

OFFERING MEMORANDUM

16-Unit Fort Lauderdale Beach Motel

4117 N Ocean Blvd
Fort Lauderdale FL 33308



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16-Unit Fort Lauderdale Beach Motel

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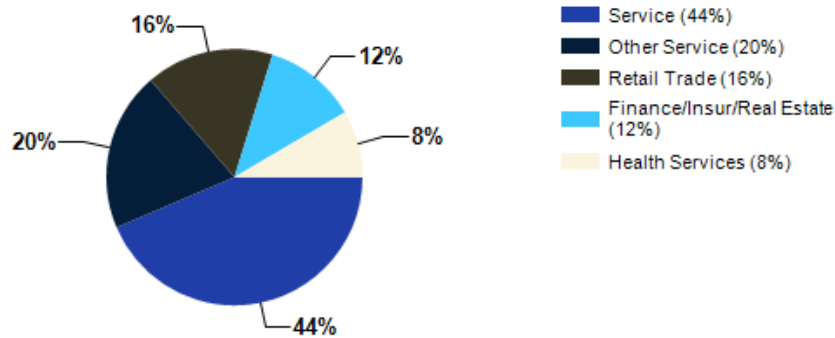
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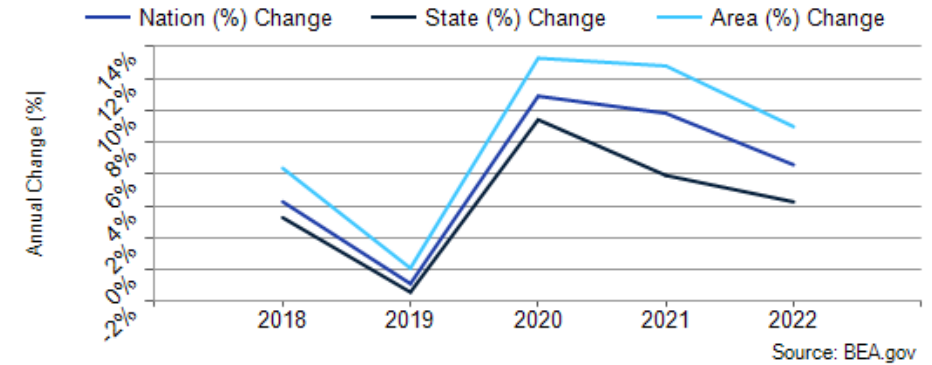
Major Industries by Employee Count



Largest Employers

Galt Ocean Marketplace	Approximately 1,000 employees
Winn-Dixie	Approximately 500 employees
CVS Pharmacy	Approximately 300 employees
McDonald's	Approximately 200 employees
Flagstar Bank	Approximately 150 employees
Walgreens	Approximately 100 employees
Speedway	Approximately 50 employees
Master Ba's Hot Pot & BBQ	Approximately 30 employees

Broward County GDP Trend



OFFERING SUMMARY

ADDRESS	4117 N Ocean Blvd Fort Lauderdale FL 33308
COUNTY MARKET	broward
SUBMARKET	Fort Lauderdale
LAND ACRES	Fort Lauderdale beach
TOTAL ROOMS	.30
LAND SF	16
YEAR BUILT APN	13,108 SF
	1967
	49-43-19-03-0470

