



FOR SALE: \$5,250,000

Investment Warehouse | 2550 NW 4th Court Fort  
Lauderdale, FL 33311

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# INVESTMENT SUMMARY

Premium Properties Commercial proudly presents this High-Yield Investment Opportunity: This 13,058 SF NNN Investment Warehouse is a goldmine for savvy investors! With private office spaces, a loading dock, and cross docks, this property is a dream come true. What's more, it recently signed a 5-year lease with a long-term tenant who has been operating in the same location for over 12 years.

## OFFERING SUMMARY

ADDRESS	<b>2550 NW 4th Court Fort Lauderdale FL 33311</b>
COUNTY	<b>Broward</b>
MARKET	<b>Ft. Lauderdale</b>
SUBMARKET	<b>Miami South Florida</b>
NET RENTABLE AREA (SF)	<b>13,058 SF</b>
LAND ACRES	<b>0.3887</b>
LAND SF	<b>16,930 SF</b>
YEAR BUILT	<b>1966</b>
YEAR RENOVATED	<b>2012</b>
APN	<b>50-42-05-30-0160</b>

## AREA OVERVIEW

-Property is located in Fort Lauderdale, Florida, a prime destination for business and leisure, is strategically positioned with easy access to major highways, including I-95, I-595, and Florida's Turnpike, facilitating convenient transportation and connectivity. While it's not in proximity to Disney, it offers its own allure with picturesque beaches, such as Fort Lauderdale Beach and Las Olas Beach, as well as an array of cultural attractions like the NSU Art Museum and Bonnet House Museum & Gardens. For retail therapy, the city boasts the upscale Galleria Mall and trendy boutiques along Las Olas Boulevard. Fort Lauderdale provides an ideal blend of accessibility, recreation, and retail options for an exceptional lifestyle and prosperous business environment.

2550 NW 4th Court Fort Lauderdale, FL 33311

## HIGHLIGHTS

• **High-Yield Investment Opportunity:** This 13,058 SF NNN Investment Warehouse is a goldmine for savvy investors! With private office spaces, a loading dock, and cross docks, this property is a dream come true. What's more, it recently signed a 5-year lease with a long-term tenant who has been operating in the same location for over 12 years. The property has undergone extensive renovations, including a fresh exterior paint job, state-of-the-art 24-hour surveillance systems, tile flooring, office upgrades, plumbing and electrical enhancements, and even hurricane-proof windows. Don't miss out on this incredible opportunity to secure a high ROI! Plus, with easy access to Interstate Highways, Ft. Lauderdale Airport, Miami International Airport, and the SeaPort just a short 45-minute drive away, logistics will be a breeze for your tenants.



## PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	13,058
LAND SF	16,930
LAND ACRES	0.3887
YEAR BUILT	1966
YEAR RENOVATED	2012
# OF PARCELS	1
ZONING TYPE	M-2
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	2
LOT DIMENSION	144'X96'-19'
NUMBER OF PARKING SPACES	15
PARKING RATIO	1.14
CEILING HEIGHT	25'
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	2
CROSS DOCK	1

## FINANCIAL SUMMARY

PRICE	\$5,250,000
PRICE PSF	\$402.05
OCCUPANCY	100%
NOI (CURRENT)	\$312,000
CAP RATE (CURRENT)	5.94%
CASH ON CASH (CURRENT)	5.18%

