

EXCLUSIVELY LISTED

ASTRA



740

2023

OFFERING MEMORANDUM



ABOUT US

Welcome to ASTRA - a real estate supernova.

ASTRA is a full-service firm with an ingrained passion for the real estate industry. Initially, we invested our own resources and honed our skills to become industry leaders. As our portfolio expanded, we recognized the opportunity to share our extensive knowledge and practical approach with other investors.



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Financial Metrics

Detailed income & expenses plus analysis.

Investment Summary

740 NW 4 Ave, Fort Lauderdale is a unique opportunity to own a 4 unit working investment in a bustling urban-core.

Progresso, and the nearby Flagler Village are the main areas outside of downtown Fort Lauderdale that are exploding with development, with 5 large 100+ units being developed within 4 blocks of the property.

All units in the building are large 2 Bedroom and 1 bath with private backyards, with a brand new roof, upgraded units, reduced insurance rate due to hurricane impact doors & windows, AC mini-split systems, new stainless steel appliances, and updated landscaping.

Enjoy a strong cashflow right from the start and let the property appreciate.



740 NW 4TH AVE, FORT LAUDERDALE

A unique opportunity to own
a working investment in a
developing urban core.

Price: \$1,095,000

UNIT MIX

- (4) Two Bedroom one Bath Units, each with its own private backyard and in unit W/D.

PROPERTY HIGHLIGHTS

- 40 year certification NOT required.
- Roof from October 2023.
- Hurricane Impact Door & Windows.
- Mini-Split Ac System.
- Stainless Steel Appliances.
- Upgraded Landscaping.

FINANCIAL SUMMARY

- NOI: \$69,165
- Cap Rate: 6.31%

LOCATION HIGHLIGHTS

- Within 1 Block of Thrive [Progresso Development](#)(click).
- Walking Distance to [Sistrunk Market Place](#).
- Walking Distance to Flagler Village and [new developments on sistrunk](#).

EXTERIOR PHOTOS

A glimpse from the outside.