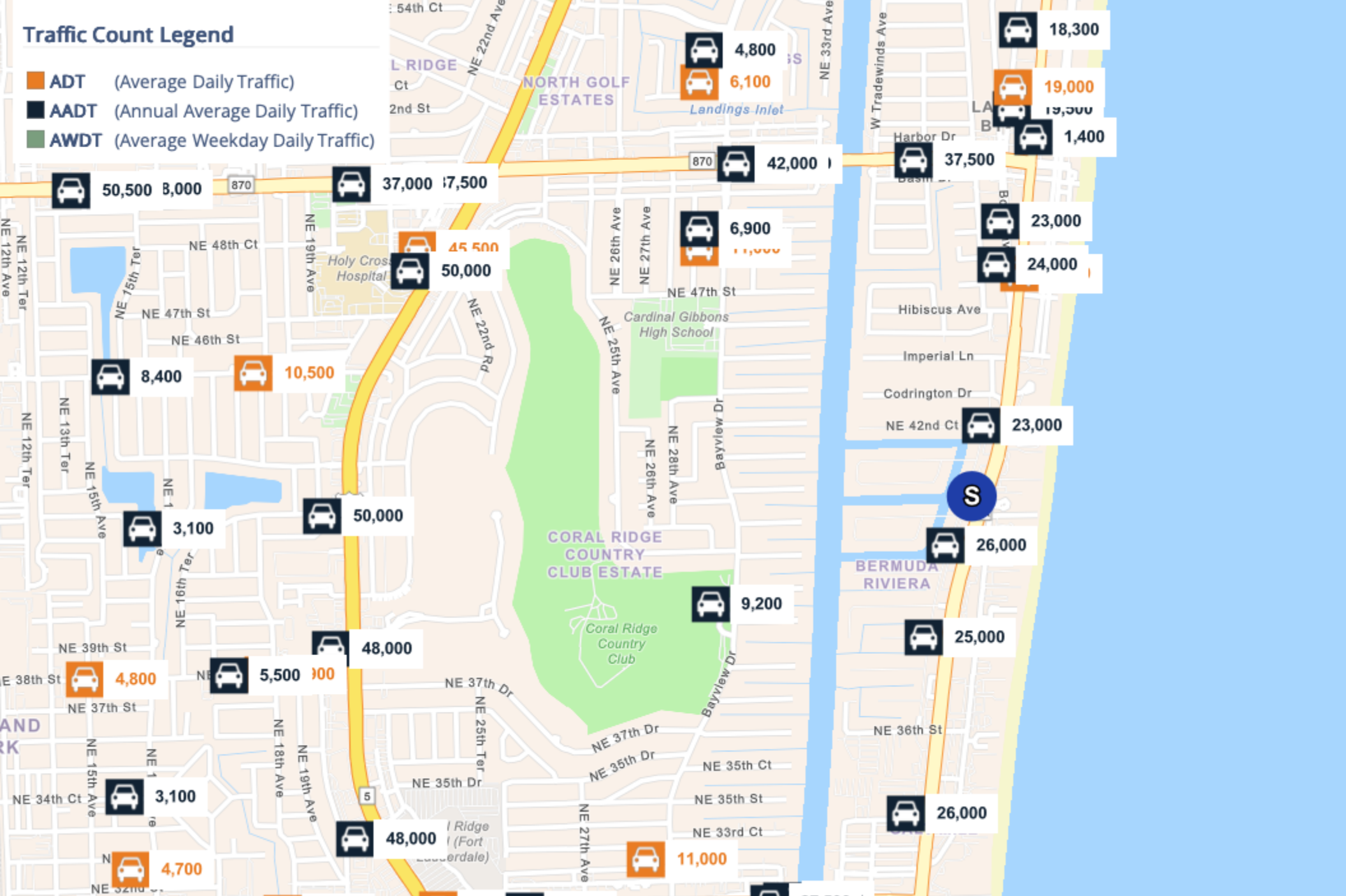
FINANCIAL SUMMARY

PRICE	\$4,400,000
PRICE PER KEY	\$275,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	12,568	89,091	221,685
2026 Median HH Income 2026	\$110,003	\$101,541	\$94,082
Average HH Income	\$189,786	\$160,405	\$145,629

Traffic Count Legend

- ADT** (Average Daily Traffic)
- AADT** (Annual Average Daily Traffic)
- AWDT** (Average Weekday Daily Traffic)



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Traffic Counts | 16-Unit Fort Lauderdale Beach Motel



PROPERTY FEATURES

TOTAL ROOMS	16
LAND SF	13,108
LAND ACRES	.30
YEAR BUILT	1967
# OF PARCELS	1
ZONING TYPE	RMH-25
BUILDING CLASS	c
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	15
PARKING RATIO	1.13 spaces per 1,000 SF
SUBTERRANEAN PARKING	no
ROOMS FOR SALE	16

