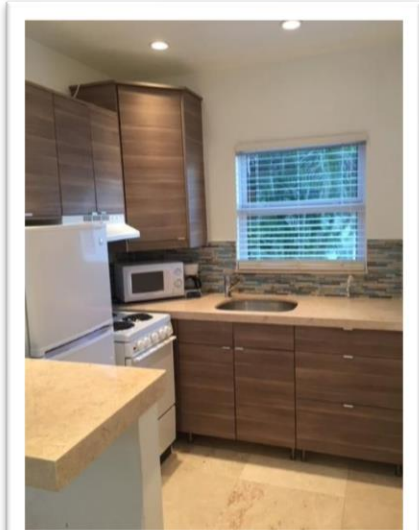
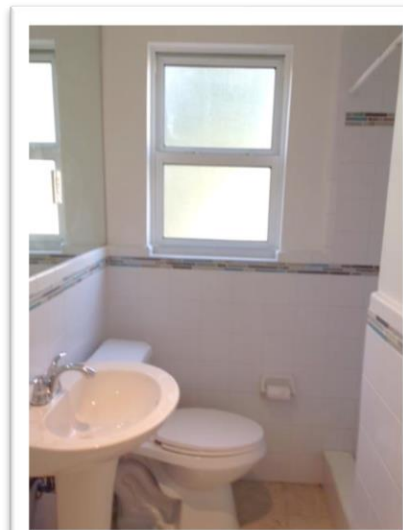
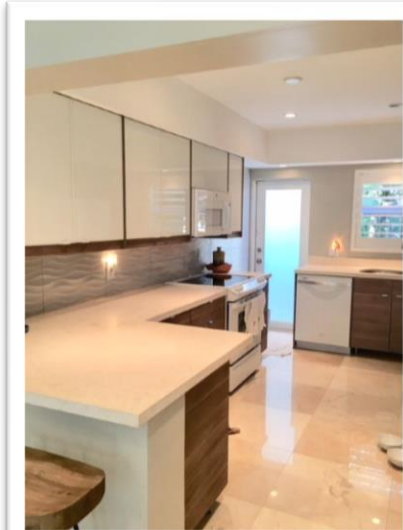
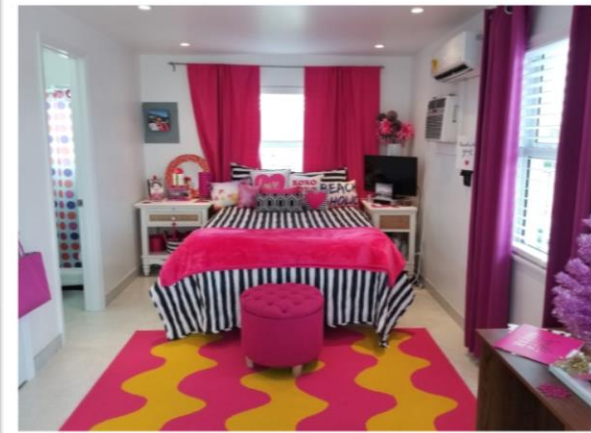


Exclusive Off Market Multi-Family/Hotel

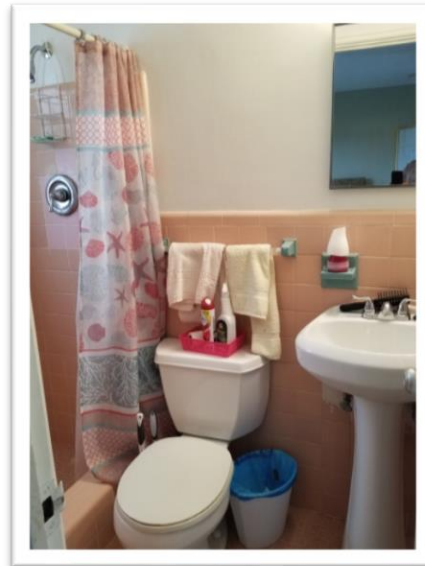
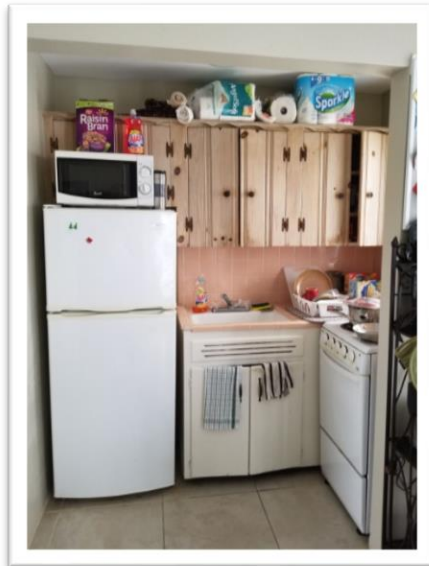
4549 Bougainvillea Drive
Lauderdale By The Sea