## DEMOGRAPHICS

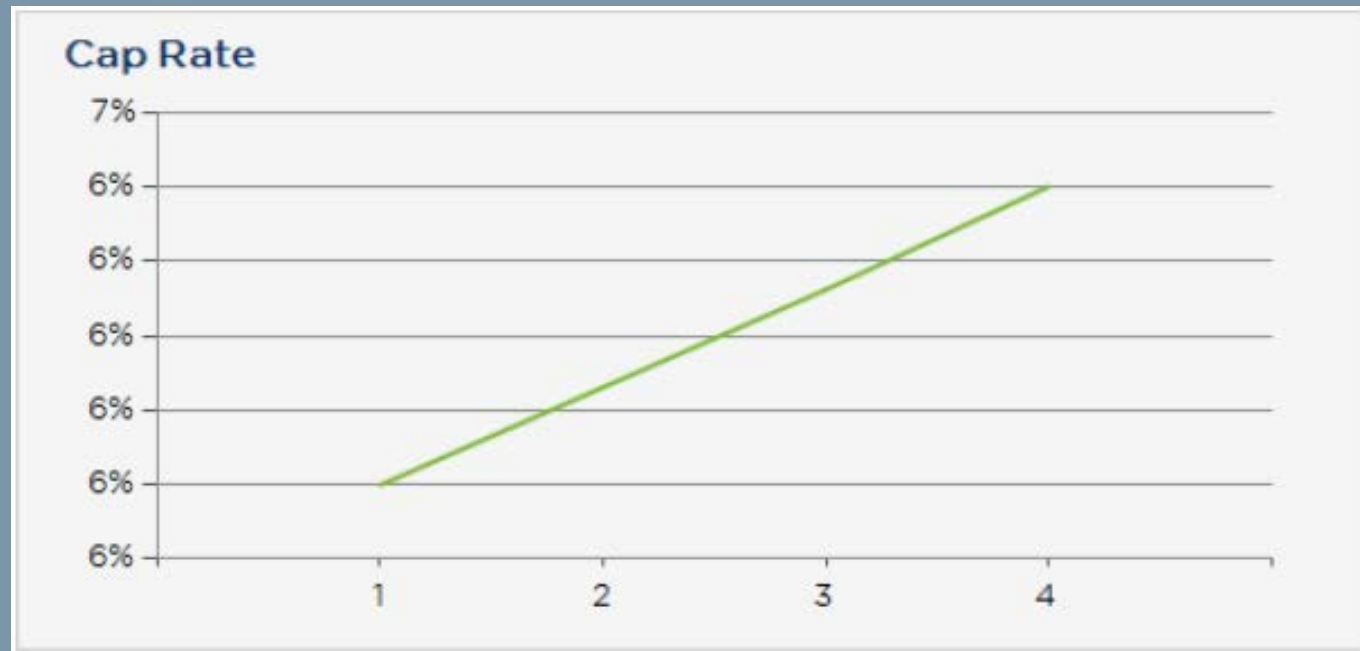
	1 MILE	3 MILE	5 MILE
2023 Population	20,061	189,470	407,524
2023 Median HH Income	\$41,389	\$58,472	\$60,171
2023 Average HH Income	\$60,217	\$92,043	\$94,682

## INCOME - Growth Rates

Gross Scheduled Rent	3.00%
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# FINANCIAL METRICS

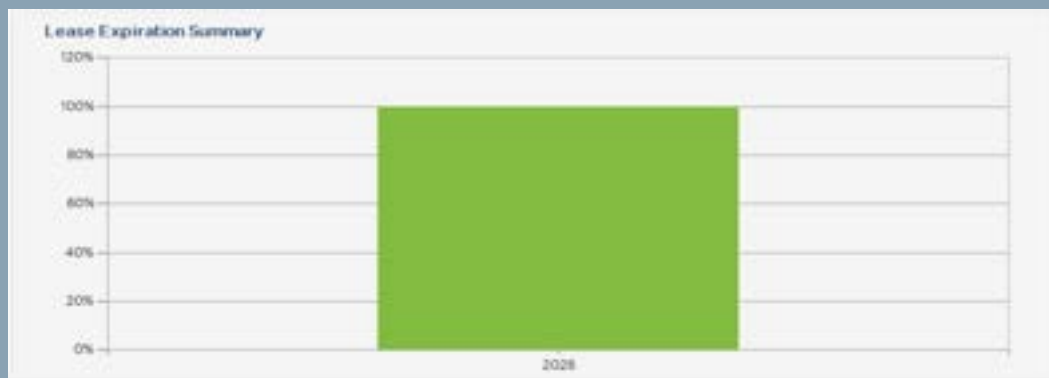
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	5.18%	5.43%	5.69%	5.96%	6.24%
CAP Rate	5.94%	6.12%	6.30%	6.49%	6.69%
Debt Coverage Ratio	2.56	2.64	2.72	2.80	2.88
Loan to Value	29.99%	29.46%	28.88%	28.28%	27.66%
Breakeven Ratio	39.03%	37.89%	36.79%	35.72%	34.68%
Price / SF	\$ 402.05	\$ 402.05	\$ 402.05	\$ 402.05	\$ 402.05
Price / Unit	\$ 5,250,000	\$ 5,250,000	\$ 5,250,000	\$ 5,250,000	\$ 5,250,000
Income / SF	\$ 23.89	\$ 24.61	\$ 25.34	\$ 26.10	\$ 26.89