MECHANICAL

HVAC	Wall/Window A/C Units
ELECTRICAL / POWER	8 Electric Meters

CONSTRUCTION

EXTERIOR	Garden-Style / Exterior Corridor
PARKING SURFACE	Surface Parking

AMENITIES

POOL	Outdoor Swimming Pool
WIFI	Complimentary Wi-Fi



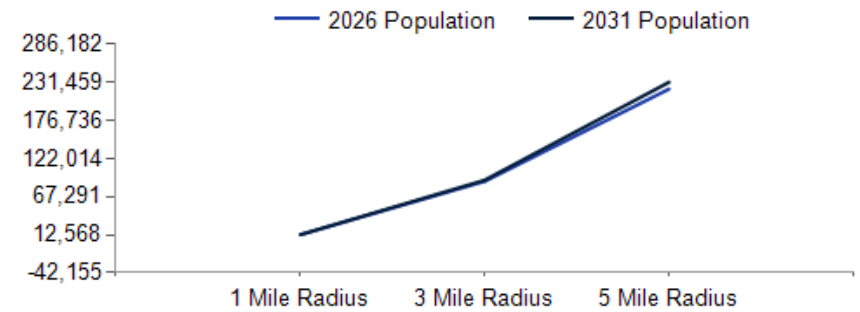
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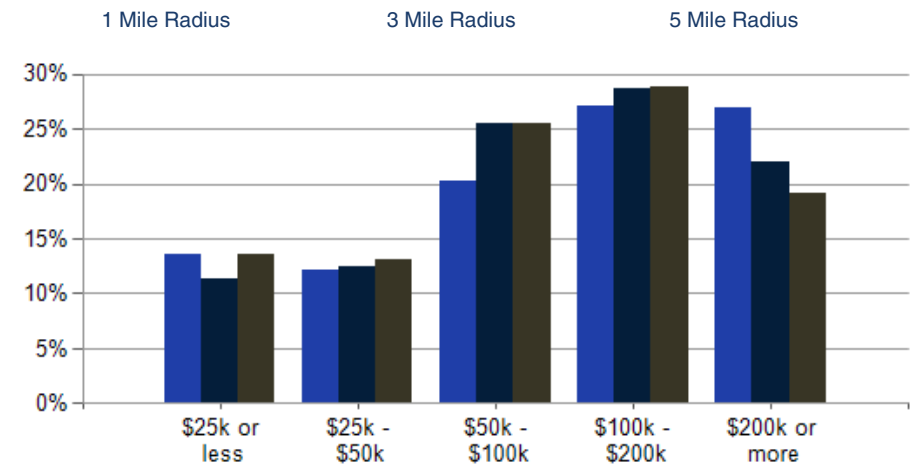
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,472	85,534	197,435
2010 Population	12,864	82,195	191,281
2026 Population	12,568	89,091	221,685
2031 Population	12,628	90,979	231,459
2026 African American	224	6,506	42,709
2026 American Indian	17	280	964
2026 Asian	353	2,330	5,200
2026 Hispanic	1,836	20,519	50,024
2026 Other Race	349	5,772	15,089
2026 White	10,069	60,243	125,135
2026 Multiracial	1,550	13,904	32,476
2026-2031: Population: Growth Rate	0.50%	2.10%	4.35%

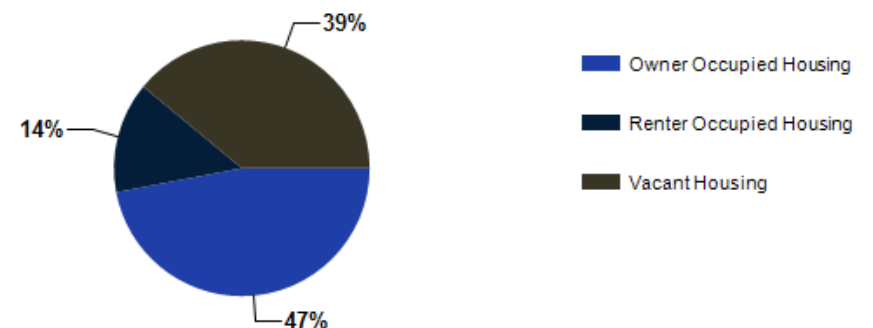
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	645	3,055	8,788
\$15,000-\$24,999	376	2,187	6,273
\$25,000-\$34,999	305	1,938	5,269
\$35,000-\$49,999	608	3,825	9,299
\$50,000-\$74,999	821	6,960	16,929
\$75,000-\$99,999	704	4,867	11,486
\$100,000-\$149,999	1,159	8,330	21,282
\$150,000-\$199,999	888	5,018	10,931
\$200,000 or greater	2,032	10,245	21,327
Median HH Income	\$110,003	\$101,541	\$94,082
Average HH Income	\$189,786	\$160,405	\$145,629



