\$86,004	\$83,884	\$86,454
Average Household Income 35-44	\$122,910	\$125,637	\$124,162
Median Household Income 45-54	\$100,000	\$99,482	\$95,019
Average Household Income 45-54	\$136,444	\$140,695	\$134,105
Median Household Income 55-64	\$87,001	\$93,118	\$89,477
Average Household Income 55-64	\$124,156	\$136,466	\$132,200
Median Household Income 65-74	\$66,922	\$75,486	\$73,598
Average Household Income 65-74	\$109,156	\$121,610	\$118,438
Average Household Income 75+	\$84,523	\$96,192	\$93,959

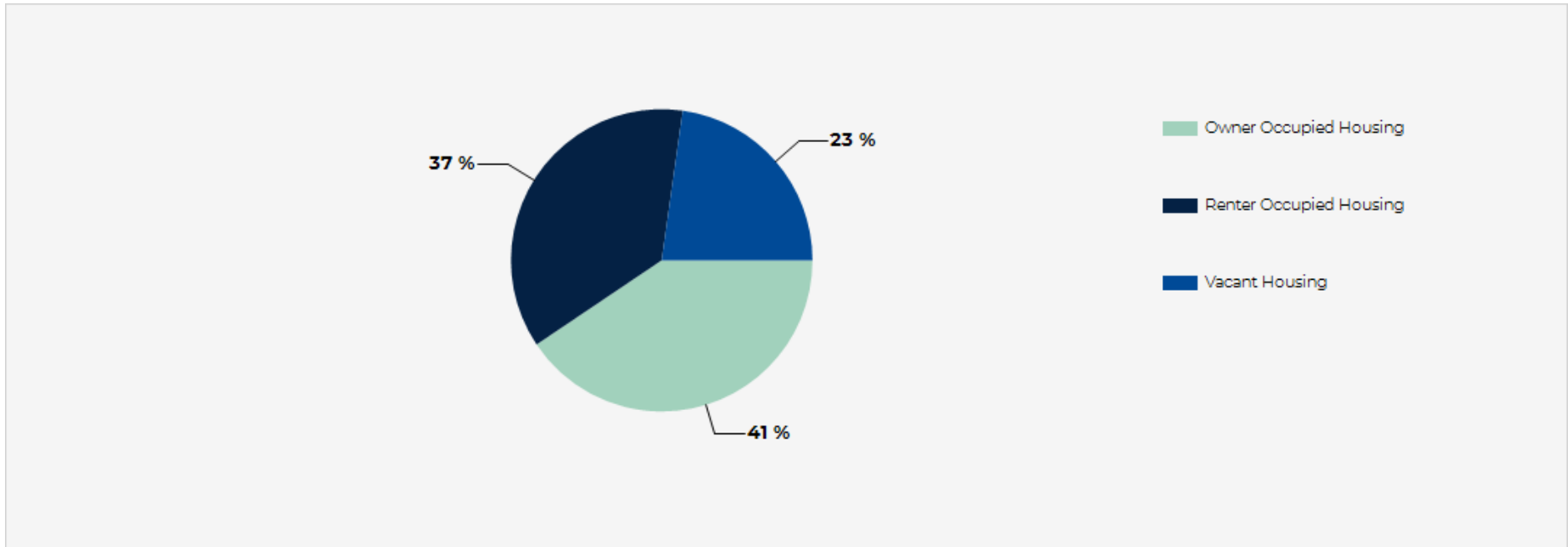
2023 Household Income



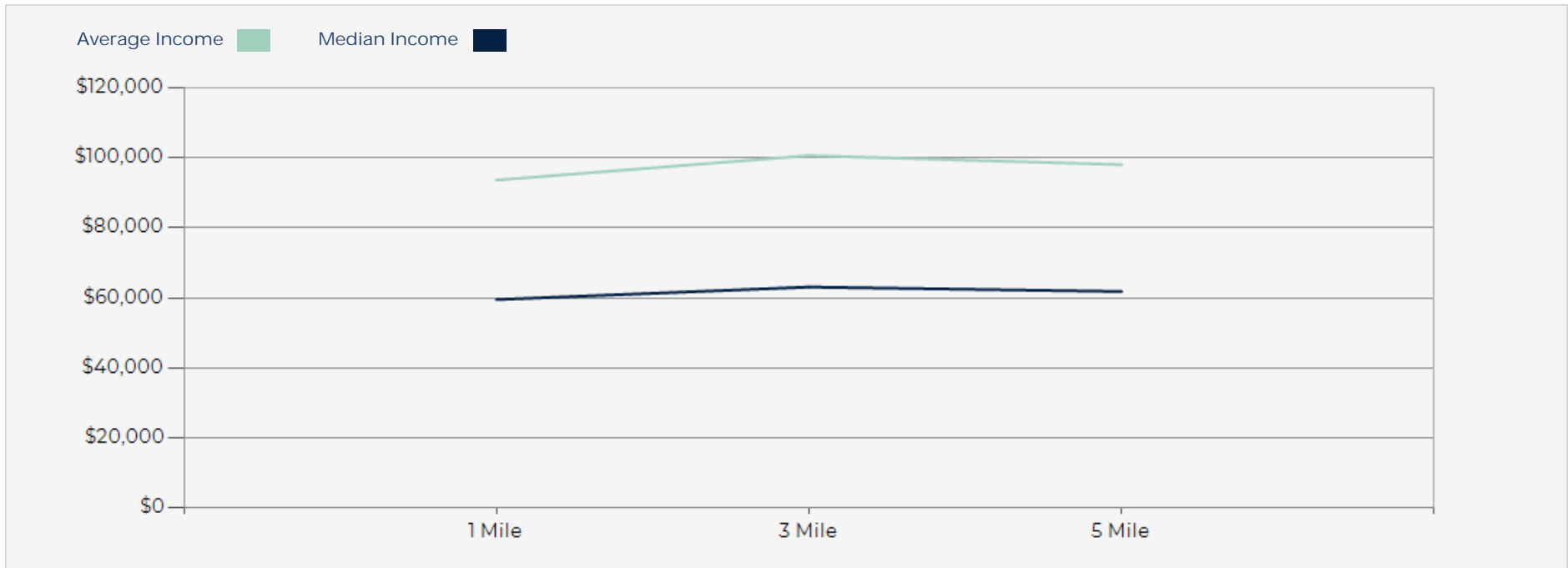
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Three on 18th



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