

# JUST LISTED!

## HARBOUR BEACH RESIDENCES

📍 1790 SE 23rd Ave & 2323 SE 18th St, Fort Lauderdale, FL 33316

### INVESTMENT HIGHLIGHTS

- Rare Opportunity to Acquire Fully Renovated Multifamily Asset in the Prestigious Harbour Inlet Neighborhood of Fort Lauderdale
- Property Operates as Both Traditional Rentals & Short-Term Rentals, with Professional 3rd Party Management, Fully Licensed to Do Both
- Attractive Unit Mix – (1) Studio (Non-Conforming), (18) 1 Bed 1 Bath, (4) 1 Bed 2 Bath & (2) Large 2 Bed 2 Bath – 7 Units Operate Short Term
- Recent Capital Improvements Include New Roofs on Both Buildings, New Impact Windows, Parking Resurface, AC Replacements, New Exterior Paint, New AC Units & Interior Electrical Panel Replacements. 50 Year Recertification has Been Completed
- Interior Improvements Include New Luxury Vinyl & Tile Flooring, New Stainless-Steel Appliances, Modernized Kitchens & Bathrooms with Premium Cabinetry, Countertops, & Vanities
- Amenities Include In-Unit Washer/Dryers & Common Laundry, Full Sized Pool, Central Air-Conditioning Throughout, Ample Parking for Residents and Guests, Direct Beachfront Access
- Highly Reviewed Airbnb Property with Numerous Amenities Such as Fully Equipped Kitchens & Baths, High-End Furniture, Large Private Balconies, Free Xfinity and Streaming Services, Access to Beach Essentials, and More
- Property is Surrounded by Major Class A Development (Residential, Hotel and Retail)
- Lucrative Harbour Inlet Location, Walking Distance to Fort Lauderdale Beach and Close Proximity to Downtown featuring World Class Restaurants, Retailers, Nightlife, Recreation, And More
- Located Just South of SE 17th St Providing Easy Access to Anywhere Along the Fort Lauderdale Beaches and Downtown Fort Lauderdale and Abroad Via US-1 To I-95 And Florida's Turnpike

### INVESTMENT DETAILS

Price	\$7,950,000
Pro Forma Cap Rate	8.14
Units	25
Price Per Unit	\$318,000
Building Size	16,833 SF







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