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

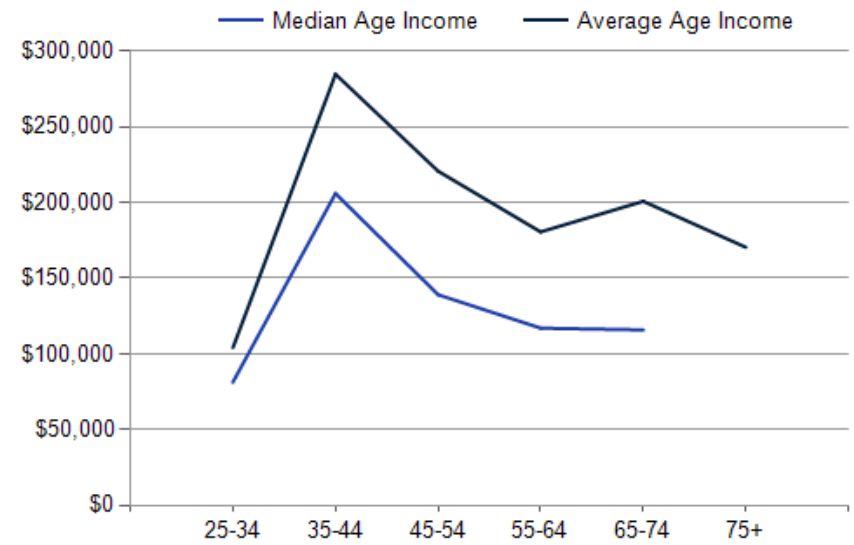
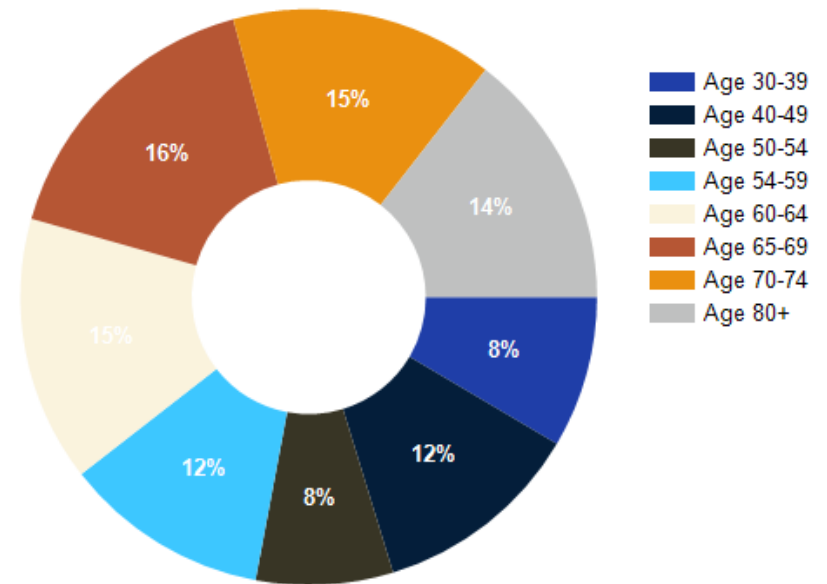


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	335	4,756	14,670
2026 Population Age 35-39	423	5,286	15,304
2026 Population Age 40-44	491	5,568	14,766
2026 Population Age 45-49	559	5,105	13,340
2026 Population Age 50-54	685	6,092	14,555
2026 Population Age 55-59	1,027	7,348	16,767
2026 Population Age 60-64	1,331	8,479	18,497
2026 Population Age 65-69	1,461	7,916	16,895
2026 Population Age 70-74	1,314	6,510	13,865
2026 Population Age 75-79	1,292	5,595	11,370
2026 Population Age 80-84	973	3,656	7,281
2026 Population Age 85+	942	3,349	6,636
2026 Population Age 18+	11,571	78,156	190,461
2026 Median Age	64	54	48
2031 Median Age	66	54	49

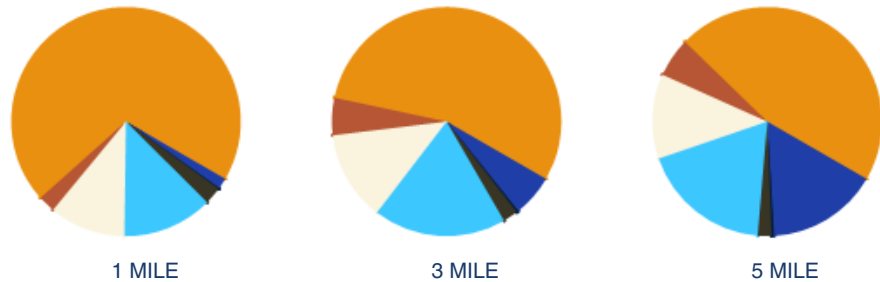
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,262	\$84,626	\$95,578
Average Household Income 25-34	\$104,050	\$104,095	\$113,314
Median Household Income 35-44	\$205,962	\$136,094	\$100,145
Average Household Income 35-44	\$284,800	\$208,628	\$164,123
Median Household Income 45-54	\$139,097	\$116,919	\$109,339
Average Household Income 45-54	\$220,740	\$184,549	\$164,984
Median Household Income 55-64	\$116,992	\$117,820	\$109,569
Average Household Income 55-64	\$180,579	\$164,977	\$152,724
Median Household Income 65-74	\$115,795	\$90,683	\$85,452
Average Household Income 65-74	\$200,787	\$157,228	\$149,901
Average Household Income 75+	\$170,377	\$141,222	\$128,260

