TOP MIAMI
REALTY

EXCLUSIVE OFFERING
MEMORANDUM

La Salle Park Condominiums

1700 NW 58th Terrace, Sunrise, FL 33313 | Bulk Portfolio Acquisition — 35 of 64 Units

$6,475,000	**35 / 64**	**100%**	**7.0%**	**2BD/2BA**
PORTFOLIO PRICE	UNITS OFFERED	OCCUPIED	GOING-IN CAP RATE	FULLY RENOVATED

Investment Summary

THE OFFERING

Top Miami Realty is pleased to present a rare bulk acquisition opportunity at **La Salle Park Condominiums**, a 64-unit garden-style community in Sunrise, Florida. The offering consists of **35 fully renovated, 2 bedroom / 2 bathroom units** (54.7% of the building), providing an investor immediate cash flow at a 7.0% going-in cap rate with a clear path to acquiring the remaining 29 units privately over time and building a full, controlling ownership position.

The portfolio is **100% occupied** and has been substantially renovated, including granite countertops, stainless steel appliances, updated flooring, and refreshed bathrooms — minimizing near-term capital expenditures. The building has completed its **40-year recertification**, and a new roof has been recently installed, resulting in a well-maintained asset with reduced deferred-maintenance liability. On-site amenities include a swimming pool and tennis/pickleball courts, supporting strong, consistent tenant demand.

La Salle Park entrance & monument signage

PROPERTY HIGHLIGHTS

- 64-unit condominium community; 35 units (54.7%) offered as a bulk portfolio sale
- All offered units are 2 Bed / 2 Bath and fully renovated
- 100% occupied at time of offering — immediate, in-place income
- Average in-place rent of $2,250/unit/month ($27,000/unit annually)
- 40-year building recertification complete; new roof recently installed
- HOA reserve fund of approximately $150,000 supporting financial stability
- On-site pool and tennis courts; landscaped grounds with ample parking
- Remaining 29 units can be acquired individually over time for full building control

Building exterior & resident parking

Financial Overview

$6,475,000	**$185,000**	**$945,000**	**$455,350**	**7.0%**	**7.7%**
PORTFOLIO PRICE	PRICE PER UNIT	GROSS ANNUAL RENT	NET OPERATING INCOME	GOING-IN CAP RATE	POTENTIAL CAP RATE*

PORTFOLIO FINANCIALS (PER UNIT / ANNUALIZED)

Income & Expense Item	Per Unit	35-Unit Portfolio
Gross Rental Income ($2,250/mo)	$27,000	$945,000
HOA Dues	($8,400)	($294,000)
Property Taxes (~2%)	($3,700)	($129,500)
Management & Other (~7%)	($1,890)	($66,150)
Net Operating Income	**$13,010**	**$455,350**

*Potential 7.7% cap rate reflects a modeled reduction in HOA dues from $700/mo to $600/mo per unit. Figures per listing data at lasalleparkcondos.com; buyers should independently verify all income and expense figures.

UNIT SNAPSHOT

Attribute	Detail
Unit Type	2 Bed / 2 Bath
Condition	Fully Renovated
Occupancy	100%
Avg. Rent / Unit	$2,250 / mo
Units Offered	35 of 64
Ownership Stake	54.7%

CAPITAL IMPROVEMENTS

— 40-year building recertification completed
— New roof recently installed
— Nearly all units renovated (granite, stainless, flooring)
— ~$150,000 HOA reserve fund on hand

LA SALLE PARK CONDOMINIUMS — 1700 NW 58TH TERRACE, SUNRISE, FL 33313

Business Plan & Return Projections

BUSINESS PLAN TIMELINE

TODAY	HOLD (YEAR 1–3)	VALUE-ADD
Acquire 35 renovated, fully occupied units for $6.65M total basis, inclusive of a $150K reserve contribution.	Collect in-place rents while stabilizing net operating income toward a projected $547,750 annually.	Acquire the remaining 29 units as available to build a fully controlled, 64-unit portfolio.

5-YEAR RENT GROWTH PROJECTION (PER UNIT / MONTH)

Year 0	Year 1	Year 2	Year 3	Year 4
$2,250	$2,318–$2,363	$2,387–$2,481	$2,459–$2,605	$2,532–$2,735

Based on a modeled 3–5% annual submarket rent growth rate.

MARKET FUNDAMENTALS

— **Migration Trends** — Sunrise/Broward County is a prime destination for new residents, sustaining rental demand

— **Housing Shortage** — South Florida housing demand outpaces supply, keeping units quickly leased

— **Rent Growth** — Submarket rents have averaged 3–5% annual growth

ILLUSTRATIVE EXIT SCENARIOS

Scenario	Exit Value	Profit	Equity Multiple
Simple Case (flat rates, 3% rent growth)	$8.40M	$1.75M	—
Conservative (rates to 4%, 3% rent growth)	$12.56M	$5.91M	3.32x
Optimistic (rates to 4%, 5% rent growth)	$14.47M	$7.82M	4.10x

SAMPLE LEVERAGED STRUCTURE

— 35% down payment — approximately $2,327,500

— 65% financing at 7% for 30 years — approximately $4,322,500

— Modeled cap rate of 8.24% and cash-on-cash return of 8.18% at stabilization

— Each 1% of cap rate compression adds approximately $6M in asset value

Illustrative only, based on a $6.65M total acquisition basis (portfolio price plus reserve contribution) and modeled financing terms. Not a guarantee of future performance.

SUNRISE, BROWARD COUNTY — A HIGH-DEMAND SOUTH FLORIDA RENTAL SUBMARKET

Property Gallery & Contact

KEY ADVANTAGES

- **Low Acquisition Cost** — priced well below replacement cost, a savvy basis relative to new construction
- **Immediate Income** — 100% occupancy across all 35 units generates cash flow from day one
- **Reduced Liability** — completed 40-year recertification eliminates major deferred-maintenance risk
- **Renovated Product** — nearly all units updated, minimizing near-term capital expenditure
- **Scalable Control** — bulk structure provides a path to acquiring the remaining 29 units over time

INTERIOR FINISHES



Renovated kitchen, living area, and bedroom finishes throughout the offered units

NEXT STEPS

01 REQUEST PACKAGE
Contact the listing advisor to receive the full offering package and financials.

02 TOUR THE ASSET
Schedule a property tour and review unit-level condition firsthand.

03 SUBMIT AN OFFER
Work with Top Miami Realty to structure and submit a competitive offer.

EXCLUSIVELY LISTED BY

Ruslana Dorotych
Top Miami Realty, Inc.

Cell: (786) 300-1504
Email: ruslana@topmiamirealty.com
www.topmiamirealty.com

3909 NE 163rd Street, #203
North Miami Beach, FL 33160