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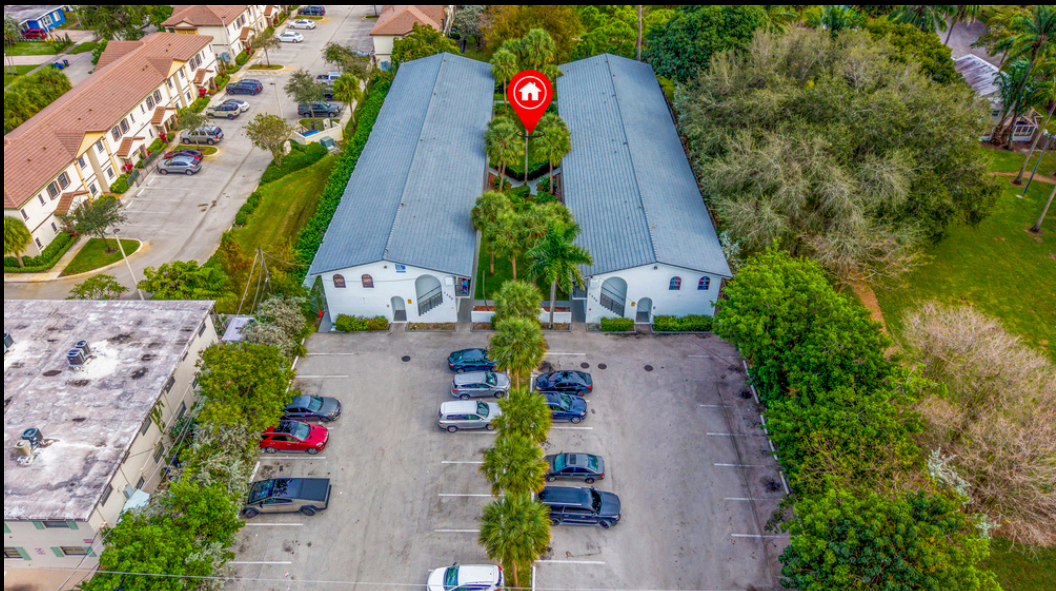
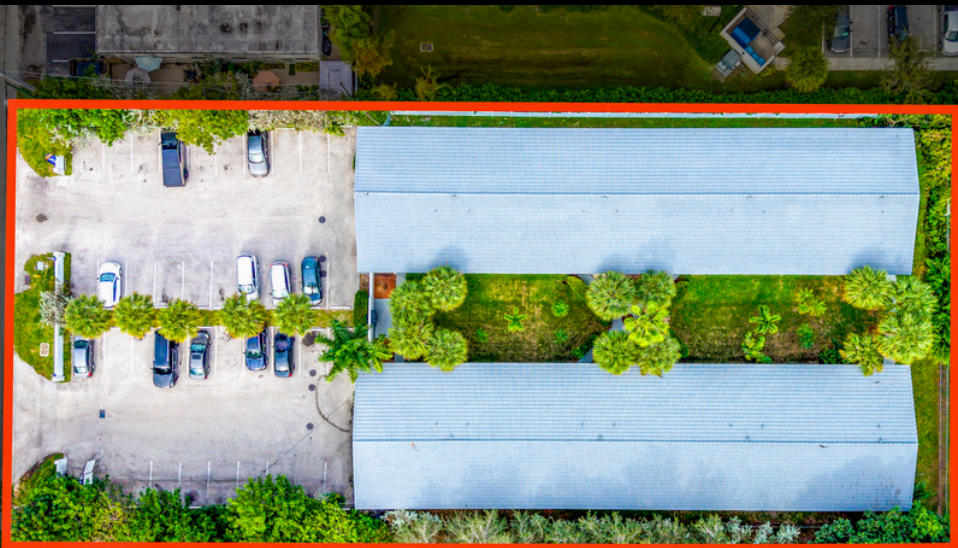
Market Overview

