

25-ROOM HOSPITALITY GEM LOCATED DIRECTLY ACROSS FROM LAS OLAS BEACH



EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

Introducing Eden Hotel- a newly renovated, 25-room hospitality gem located directly across from Las Olas Beach in Fort Lauderdale, offering breathtaking access to the beautiful central beach just steps away. This prime property includes 17 studios, 7 one-bedroom units, and 1 two-bedroom unit, all fully updated with modern amenities, including fully equipped kitchens, TVs, high-speed internet, and central air conditioning.

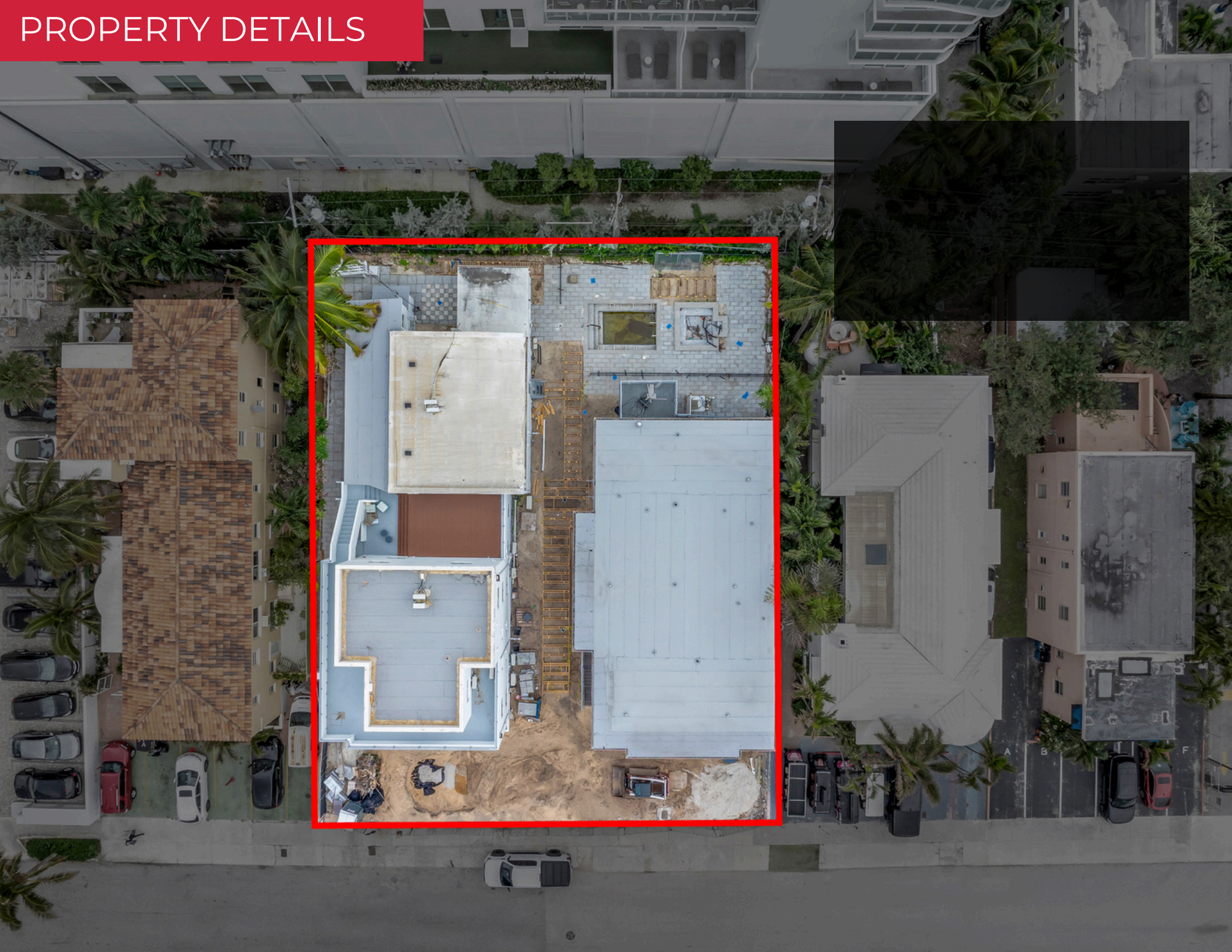
Guests can relax in the on-site pool and jacuzzi, with the added convenience of 10 designated parking spots. Positioned in a vibrant area near shopping, dining, and entertainment, Eden Hotel combines luxury and location. With 2025 income projections exceeding \$1M NOI and an 8%+ cap rate, this property presents an exceptional investment opportunity in one of South Florida's most sought-after locations. Don't miss out on this phenomenal performing hotel!



