

VERA
COMMERCIAL
Team

265 S Federal Hwy, Dania Beach Retail Plaza



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Executive Summary

Vera Commercial is pleased to present the Retail Plaza located on 265 S Federal Hwy, Dania Beach, FL 33004.

- ✓ Heavy traffic US-1 Location
- ✓ Advertising signs permitted facing US-1 highway
- ✓ Plenty of Parking
- ✓ Great Foot Traffic on the Plaza
- ✓ Great Visibility from Federal Highway

Dania Beach Square plaza provides a great opportunity for your business. Centrally located plaza with high visibility on US-1 highway has lots of traffic. Plenty of free parking for your customers is available. Great location for retail store, professional office space, gym, yoga, barber shop, restaurant, medical office, lounge, church, showroom or beauty salon.

SFED-MU zoning allows to build up to 60 residential units, up to 8 stories. As a development project the proposal is a mixed-use building with 60 residential units, 90 commercial offices and 16 retail spaces.

Property Highlights

Financial Summary

Profit & Loss 265 Federal LLC	2024 TOTAL	2025 Pro Forma
Rental Income	\$261,408	\$282,187
CAM	\$37,691	\$41,707
Prepaid rent, late fees & assignment	\$6,156	\$6,000
Parking	\$3,186	\$5,844
Total other income	\$47,033	\$53,551
Total Income	\$308,441	\$335,739
Expenses		
Real Estate Taxes	\$54,800	\$57,600
Insurance Reserve	\$12,600	\$12,600
Repairs and Maintenance Reserve	\$6,070	\$6,000
Supplies	\$1,286	\$1,250
Trash Removal	\$9,705	\$8,898
Lawn Care and Property Cleaning	\$6,400	\$4,800
Electricity, Water & Sewer	\$22,393	\$19,034
Accounting	\$300	\$300
Property Management	\$5,881	\$6,000
Advertising	\$971	\$0
Total Expenses	\$120,405	\$116,481
NET PROFIT	\$188,036	\$219,258

Rent Roll

Size, sq.ft.	Tenant name	Rent/mo	per sq ft	sf per yr	CAM	Lease start	Lease expiration
4,500	FoldMaster Laundry Solutions, LLC	\$8,955	\$1.99	\$23.88	\$3,465.72	01/01/2023	12/31/2032
600	Unit F WSA Insurance, LLC	\$1,452	\$2.42	\$29.04	\$0.00	07/01/2024	06/30/2029
1,300	Unit G Gene LLC	\$2,700	\$2.08	\$24.92	\$0.00	02/01/2025	01/31/2027
900	Unit H Dania Massage Spa, Inc	\$1,950	\$2.17	\$26.00	\$0.00	01/03/2023	12/31/2027
1,800	Unit I Munch Out Market, LLC	\$4,326	\$2.40	\$28.84	\$0.00	05/17/2023	05/31/2028
1,750	Unit L Margarita Cardona Yesha Ministries, LLC	\$3,825	\$2.19	\$26.23	\$0.00	09/15/2021	09/15/2026
200	Parking	\$480			\$0.00	month to month	
11,050	265 S Federal Hwy	\$23,688	\$2.14	\$25.72	\$3,465.72		

TOTAL INCOME

\$27,153.66

Development Project

Development Project

8-STORY MIXED USE RESIDENTAIL / COMMERCIAL / RETAIL

- GLA: _____ 41,850 SF (0,96 acres)
- NLA: _____ 34,565 SF (0,79 acres)
- Residential Units: _____ 60
- Commercial Offices: _____ 90
- Retail Spaces: _____ 16
- Parking Spaces: _____ 172



Development Project



Market Overview

Location Highlights



High Traffic & Visibility

- US-1 is a major arterial road with consistent vehicle and pedestrian traffic, providing excellent exposure for retail stores, restaurants, and service-based businesses.
- High visibility leads to impulse stops and walk-in customers, boosting foot traffic.