PROPERTY SUMMARY

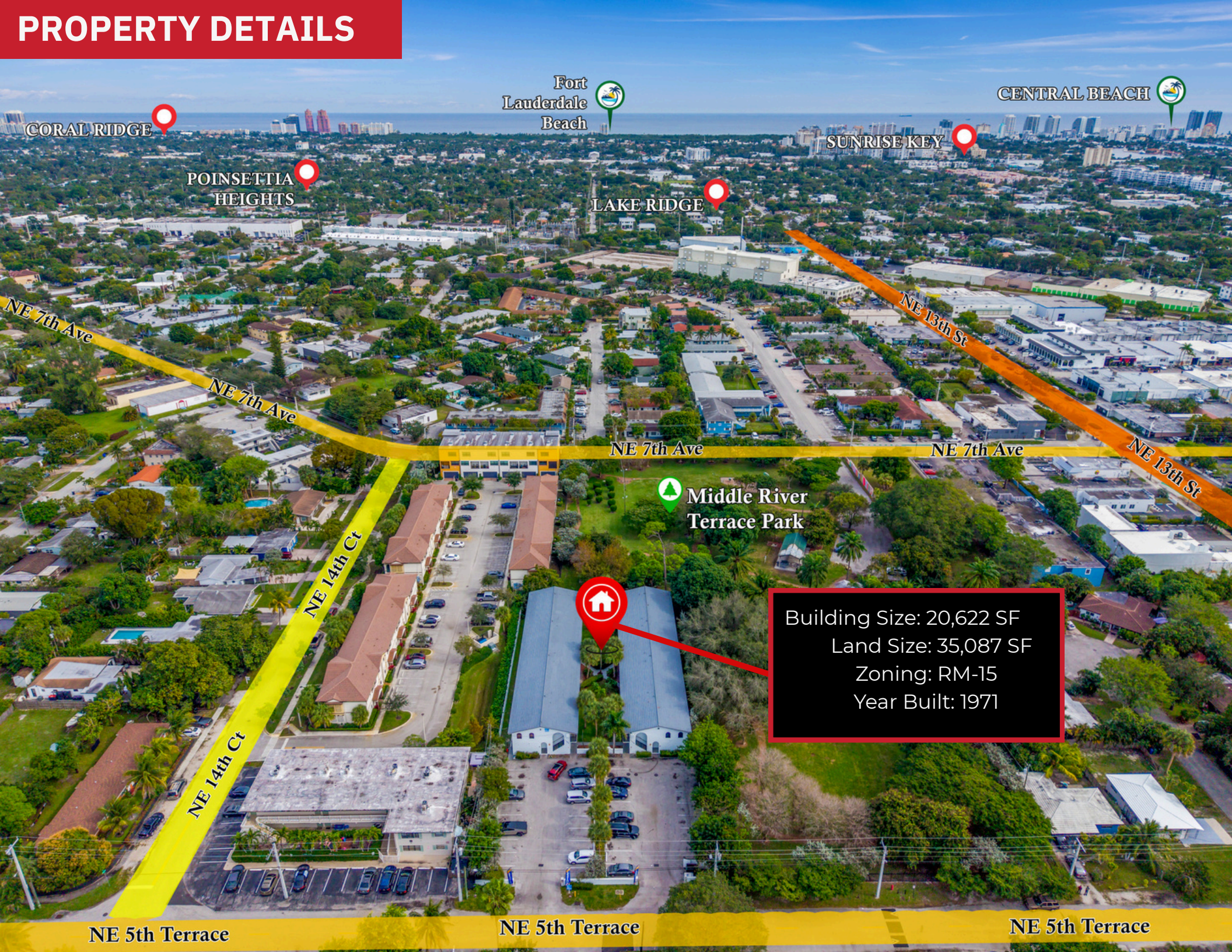
An aerial photograph of a residential property. In the foreground, there is a large, paved parking lot with several cars parked. To the left of the parking lot is a long, low-rise building with a flat roof. To the right of the parking lot is a row of palm trees. In the background, there are more residential buildings and a dense line of trees. The overall scene is a typical suburban or urban residential area.

PROPERTY SUMMARY

Outstanding investment opportunity to acquire two multifamily buildings located at 1350 NE 5th Terrace and 1400 NE 5th Terrace, Fort Lauderdale, FL 33304. Together, these two-story buildings consist of 28 well-maintained 2BD/1BA units with a combined 20,622 SF of living space on a 35,087 SF lot. The portfolio offers a strong proforma gross income of \$688,800 annually, making it an exceptional cash-flow asset in one of Fort Lauderdale's most desirable rental corridors. Prime location—just 3 minutes to Wilton Drive, 7 minutes to Downtown Fort Lauderdale, 9 minutes to Las Olas, 12 minutes to Fort Lauderdale Beach, and 15 minutes to Fort Lauderdale–Hollywood International Airport—ensuring excellent accessibility and long-term renter demand.