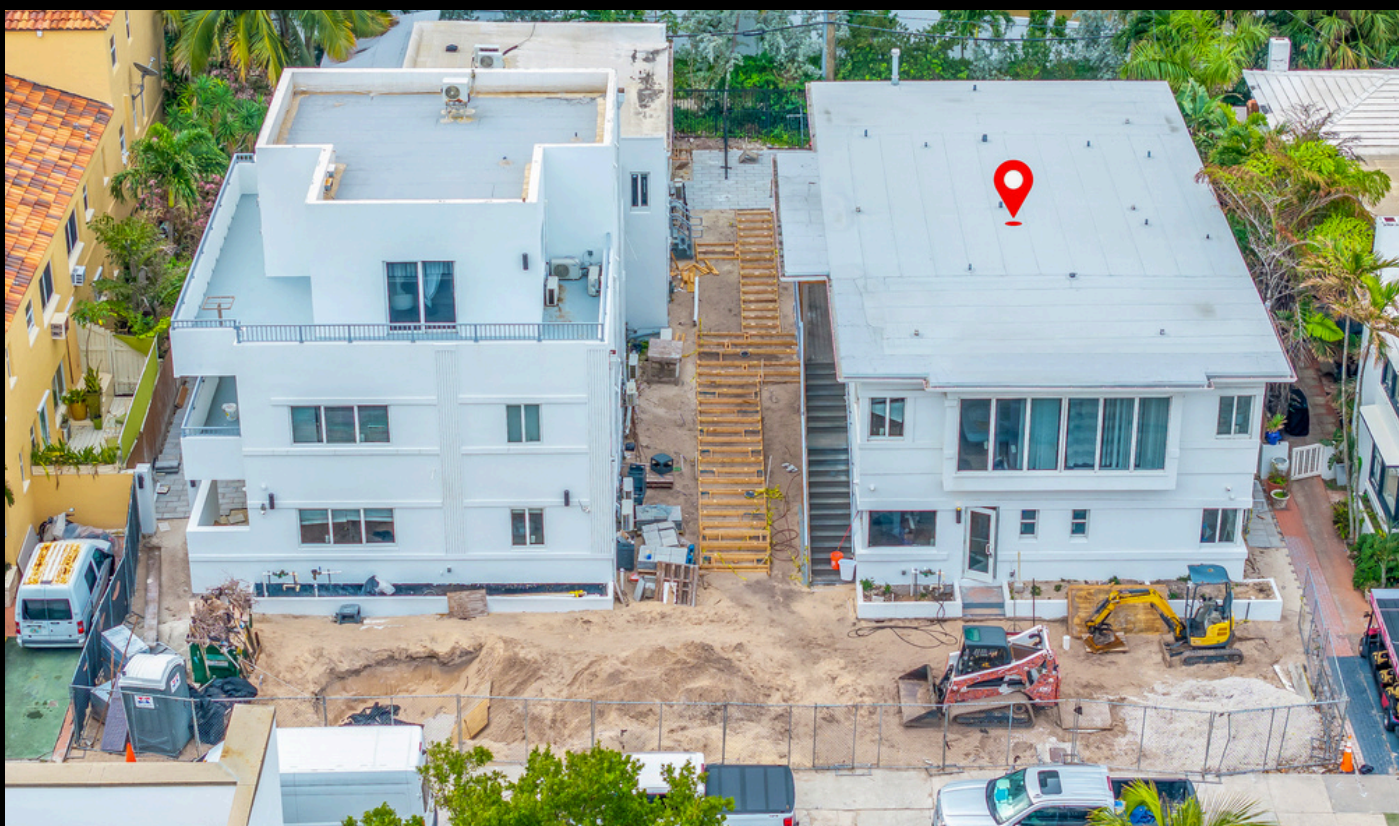
LOCATION MAP



PROPERTY DETAILS



EXTERIOR IMAGES



INTERIOR IMAGES



FINANCIALS

Income	Short Term Rental Projections
Unit 1 – Studio	\$4,859
Unit 2 - Studio	\$4,859
Unit 3 - Studio	\$4,859
Unit 4 - Studio	\$4,859
Unit 5 - Studio	\$4,859
Unit 6 - Studio	\$4,859
Unit 7- Studio	\$4,859
Unit 8- Studio	\$4,859
Unit 9- Studio	\$4,859
Unit 10- Studio	\$4,859
Unit 11- Studio	\$4,859
Unit 12- Studio	\$4,859
Unit 13- Studio	\$4,859
Unit 14- Studio	\$4,859
Unit 15- Studio	\$4,859
Unit 16- Studio	\$4,859
Unit 17- Studio	\$4,859
Unit 18- 1 bedroom	\$5,154
Unit 19- 1 bedroom	\$5,154
Unit 20- 1 bedroom	\$5,154
Unit 21- 1 bedroom	\$5,154
Unit 22- 1 bedroom	\$5,154
Unit 23- 1 bedroom	\$5,154
Unit 24- 1 bedroom	\$5,154
Unit 25- 2 bedroom	\$5,890

Gross Income \$1,494,852

Operating Expenses

Real Estate Taxes	\$216,000
Management	\$160,000
Insurance	\$70,000
Water & Sewer	\$2,520
Gas	\$1,740
Maintenance & Repairs	\$6,000
Electric	\$14,400
Trash	\$1,440
Landscaping /Pool Service	\$7,000
Total Expenses	\$479,100
Net Operating Income	\$1,015,752
Cap Rate	8.46%



MARKET OVERVIEW

La Olas Beach in Fort Lauderdale is a prime location that combines the allure of beautiful sandy shores with an upscale, dynamic atmosphere. As the city continues to grow and attract both tourists and young professionals, the demand for residential properties in this area is rising. Investing in multifamily units near La Olas Beach offers a unique opportunity to tap into the flourishing rental market driven by the area's lifestyle appeal, proximity to the beach, and vibrant dining and entertainment scene. With its strong potential for high occupancy rates and future development, Las Olas Beach is an excellent spot for investors seeking long-term returns and a stable income stream.