Proximity to Key Destinations

- Near Fort Lauderdale-Hollywood International Airport (FLL) – Great for hotels, rental car agencies, and travel-related businesses.
- Close to Port Everglades – Attracts logistics companies, shipping services, and trade-related businesses.
- Easy access to beaches, casinos (Hard Rock Hollywood), and major attractions – Draws tourists and locals, supporting hospitality and entertainment ventures.



Strong Local & Tourist Demographics

- Serves both Dania Beach residents and visitors heading to nearby hotspots (Fort Lauderdale, Miami, cruise terminals).
- Diverse customer base supports a range of businesses, from boutique shops to international trade offices.



Location Highlights



Infrastructure & Accessibility

- Direct connections to I-95, I-595, and the Florida Turnpike, making it easy for customers and deliveries.
- Public transit access (Broward County Transit buses) ensures employee and customer convenience.



Growing Development & Investment

- Dania Beach is seeing increased commercial and mixed-use development, enhancing property values.
- City incentives for business growth, including revitalization efforts along US-1.



Flexible Zoning for Various Businesses

- Allows for retail, offices, warehouses, restaurants, and light industrial uses, providing opportunities for different industries.
- Some areas permit mixed-use developments (commercial + residential), maximizing ROI.



Lower Costs Than Downtown Fort Lauderdale/Miami

- More affordable than prime Miami or Fort Lauderdale locations, while still offering high traffic and accessibility.



City Place Apartments
Residential: 99 units

101 Dania
Residential: 380 units

Soleste Seaside
Residential: 340 units

 **THE CASINO @ DANIA BEACH**

Publix





Stirring Road  VPD: 40,500

S Federal Hwy / US-1  VPD: 35,000

Retail Plaza
265 S Federal Hwy





Retail Plaza
265 S Federal Hwy

Elevate Dania Beach
Residential: 293 units
Stories: 8
Year Built 2024

Publix

Retail Plaza
265 S Federal Hwy

S Federal Hwy / US-1  VPD: 35,000



Dania Beach In Numbers

Population & Demographics

- **Population** (2023 est.): ~32,000
- **Median Age:** 40.5 years (slightly older than Florida's median of 42)
- **Households:** ~12,500
- **Poverty Rate:** ~14% (higher than Florida's average of ~12%)

Economy & Employment

- **Top Industries:** Hospitality, retail, marine/boating, aviation
- **Unemployment Rate:** ~3.5% (on par with Florida avg.)
- **Major Employers:**
 - Dania Casino
 - Fort Lauderdale Airport (nearby)
 - Marine/boating businesses

Housing Market (2024 Data)

Median Home Price: ~\$450,000 (up ~8% YoY)

- **Beachfront condos:** 500K–500K–1M+ Single-family homes: 400K–400K–800K
- **Median Rent:** ~\$2,000/month
- **Homeownership Rate:** ~50% (lower than national average)
- **Vacancy Rate:** ~7% (slightly higher than pre-pandemic levels)

Beach & Tourism

- **Beach Length:** ~1 mile of public shoreline
- **Dania Beach Pier:** 920 feet long (popular fishing spot)
- **Annual Visitors:** ~1.5 million



Dania Beach In Numbers

Transportation & Commute

- **Avg. Commute Time:** ~25 minutes (shorter than national avg.)
- **Car Ownership:** ~85% of households have at least 1 car
- **Public Transit:**
 - Broward County Transit buses (limited routes)
 - Tri-Rail station (~5 min drive for commuter rail to Miami/West Palm)

Cost of Living

- **Overall:** ~10% higher than U.S. avg. (but lower than Miami/Fort Lauderdale)
- **Key Expenses:**
 - Utilities: ~\$150/month
 - Groceries: Slightly above national avg.
 - Gas Prices: ~5% higher than U.S. avg.