Population By Age



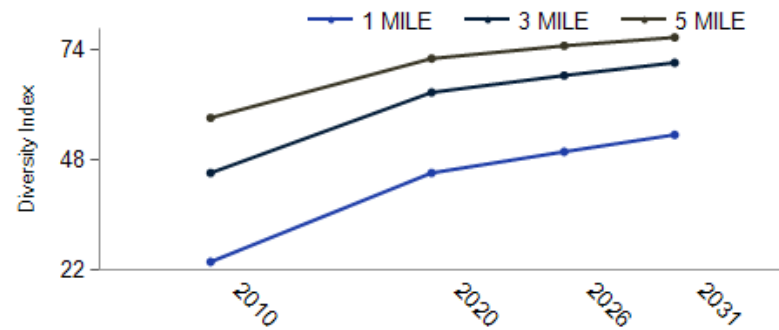
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	54	71	77
Diversity Index (current year)	51	68	75
Diversity Index (2020)	45	64	72
Diversity Index (2010)	24	45	58

POPULATION BY RACE



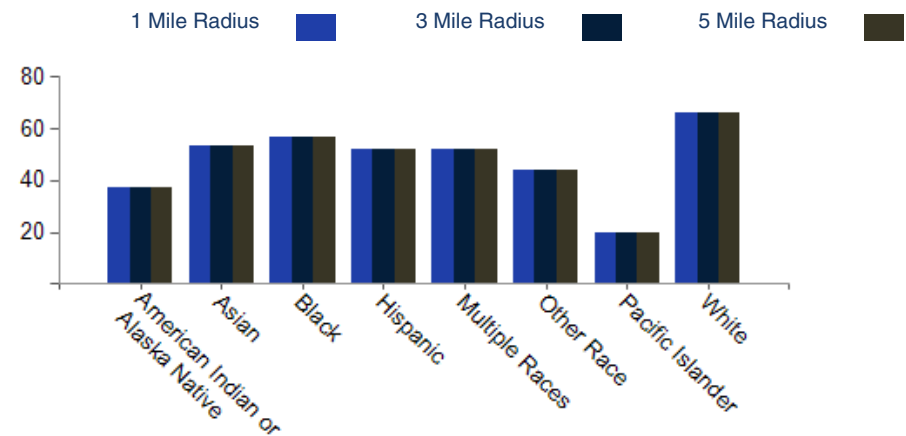
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	6%	16%
American Indian	0%	0%	0%
Asian	2%	2%	2%
Hispanic	13%	19%	18%
Multiracial	11%	13%	12%
Other Race	2%	5%	6%
White	70%	55%	46%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	41	38
Median Asian Age	54	46	43
Median Black Age	57	38	36
Median Hispanic Age	52	41	38
Median Multiple Races Age	52	43	41
Median Other Race Age	44	38	36
Median Pacific Islander Age	20	44	46
Median White Age	66	59	57

2026 MEDIAN AGE BY RACE





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Broker

Trustpoint Realty is a commercial real estate brokerage serving Monroe, Miami-Dade, Broward, and Palm Beach Counties. The team focuses on commercial real estate opportunities including retail centers, warehouses, industrial properties, office buildings, mixed-use projects, and apartment buildings. With over \$100 million in transaction experience behind its leadership and advisors, the firm brings strong market knowledge and negotiation expertise to every deal.

The Trustpoint Realty team works closely with investors, business owners, landlords, and developers to identify opportunities and structure successful transactions. In addition to acquisitions and dispositions, the firm assists property owners with leasing their commercial spaces by connecting landlords with qualified tenants. The team actively markets available spaces, negotiates favorable lease terms, and helps owners maintain strong occupancy in their properties.

Trustpoint Realty has built a network of experienced brokers, marketing professionals, lenders, and trusted industry professionals who collaborate to support every transaction. The firm is committed to protecting its clients' interests and building long-term relationships through trust, transparency, and results. Put your trust in us at Trustpoint Realty.



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Advisor Profile | 16-Unit Fort Lauderdale Beach Motel

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