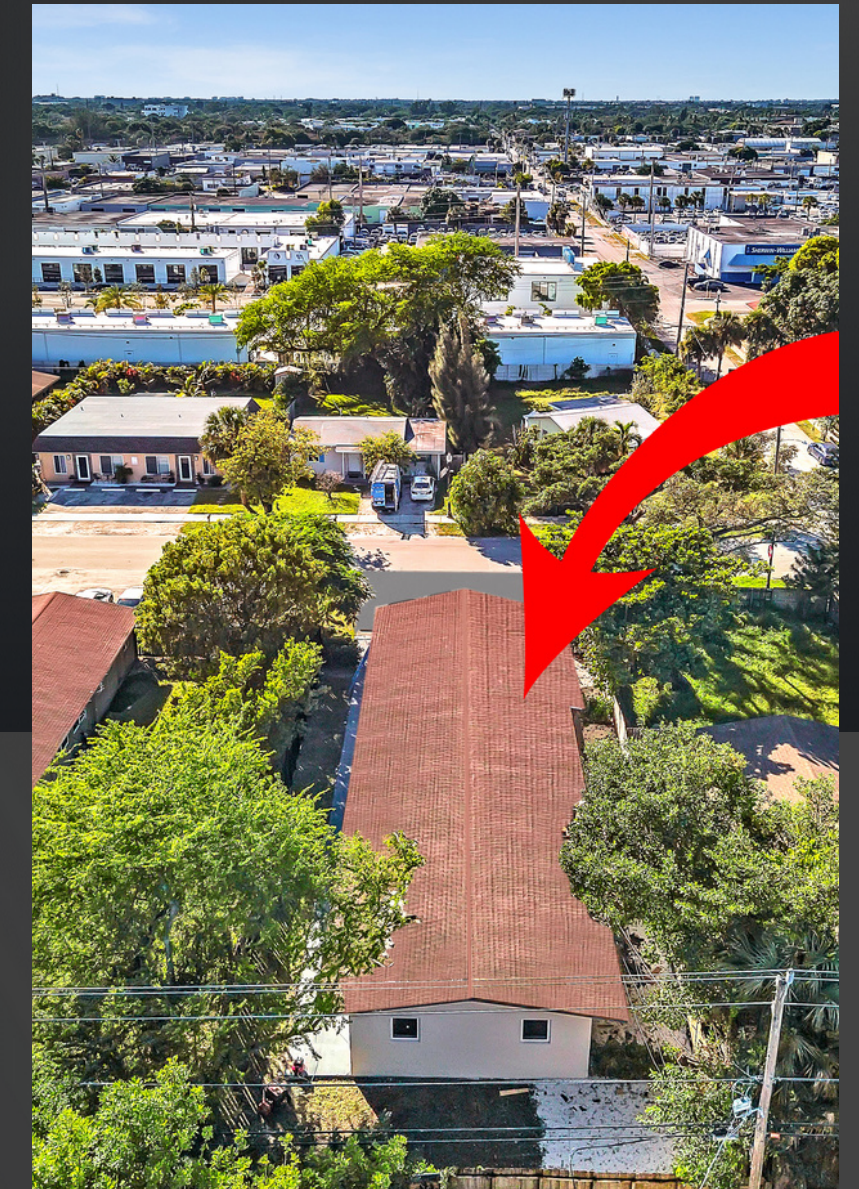
SIDE



FRONT



BACKYARDS



AERIAL

INTERIOR PHOTOS

A peak inside.