Weather & Environment

- **Avg. High Temp:** 89°F (summer), 76°F (winter)
- **Rainfall:** ~65 inches/year (higher than U.S. avg.)
- **Hurricane Risk:** Moderate (evacuation Zone B in parts)

Education

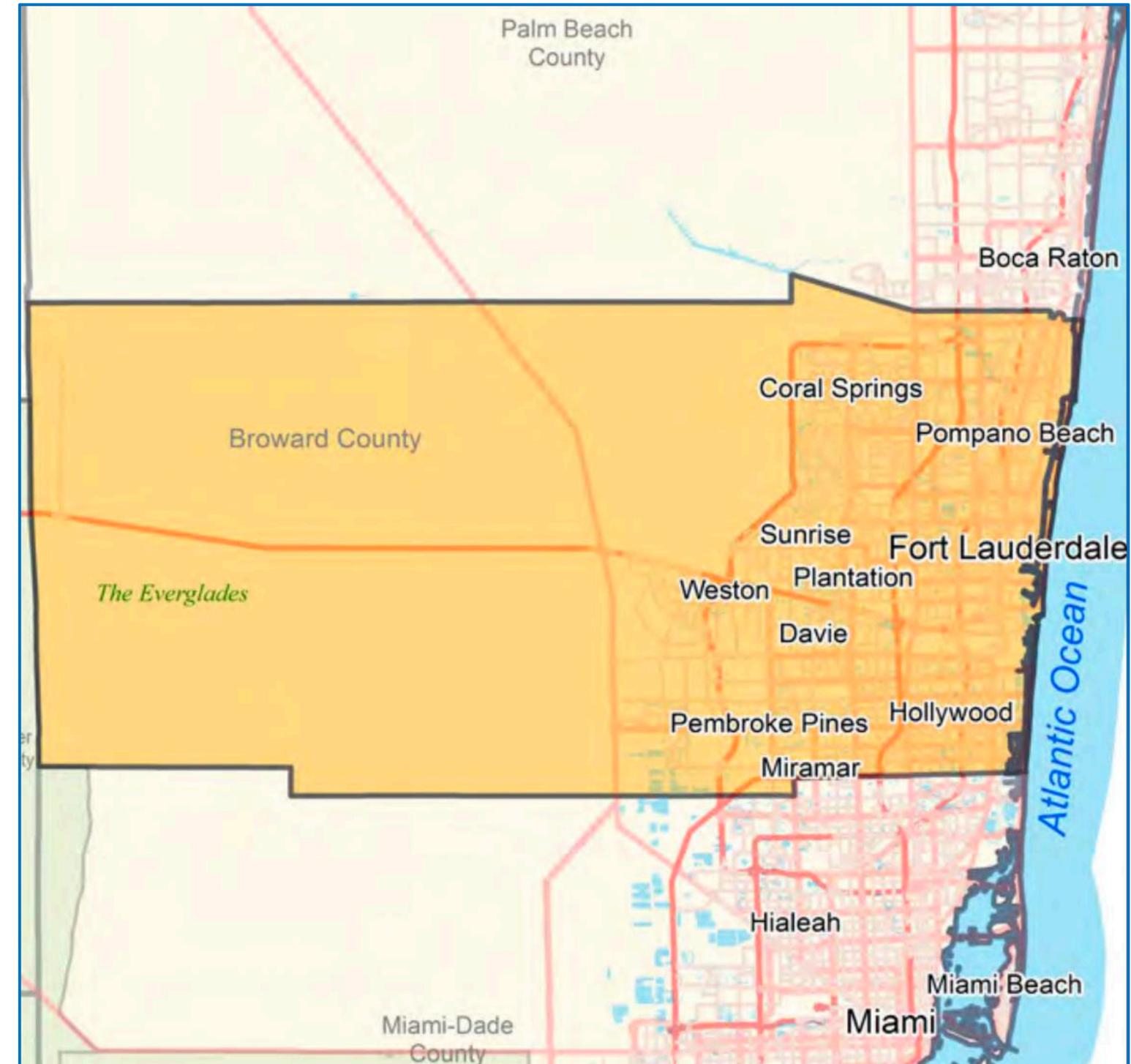
- **Public Schools:** 5 (rated 4–6/10 on GreatSchools)
 - Top-rated: **Collins Elementary (6/10)**
- **Nearby Colleges:**
 - Broward College (10 min drive)
 - Nova Southeastern University (15 min drive)