# RENT ROLL

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Total Rent					Lease Type	Options/Notes	
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF			CAM Revenue Annual
	Global Parts Support and Power Avionics	13,058	100.00%	07/01/23	06/30/28	CURRENT	\$26,000	\$1.99	\$312,000	\$23.89		NNN	Tenant is responsible for Taxes, Insurance and Maintenance
07/01/2024						\$26,780	\$2.05	\$321,360	\$24.60				
OPTION(S)													
07/01/2028						\$27,583	\$2.11	\$331,001	\$25.32				
<b>Totals:</b>		<b>13,058</b>					<b>\$26,000</b>		<b>\$312,000</b>				



## Company

Trade Name	Power Avionics and Accessories and Global Parts Su
Headquartered	Ft. Lauderdale
# of Locations	1
Website	<a href="https://www.globalpartssupport.com/">https://www.globalpartssupport.com/</a>

## Description

Established in 2003, Global Parts Support Inc. specializes in the after market of refurbished flight control, landing gear, nacelle, actuation and other rotatable airframe components to airframe to commercial, military and regional aircraft operators around the world

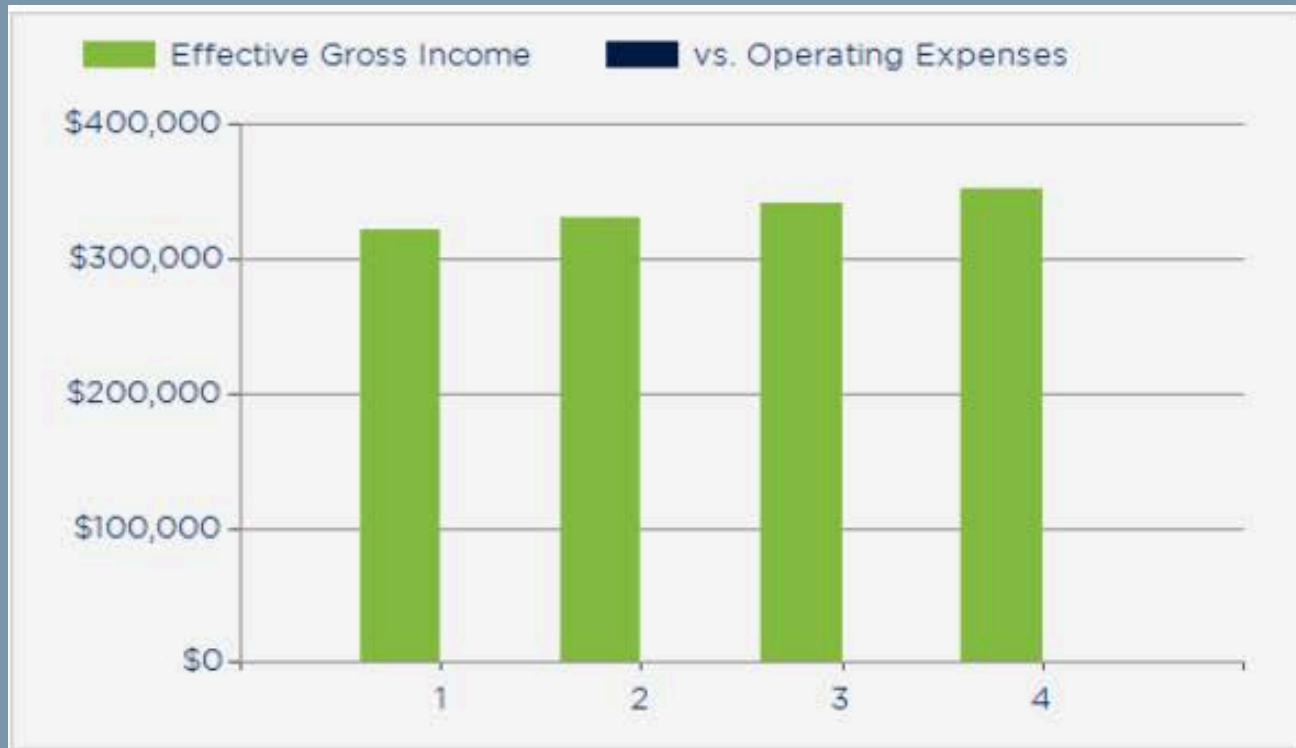
Power Avionics & Accessories

is a world class FAA/EASA/CAAT Part 145 Certified Repair Station.

We specialize in the Test, Repair and Overhaul of Avionics, Instruments, Radio, Electro Mechanical, Pneumatics High Flow, High Heat, Fuel and Hydraulics for Boeing/Douglas, Airbus, ATR, Bombardier.