**9-Unit Multi-Family With A Hotel License. One Block From AIA.
Perfect For Vacation Rentals.
7 Of The 9 Units Have Been Fully Renovated**

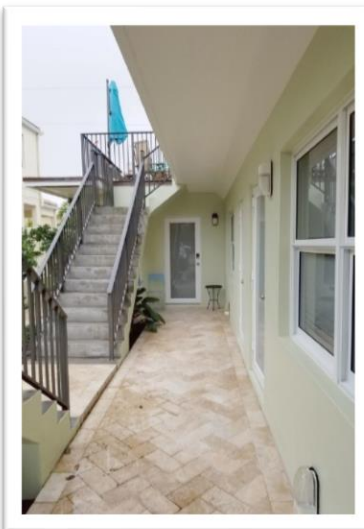
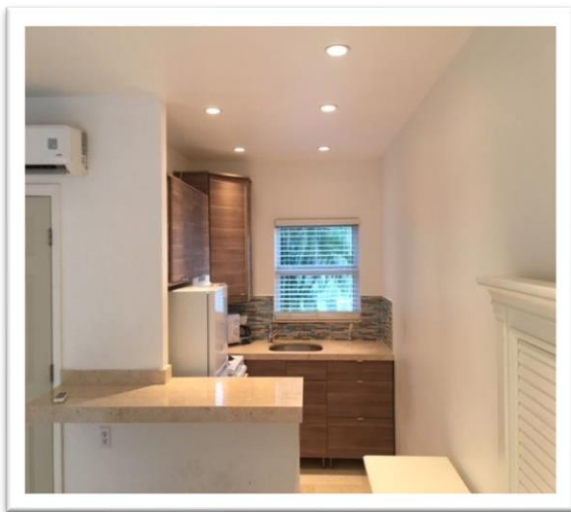
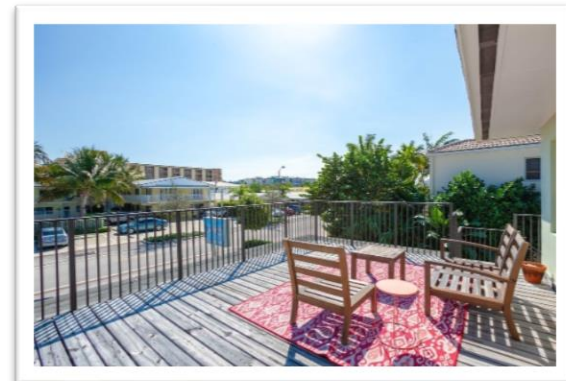
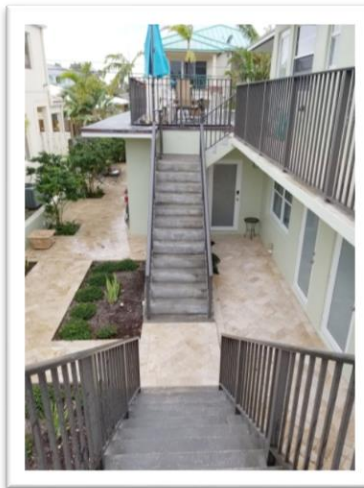


2-Additional Units Only Require Minor Renovations



Renovations Include:

Impact Windows & Doors, Updated Electric & Plumbing, Paver Walk-Ways, New Railings, New Wall Units, Recessed Lighting, Tankless Water Heaters, New Appliances



The Offering

- Located 3-Minutes From The Sandy Beaches.
- 5-Minute Walk To Local Restaurants, Bars, Grocery Stores & Out-Door Entertainment.
- Lauderdale By The Sea Is Located On A Barrier Island Between The Atlantic Ocean & The Intercoastal Waterway. Just East Of Ft. Lauderdale & South Of Pompano Beach.
- Known For Its Mid Century Style Hotels, Snowbirds From Canada & The U.S. Call This Home From December To May.
- Recognized By The Florida Legislature In 2016 For Its Near Shore Coral Reefs, This Town Is Best Known As The Beach Diving Capital Of Florida.
- Listed As Florida's Archaeological Underwater Preserve & The National Register of Historic Places.