Broward Economy

- ❑ Economic drivers include tourism, health care, biotechnology and commerce.
- ❑ As a major point of access to both international trade and cruise tourism, Port Everglades typically generates more than \$32 billion of economic activity and supports more than 13,000 direct local jobs.
- ❑ The significant population of senior citizens results in health care playing a major role in the county's economy.
- ❑ A diverse array of companies are headquartered in the area, including Citrix Systems, AutoNation and Chewy.

MAJOR AREA EMPLOYERS

- Ultimate Software
- Nova Southeastern University • BankAtlantic Bancorp.
- Spirit Airlines
- Kaplan, Inc.
- Citrix Systems
- DHL Express
- JM Family Enterprises
- AutoNation
- Pediatrix Medical Group



Broward Demographics

- ❑ The county's population will increase by roughly **36,100** residents by 2027. This growth will raise the metro's household count by **15,900**.
- ❑ An increase in education attainment provides a skilled labor pool and has helped boost income levels. Approximately **31%** of residents ages **25 and older** have at least **a bachelor's degree**, matching the national rate.

QUANTITY OF LIFE

Broward County has one of the most desirable climates in the U.S. and has a wide variety of recreational opportunities and cultural amenities. The metro boasts 300 days of sunshine annually, and the average winter temperature is 78 degrees. Fort Lauderdale is known as the “Venice of America” for its inland canals. In addition, more than 145 marinas along Fort Lauderdale's inland waterways cater to boating and fishing needs. Various professional sports are nearby in Miami. There are also more than 40 golf courses in the county. Other attractions include the NSU Art Museum Fort Lauderdale, the Broward Center for the Performing Arts, Flamingo Gardens, Museum of Discovery and Science, Symphony of the Americas and the International Swimming Hall of Fame and Museum.



General Disclaimer

THE INTERESTS OFFERED IN THIS CONFIDENTIAL OFFERING MEMORANDUM OF INTERESTS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY STATE SECURITIES LAWS, IN RELIANCE UPON EXEMPTIONS FROM REGISTRATION PROVIDED BY SECTION 4(2) OF THE SECURITIES ACT, AND SIMILAR EXEMPTIONS FROM REGISTRATION PROVIDED BY APPLICABLE STATE SECURITIES LAWS. THE INTERESTS HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION NOR HAS THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION PASSED UPON THE ACCURACY OR ADEQUACY OF THIS MEMORANDUM. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. ANY INVESTMENT IN THE INTERESTS INVOLVES RISKS, AND OFFEREES SHOULD THOROUGHLY CONSIDER THOSE DESCRIBED IN THIS MEMORANDUM AND CERTAIN SPECIAL CONSIDERATIONS CONCERNING THE PROPERTY OWNER DESCRIBED HEREIN. PLEASE REFER TO THE SECTION ENTITLED “RISK FACTORS.”

INVESTORS MUST BE PREPARED TO BEAR THE RISK OF THEIR INVESTMENT FOR AN INDEFINITE PERIOD AND BE ABLE TO WITHSTAND A TOTAL LOSS OF THEIR INVESTMENT.

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EVALUATION OF THE TERMS OF THE OFFERING, INCLUDING THE RISKS INVOLVED.

THIS MEMORANDUM HAS BEEN PREPARED FOR INFORMATIONAL PURPOSES ONLY IN ORDER TO ASSIST PROSPECTIVE INVESTORS IN EVALUATING A POTENTIAL INVESTMENT THE PROPERTY.

NEITHER THE DELIVERY OF THIS MEMORANDUM NOR ANY SALE MADE HEREUNDER SHALL CREATE, UNDER ANY CIRCUMSTANCE, ANY IMPLICATION THAT THERE HAS NOT BEEN ANY CHANGE IN THE AFFAIRS OF THE PROPERTY AND ANY OTHER INFORMATION CONTAINED HEREIN SINCE THE DATE HEREOF.