# CASH FLOW

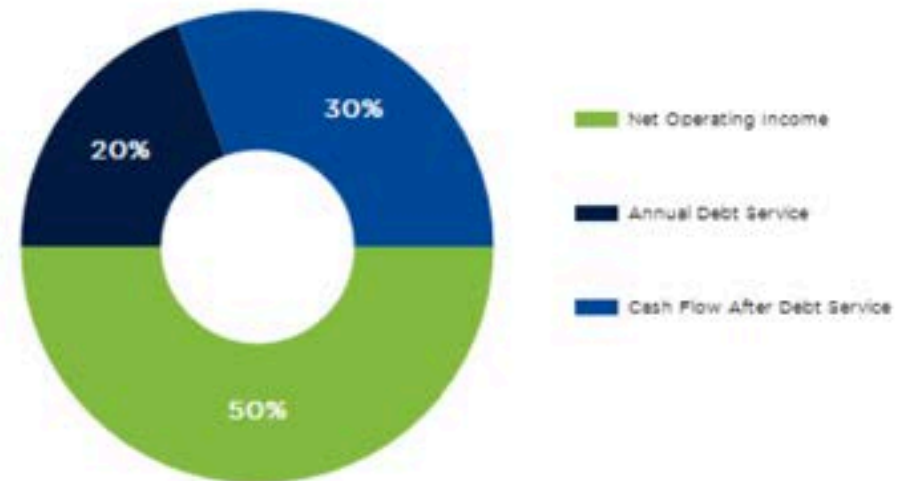
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
<b>Gross Revenue</b>					
Gross Scheduled Rent	\$312,000	\$321,360	\$331,001	\$340,931	\$351,159
<b>Effective Gross Income</b>	<b>\$312,000</b>	<b>\$321,360</b>	<b>\$331,001</b>	<b>\$340,931</b>	<b>\$351,159</b>
<b>Operating Expenses</b>					
<b>Net Operating Income</b>	<b>\$312,000</b>	<b>\$321,360</b>	<b>\$331,001</b>	<b>\$340,931</b>	<b>\$351,159</b>
Annual Debt Service	\$121,778	\$121,778	\$121,778	\$121,778	\$121,778
<b>Cash Flow</b>	<b>\$190,222</b>	<b>\$199,582</b>	<b>\$209,222</b>	<b>\$219,152</b>	<b>\$229,380</b>