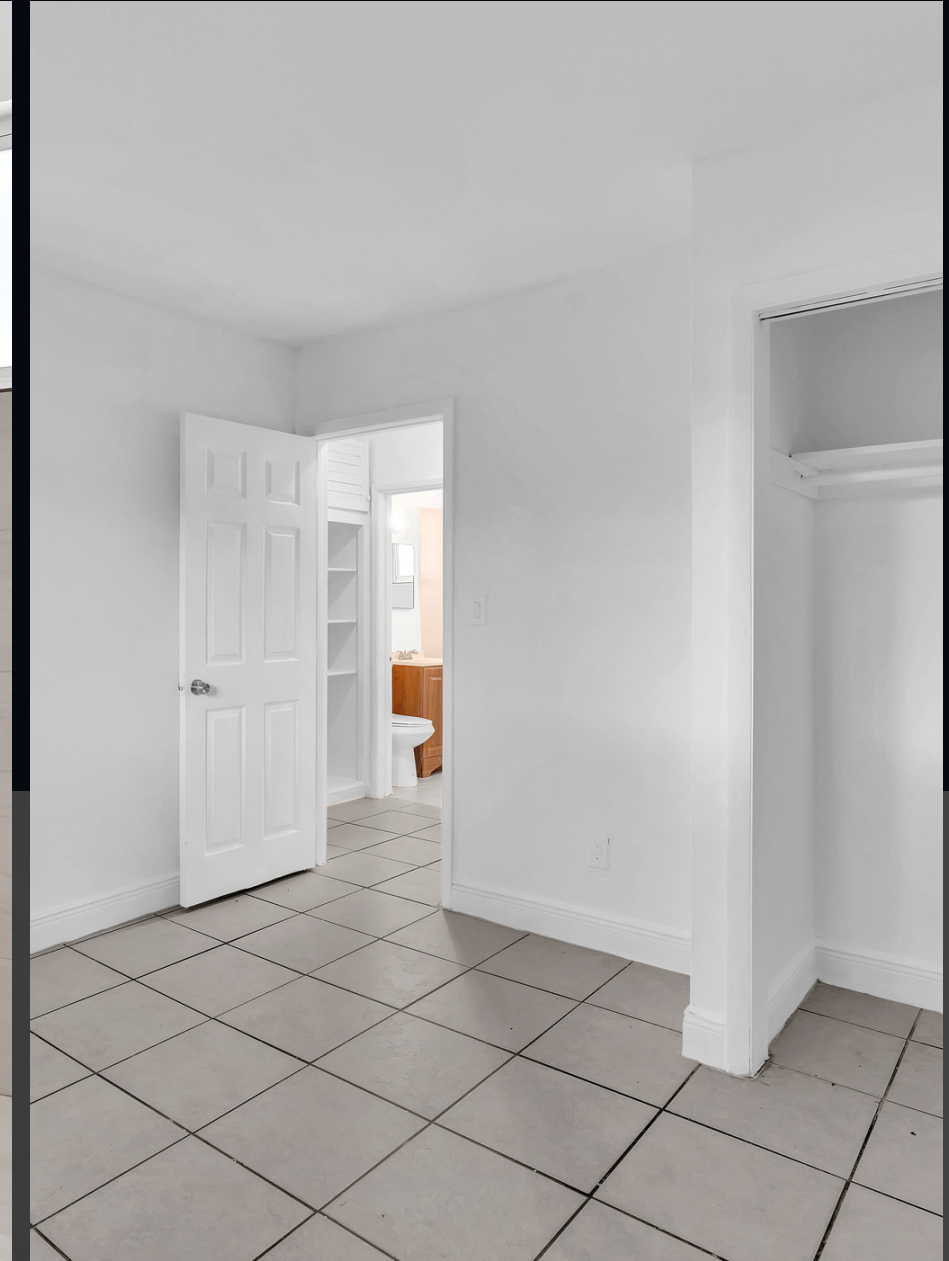
LIVING ROOM



KITCHEN



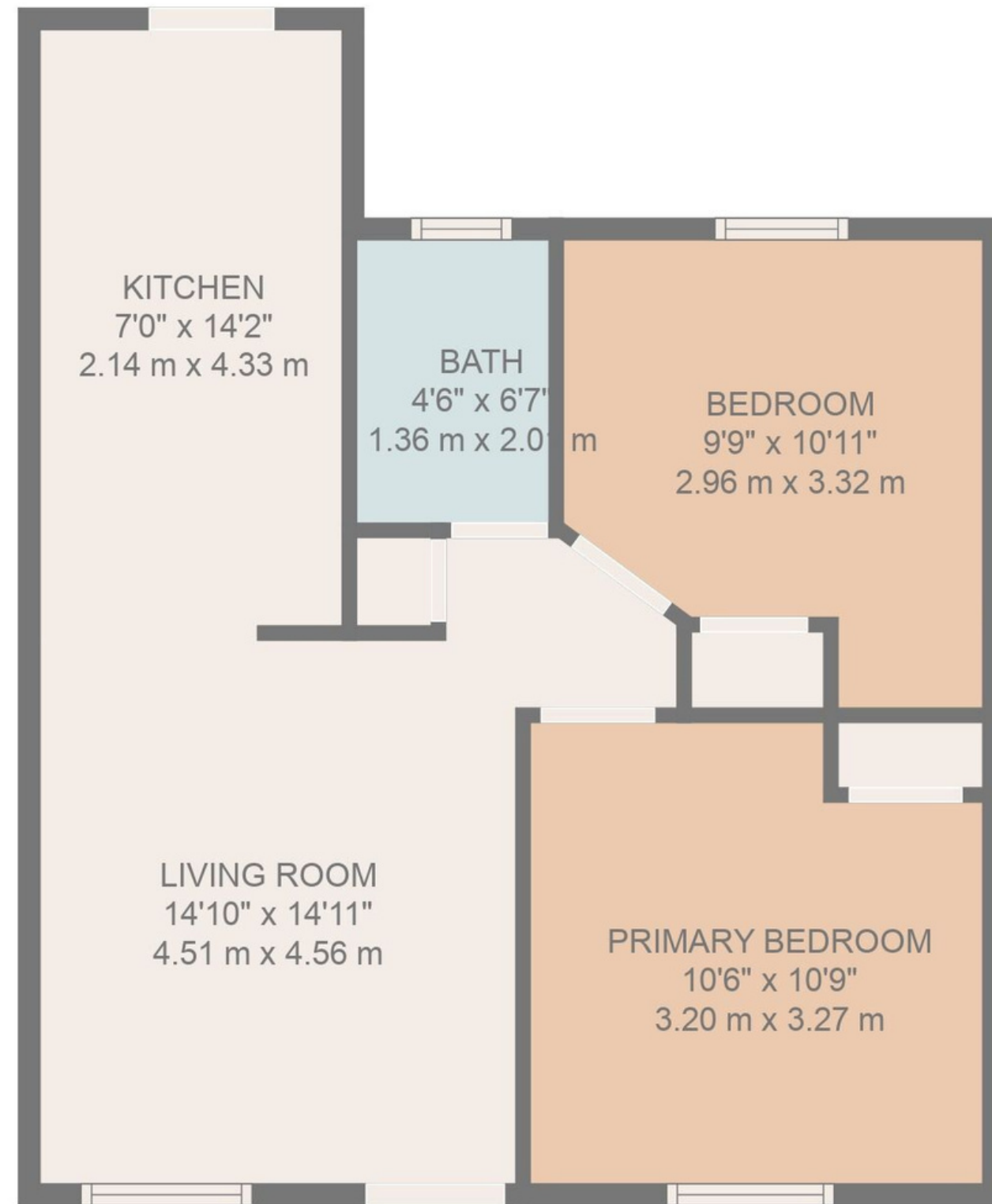
BATHROOM



BEDROOM

FLOOR PLAN

Typical Floor Plan



Financials

Income	Current	Expenses	Current
Gross Rent	100,560	Real estate taxes	8,100
General Vacancy	5,028	Insurance	6,800
Effective Gross Income	95,532	Management Fee	4,777
Net Income	69,165	Repairs & Maintenance	2,000
Cap	6.312%	Water/Sewer	4,800
		Landscaping	840
		Admin	250
		Total	26,367