A PROSPECTIVE INVESTOR SHOULD CONSULT HIS, HER OR ITS OWN COUNSEL, ACCOUNTANT OR BUSINESS ADVISOR, RESPECTIVELY, AS TO LEGAL, TAX AND OTHER MATTERS CONCERNING HIS, HER OR ITS PURCHASE OF THE INTERESTS.

THESE SECURITIES ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, AND THE APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION THEREFROM AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE OPERATING AGREEMENT WHICH IN THE MINIMUM REQUIRES THAT SUCH TRANSFERS BE APPROVED BY THE SPONSOR. INVESTORS SHOULD BE AWARE THAT THEY MAY BE REQUIRED TO BEAR THE FINANCIAL RISKS OF THIS INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

THE INFORMATION PRESENTED HEREIN WAS PREPARED BY THE SPONSOR SOLELY FOR USE BY PROSPECTIVE INVESTORS IN CONNECTION WITH THE OFFERING. NOTHING CONTAINED HEREIN IS, OR SHOULD BE RELIED ON AS, A PROMISE OR REPRESENTATION AS TO THE FUTURE PERFORMANCE OF THE INTEREST OR PROPERTY.

PROSPECTIVE INVESTORS SHOULD CAREFULLY CONSIDER THE SPECIFIC FACTORS SET FORTH BELOW AS WELL AS THE OTHER INFORMATION INCLUDED ELSEWHERE IN THIS MEMORANDUM AND OTHER DOCUMENTS IN CONNECTION WITH THIS OFFERING BEFORE DECIDING TO INVEST IN THE INTERESTS OFFERED HEREBY.

Real Estate, Economic and Certain Other Conditions: The real estate industry is cyclical and is sensitive to changes in general economic conditions nationwide, or on a local level in Miami, FL such as levels of employment, consumer confidence, income and certain other factors hereafter discussed. The timing of the completion of a development or renovation in Miami may be delayed for various reasons, including regulations, inspections and force majeure events.

Vacancies at Market Place: Vacancies can be expected to occur from time to time in the operation of any real estate asset, and significant vacancies could cause the cash available to pay operating expense or for distribution to investors to decrease.

Tenant Default or Bankruptcy: If a significant number of tenants or an anchor tenant is unable to meet its obligations to the property owner, the cash receipts and cash available to pay operating expense or for distribution to investors will decrease. At any time, a tenant at the Property may seek the protection of bankruptcy laws, which could result in the rejection and termination of their lease. Any tenant that has filed for bankruptcy protection may not continue making payments under its lease or may not make such payments in a timely manner.

Competition: The real estate industry is highly competitive and fragmented. Real estate owners compete not only for tenants, but also for desirable properties, financings, purchasers and management. The property owner competes with other local, regional and national real estate owners, some of which have longer operating histories and greater financial, marketing and sales resources than the property owner. Further, any tenant(s) at the Property may compete with other area tenants for business in their respective industries.

Environmental Matters: The property owner cannot assure that there are no potential environmental liabilities, that no environmental liabilities may develop, that no prior owner created any material environmental condition not known to the property owner, or that future uses or conditions, including, without limitation, changes in applicable environmental laws and regulations, will not result in liability for the property owner. The costs of any required remediation removal of environmentally hazardous substances may be substantial, and such liability could exceed the fair value of the Property and/or the property owner’s aggregate assets. The presence of, or the failure to properly remediate substances when released may adversely affect the property owner’s ability to sell the affected real estate or to borrow using the real estate as collateral.

Dependence on Management Personnel: The success of the property owner depends to a significant degree on the efforts of the property owner’s management, which is provided by an affiliate of Vera Fund LLC (the “Sponsor” or the “Manager”), and on the efforts of the Property’s management. The property owner’s operations may be adversely affected if one or more members of senior management of the managing member cease to be active in the property.