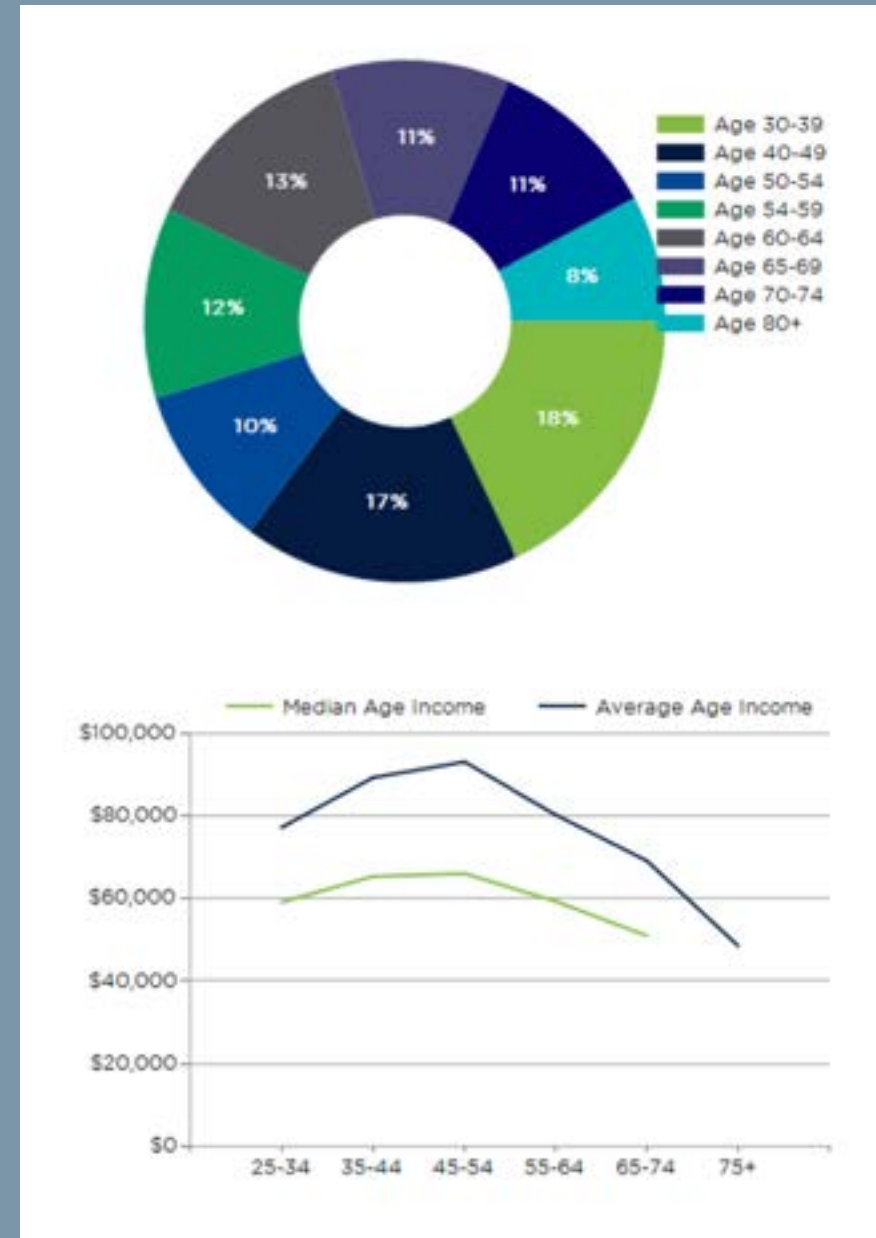
# Income & Expense Analysis

<b>INCOME</b>	<b>CURRENT</b>
Gross Scheduled Rent	\$ 312,000
<b>Effective Gross Income</b>	<b>\$ 312,000</b>
<b>Net Operating Income</b>	<b>\$ 312,000</b>
Annual Debt Service	\$ 121,778
<b>Cash flow</b>	<b>\$ 190,222</b>
Debt Coverage Ratio	2.56

REVENUE ALLOCATION  
CURRENT



# DEMOGRAPHIC REPORT



## Fort Lauderdale | Broward County | FL

Discover Fort Lauderdale: Where Business and Pleasure Thrive

Nestled in the heart of South Florida, Fort Lauderdale presents an enticing blend of opportunities for commerce and leisure. Its strategic location, with easy access to major highways including I-95, I-595, and Florida's Turnpike, makes it an ideal destination for businesses seeking to thrive in a well-connected hub.

**Recreation and Parks:** While Fort Lauderdale may not be home to Universal Studios, it offers its own array of attractions. The city's crown jewels are its pristine beaches, including Fort Lauderdale Beach and Hugh Taylor Birch State Park, where residents and visitors can soak in the sun, stroll along the picturesque promenades, or enjoy watersports and natural beauty.

**Retail Paradise:** Retail enthusiasts are in for a treat with a wide range of shopping destinations. The Galleria Mall, a premier retail center, features a curated selection of high-end brands and boutiques. For a more eclectic shopping experience, Las Olas Boulevard offers a charming mix of unique shops, galleries, and restaurants, perfect for fashion enthusiasts and art aficionados. If you're looking for exceptional deals, Sawgrass Mills, one of the country's largest outlet and value retail shopping destinations, boasts over 350 stores.