Offering Summary

| | |
|----------------|--|
| Address: | 4549 Bougainvilla Drive, Lauderdale By The Sea, FL |
| Building Size: | 3,049 Square Feet |
| Lot Size: | 5,923 Square Feet |
| Occupancy: | 100% |
| Zoning: | Multi-Family – Less Than 10 Units. Currently Listed As 7 Units But Building Was Modified To Include 9-Units. |
| 2018 Taxes: | \$10,660 |
| Licenses: | Hotel |
| Tenancy: | Month To Month/Vacation Rentals |
| Financials: | See Next Page |

Offering Summary – Income

| Unit #: | Current Rent: | Annual Income: | Pro-Forma Monthly | Pro-Forma Annual Income | Vacation Rental Monthly Pro Forma | Mo/Mo Plus Vacation Income |
|------------------------|----------------|------------------|-------------------|-------------------------|-----------------------------------|----------------------------|
| 1-Studio | \$1,200 | \$14,400 | \$1,200 | \$14,400 | \$3,000 | \$32,400 |
| 2-Studio | \$1,200 | \$14,400 | \$1,200 | \$14,400 | \$3,000 | \$32,400 |
| 3-Studio | \$975 | \$11,700 | \$1,200 | \$14,400 | \$3,000 | \$32,400 |
| 4-1-Bed. | Own/Occup | \$0 | \$1,700 | \$20,400 | \$4,500 | \$47,400 |
| 5-Studio | \$875 | \$10,500 | \$1,000 | \$12,000 | \$2,400 | \$26,400 |
| 6-Studio | \$950 | \$11,400 | \$1,000 | \$12,000 | \$2,400 | \$26,400 |
| 7-Studio | \$1,050 | \$12,600 | \$1,150 | \$13,800 | \$3,000 | \$31,800 |
| 8-Studio | \$975 | \$11,700 | \$1,150 | \$13,800 | \$3,000 | \$31,800 |
| 9-Studio | <u>\$1,100</u> | <u>\$13,200</u> | <u>\$1,150</u> | <u>\$13,800</u> | <u>\$3,000</u> | <u>\$31,800</u> |
| Total: | \$8,325 | \$99,900 | \$10,750 | \$129,000 | \$27,600 | \$292,800 |
| <u>Laundry:</u> | <u>\$250</u> | <u>\$3,000</u> | <u>\$250</u> | <u>\$3,000</u> | | |
| Gross Rev: | \$8,575 | \$102,900 | \$11,000 | \$132,000 | \$27,600 | \$292,800 |

Offering Summary - Financials

Disclaimers (Previous Page)

- Yellow Shade indicates \$100/night, 30-day rental period
- Blue Shade indicates \$150/night, 30-day rental period
- Burgundy Shade indicates \$90/night, 30-day rental period
- Purple Shade indicates \$80/night, 30-day rental period
- Vacation rental units will typically rent from December to the end of March, roughly 95% of the time, leaving room for 'turn-over' days. The owner just rented his 1-bedroom unit on HomeAway.com for \$3,200/month from January to April 1st. Previously, he had 2 bookings totaling 23 nights at \$110/night (\$2,600).

Offering Summary – Expenses

| Expenses: | Monthly: | Annual: | Misc: |
|---------------|-------------------|-----------------|-----------------------------|
| Electric: | \$275.00 | \$3,300 | |
| Water: | \$165.00 | \$1,980 | |
| Cable: | \$0 | \$0 | |
| Maintenance: | \$0 | \$0 | |
| Insurance: | \$458.33 | \$5,500 | Liability/Bld/Fire/ Wind |
| Taxes: | <u>\$888.33</u> | <u>\$10,660</u> | |
| Total: | \$1,786.66 | \$21,440 | |
| | | | |

Offering Summary – NOI/Cap Rate

| | Current: | Pro-Forma | Mo/Mo + Vacation Rental |
|--------------------|-----------------|------------------|-------------------------|
| Income: | \$102,900 | \$132,000 | \$292,800 |
| Expenses: | <u>\$21,440</u> | <u>\$21,440</u> | <u>\$31,154</u> |
| Net Income: | \$81,460 | \$110,560 | \$261,646 |
| *Cap Rate | 4.65% | 6.32% | 15% |
| **Cap Rate | 4.79% | 6.50% | 15.56% |
| | | | |
| * Sales Price | \$1,750,000 | | |
| ** Sales Price | \$1,700,000 | | |

Contact Information:

Exclusively Listed By:

Ronald H. Platt, Broker Associate

The PLATTinum Team

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