PROPERTY DETAILS



CORAL RIDGE

POINSETTIA
HEIGHTS

Fort
Lauderdale
Beach

CENTRAL BEACH

SUNRISE KEY

LAKE RIDGE

NE 7th Ave

NE 7th Ave

NE 13th St

NE 13th St

NE 7th Ave

NE 7th Ave

NE 14th Ct

NE 14th Ct

Middle River
Terrace Park

Building Size: 20,622 SF
Land Size: 35,087 SF
Zoning: RM-15
Year Built: 1971

NE 5th Terrace

NE 5th Terrace

NE 5th Terrace

FINANCIALS

ADD	UNIT	LAYOUT	Current	Pro Forma	Operating Expenses	Current	Pro Forma
1350	1	2BED/1BATH	\$1,875	\$2,050	Real Estate Taxes	\$103,956	\$117,000
1350	2	2BED/1BATH	\$2,050	\$2,050	Insurance (Hazard Ex-Wind)	\$36,000	\$36,000
1350	3	2BED/1BATH	\$1,875	\$2,050	Trash/Recycling	\$11,000	\$11,000
1350	4	2BED/1BATH	\$0	\$2,050	Water	\$22,000	\$22,000
1350	5	2BED/1BATH	\$0	\$2,050	Landscaping	\$2,400	\$2,400
1350	6	2BED/1BATH	\$0	\$2,050	Electric	\$1,000	\$1,000
1350	7	2BED/1BATH	\$1,950	\$2,050	Total Expenses	\$176,356	\$189,400
1350	8	2BED/1BATH	\$1,700	\$2,050	NOI	\$259,844	\$499,400
1350	9	2BED/1BATH	\$1,875	\$2,050	Cap Rate	4.00%	7.68%
1350	10	2BED/1BATH	\$1,875	\$2,050			
1350	11	2BED/1BATH	\$0	\$2,050			
1350	12	2BED/1BATH	\$1,775	\$2,050			
1350	13	2BED/1BATH	\$1,875	\$2,050			
1350	14	2BED/1BATH	\$0	\$2,050			
1400	1	2BED/1BATH	\$1,800	\$2,050			
1400	2	2BED/1BATH	\$0	\$2,050			
1400	3	2BED/1BATH	\$1,650	\$2,050			
1400	4	2BED/1BATH	\$0	\$2,050			
1400	5	2BED/1BATH	\$0	\$2,050			
1400	6	2BED/1BATH	\$1,825	\$2,050			
1400	7	2BED/1BATH	\$1,800	\$2,050			
1400	8	2BED/1BATH	\$1,800	\$2,050			
1400	9	2BED/1BATH	\$1,600	\$2,050			
1400	10	2BED/1BATH	\$1,725	\$2,050			
1400	11	2BED/1BATH	\$1,775	\$2,050			
1400	12	2BED/1BATH	\$1,650	\$2,050			
1400	13	2BED/1BATH	\$1,825	\$2,050			
1400	14	2BED/1BATH	\$2,050	\$2,050			
TOTAL			\$436,200	\$688,800			

MARKET OVERVIEW

Fort Lauderdale continues to stand out as one of South Florida's most active and resilient commercial real estate markets, driven by strong population growth, limited land availability, and sustained demand across industrial, multifamily, and retail sectors. Its proximity to Port Everglades, Fort Lauderdale-Hollywood International Airport, and major highways supports logistics and business expansion, while ongoing downtown and waterfront redevelopment fuels investor confidence. With rising rents, low vacancy in key asset classes, and steady in-migration, Fort Lauderdale remains a compelling market for both long-term investors and owner-users.



2,037,472
BROWARD
POPULATION



190,000
FORT. LAUDARDALE
POPULATION



\$76,000
AVG INCOME



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The background image shows a two-story white commercial building with arched windows and doorways. A blue car is parked in the foreground on the right. A large red 'X' is drawn over the bottom right corner of the image.

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