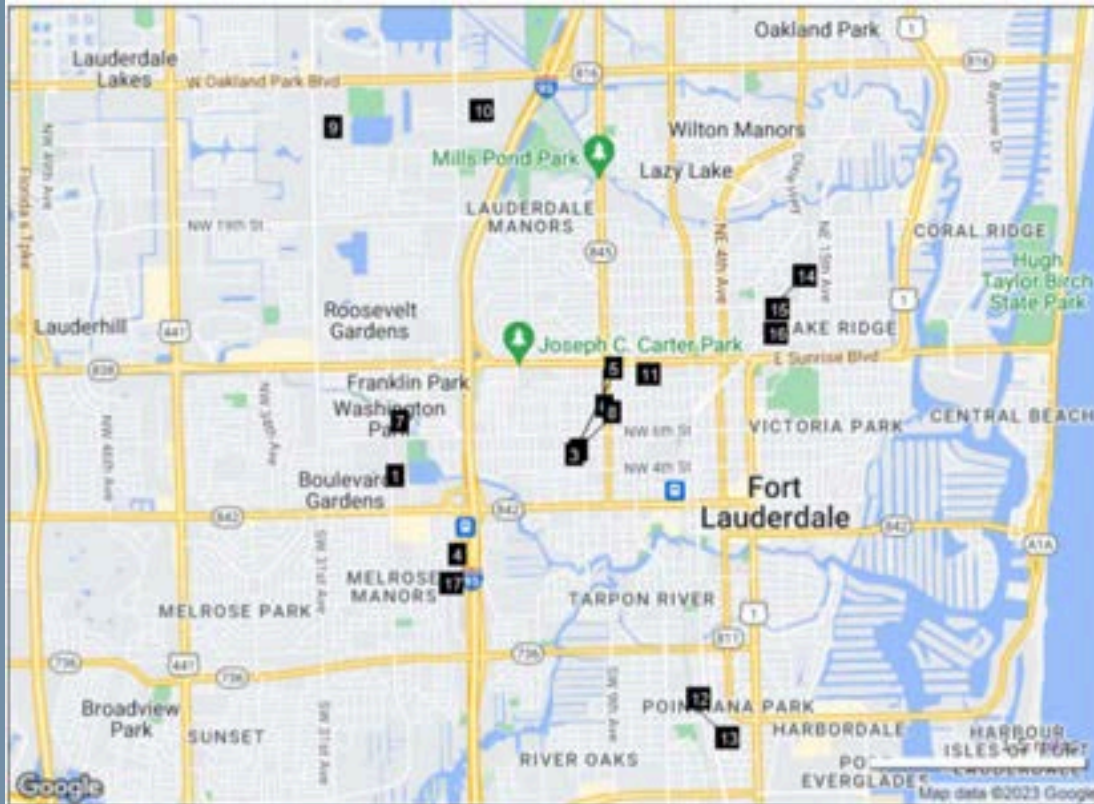
**Commercial Success:** Fort Lauderdale's business-friendly environment is thriving, attracting diverse industries such as technology, finance, and marine services. With a growing economy, a skilled workforce, and a welcoming atmosphere for entrepreneurs, it's a hub where commercial ventures can flourish. Furthermore, the city's accessibility and connectivity make it an excellent choice for businesses seeking growth and expansion opportunities.



# Retail Map



# SALE COMPS

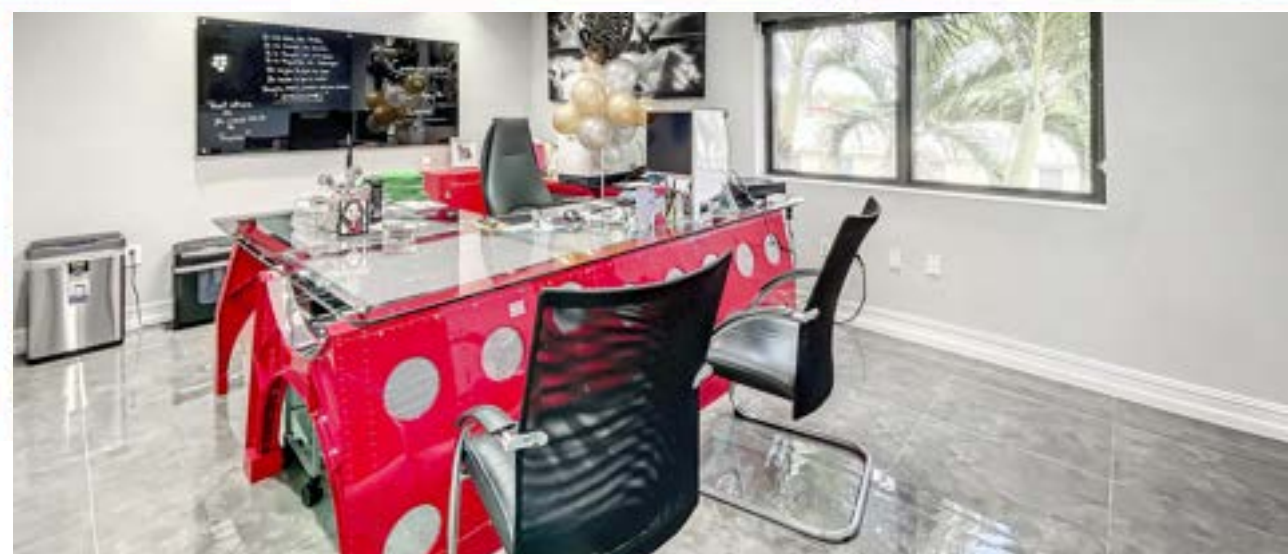
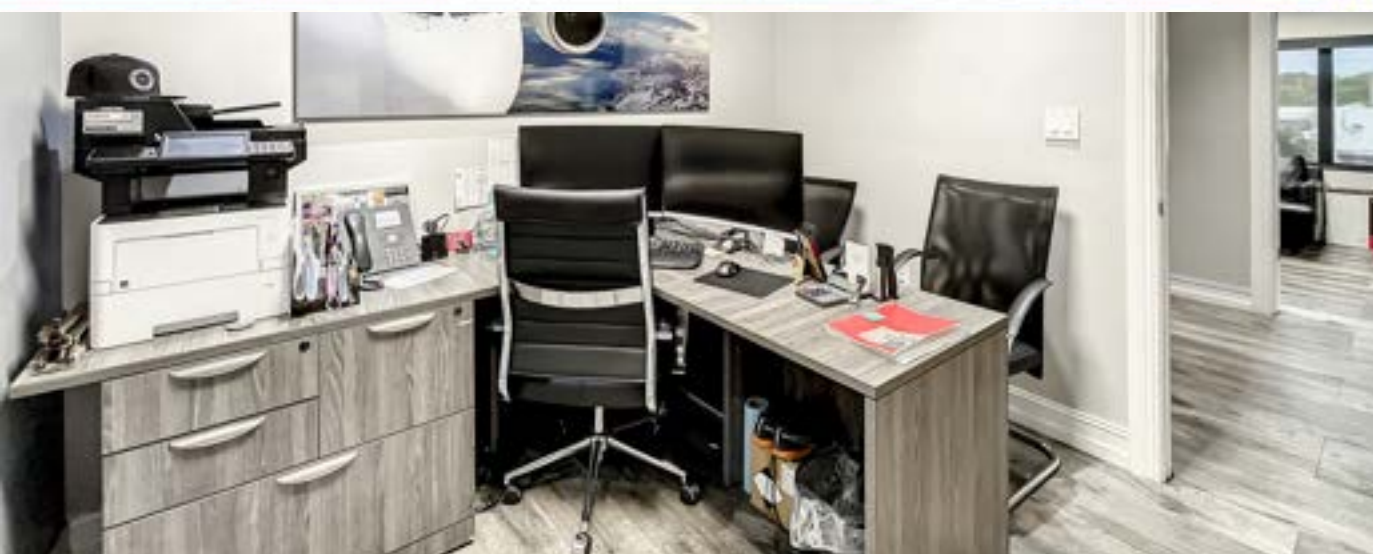