190,000+

PEOPLE WITHIN 3 MILES



60,000+

EMPLOYEES WITHIN 3 MILES



\$80,000+

AVERAGE HOUSEHOLD INCOME



DEVELOPMENTS IN THE AREA

A



The St. Regis Resort and Residences
801 Seabreeze Blvd
5 Towers

B



Pier Sixty-Six
2301 SE 17th St
92 New Luxury Condos

C

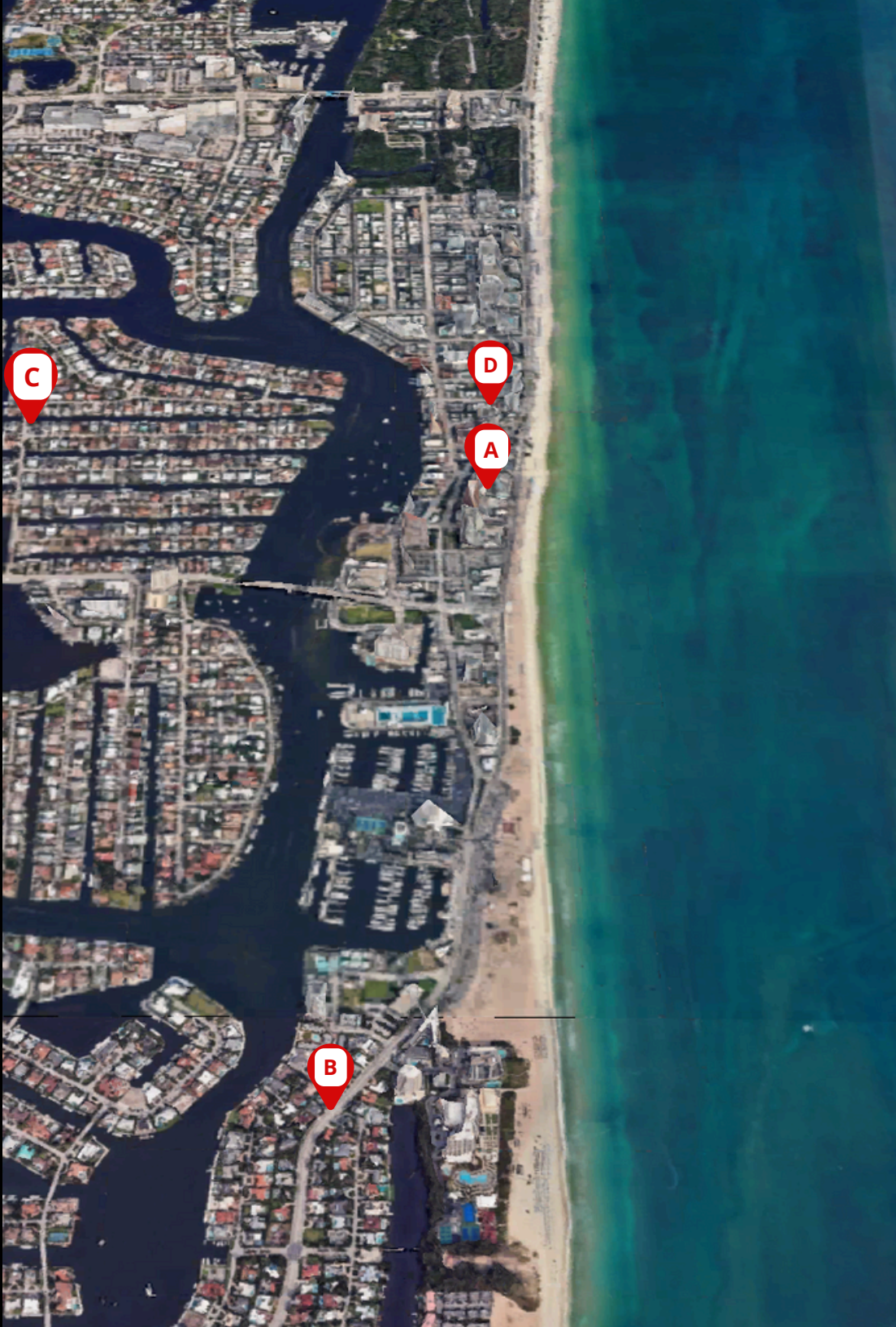


FATVillage
521 NW 1st Ave
5.6-Acres
Retail, Residential

D



Eden Hotel
3020/3024 Seville St
25-rooms



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