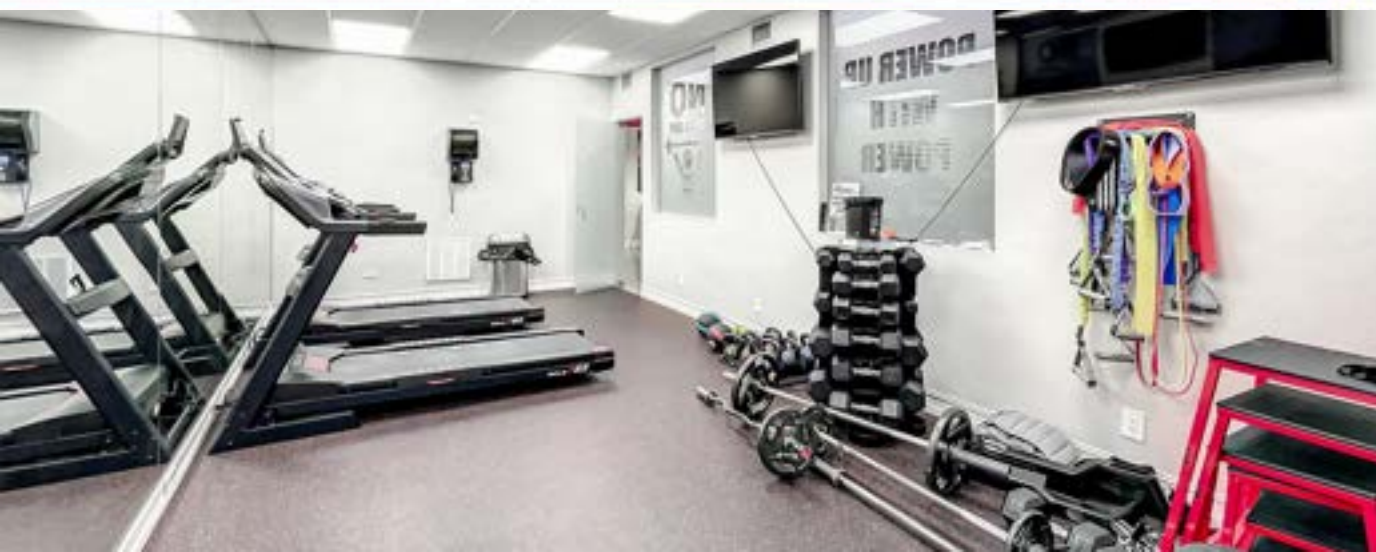
	Address	City	Property Info	Sale Info
1	350-368 NW 27th Ave	Fort Lauderdale	7,706 SF Industrial/Warehouse	Sold: \$1,455,000 (\$188.81/SF)
2	705 NW 8th Ave	Fort Lauderdale	9,500 SF Industrial/Warehouse	Sold: \$1,362,500 (\$143.42/SF)
3	844 NW 9th Ave	Fort Lauderdale	11,841 SF Industrial/Warehouse	Sold: \$1,800,000 (\$152.01/SF)
4	214 SW 21st Ter	Fort Lauderdale	10,000 SF Industrial/Warehouse	Sold: \$1,280,000 (\$128/SF)
5	937 NW 8th Ave	Fort Lauderdale	7,220 SF Industrial/Warehouse	Sold: \$1,675,000 (\$231.99/SF)
6	949-951 Powerline Rd	Fort Lauderdale	9,528 SF Industrial/Warehouse	Sold: \$1,550,000 (\$162.66/SF)
7	756 NW 27th Ave	Fort Lauderdale	11,446 SF Industrial/Warehouse	Sold: \$1,700,000 (\$148.52/SF)
8	702 NW 9th Ave	Fort Lauderdale	10,962 SF Industrial/Warehouse	Sold: \$2,250,000 (\$205.25/SF)
9	2914-2924 NW 28th St	Lauderdale Lakes	15,994 SF Industrial/Warehouse	Sold: \$3,250,000 (\$203.20/SF)
10	1840-1862 NW 29th St (Part of Portfolio)	Oakland Park	18,000 SF Industrial/Warehouse	Sold: \$3,240,640 (\$180.04/SF)
11	901-909 NW 5th Ave	Fort Lauderdale	26,000 SF Industrial/Warehouse	Sold: \$4,600,000 (\$176.92/SF)
12	1527 SW 1st Ave	Fort Lauderdale	21,117 SF Industrial/Warehouse	Sold: \$4,150,000 (\$196.52/SF)

13	211 SW 16th St	Fort Lauderdale	13,800 SF Industrial/Warehouse	Sold: \$2,235,000 (\$161.96/SF)
14	1226 NE 8th Ave	Fort Lauderdale	8,346 SF Industrial/Warehouse	Sold: \$3,495,000 (\$418.76/SF)
15	900 NE 13th St	Fort Lauderdale	14,838 SF Industrial/Warehouse	Sold: \$2,900,000 (\$195.44/SF)
16	1115-1123 NE 9th Ave	Fort Lauderdale	11,000 SF Industrial/Warehouse	Part of Multi-Property Sale: \$1,675,000 (\$152.27/SF)
17	527 SW 21st Ter	Fort Lauderdale	7,028 SF Industrial/Warehouse	Sold: \$1,225,000 (\$174.30/SF)

















# EXCLUSIVELY MARKETED BY:

## ABOUT ME:

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Commercial Sales and Leases. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment sales and leases services. I am the perfect fit to help you buy or sell in Commercial Real Estate and development projects. I'm a member of CCIM, ICSC, NAOIP, working with investors and developers for their projects, acquisitions and dispositions of their properties.

I provide assistance to Investors, Owners User buyers, tenants and Landlords inquiring services to lease, purchase or land development projects for their Retail, Industrial, Multi-Family and Medical Offices. I can assist them for Financial & Market Analysis, value add opportunities, market research and Professional Marketing Solutions for the listings with advance marketing techniques and negotiation skills to facilitate transactions.



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## PROFESSIONAL PROFILE

GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012 Sisli Technical School Electric and Electronic - Istanbul Turkey 2003 Previously employed at Stiles Machinery as Electronic Technician Acquired Real Estate Sales Associates since 2014 Member of Orlando Regional Realtor Association (ORRA) Member of Florida Association of Realtors (FAR) Member of National Association of Realtors (NAR) Member of Business Brokers of Florida (BBF) Member of Certified Commercial Investment Member (CCIM) Certification Completion of CI 101 Financial Analysis Class of CCIM (2020) Certification Completion of CI 102 Market Analysis Class of CCIM (2020) Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium Properties R.E Services Branch Manager of Dr Phillips Orlando Office since 2017. Assisting Agents to prepare contracts, negotiate in transactions, analyzing properties Financial and Market Aspects. Scheduling trainings and sales meetings, motivating the team and recruiting new Sales Associates during continuing of Leasing and Selling Commercial Real Estates and Businesses

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