Cash Flows May Not be Distributed: There is no guarantee that the property owner will have sufficient cash available in any given quarter to make distributions to investors.

Lack of Liquidity and Public Market Interest for the Interests: The interests are restricted and have not been registered pursuant to the Securities Act of 1933, as amended, or any states securities law. Also, the interests will be subject to restrictions on transfer, assignment and resale and may not be transferred, assigned or resold unless they are registered under appropriate federal and/or state laws, or unless exemptions from such registration requirements are available. The operating agreement restricts the transfer of membership interests. Investors should be prepared to hold their interests indefinitely.

Conflicts of Interest: The property owner is subject to potential conflicts of interest arising out of the relationship between the Sponsor and certain affiliated entities. These potential conflicts of interest will not be resolved through arms-length negotiations, but through the exercise of the managing member’s judgment.

Compensation and Other Fees: The Sponsor will be reimbursed by the Company for all out-of-pocket expenses paid or incurred in the performance of any its or his duties, including services rendered pursuant to the property management agreement. The Sponsor or affiliate entities may be paid acquisition fees, asset management fees, brokerage fees, equity/structuring fees and/or other similar fees. The Company may also engage an affiliate of the Sponsor as the property manager and pay a property management fee. Additionally, an affiliate of the Sponsor may be paid a construction management fee or developer fee. Additional overhead shall be reimbursed to an affiliate of the Sponsor by the property.

No Control by Investors: The Sponsor has sole control over the business of the Company. Investors purchasing interests will have no voice in the day-to-day management or other decisions of the Company or the property owner’s business. Accordingly, no person should purchase interests unless he or she is willing to entrust virtually all aspects of management of the property owner and the Company to the Sponsor.

Private Offering and Lack of Agency Review: Because this is a non-public offering, and, as such, is not registered under federal or state securities laws, the interests will not have the benefit of review by the Securities and Exchange Commission or by any state securities commission.

Tax Risks: Any investor is subject to a number of significant tax risks. The purchase of interests involves complex federal, state and local tax considerations that differ for each investor. Each investor will be allocated a portion of the annual income of the company without regard to actual cash distributions, thereby possibly resulting in a tax liability that could exceed cash distributions. Each prospective investor is strongly urged to consult with his or her own tax advisor with respect to his or her particular tax situation, the United States federal, state and local and foreign income tax consequences of the purchase, ownership and disposition of interests and possible changes in the tax laws or the regulations thereunder.

Some of the statements contained in this investment memorandum are forward looking statements. These statements involve known and unknown risks, uncertainties and other factors that may cause actual results, levels of activity, performance, or achievements of the property owner or the Property to be materially different from any future results, levels of activity, performance or achievements expressed or implied by these forward looking statements. A number of these factors are described in the “Risk Factors” section and other sections of this memorandum.

In some cases, a forward looking statement can be identified by the use of terminology such as “may,” “will,” “should,” “could,” “expects,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” “potential,” or “continue,” or the negative of these terms or other similar terminology.

ALTHOUGH THE SPONSOR BELIEVES THAT THE EXPECTATIONS REFLECTED IN THE FORWARD LOOKING STATEMENTS ARE REASONABLE, THE SPONSOR CANNOT MAKE GUARANTEES OF FUTURE RESULTS, LEVELS OF ACTIVITY, PERFORMANCE, OR ACHIEVEMENTS. NEITHER THE SPONSOR NOR ANY OTHER PERSON ASSUMES RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF FORWARD LOOKING STATEMENTS. NO ONE IS UNDER ANY DUTY TO UPDATE ANY OF THE FORWARD LOOKING STATEMENTS CONTAINED HEREIN AFTER THE DATE OF THIS INVESTMENT MEMO TO CONFORM THEM TO NEWLY DEVELOPED EXPECTATIONS OR ACTUAL RESULTS.

Transaction with Affiliates and Potential Conflicts of Interest

Services Provided by Affiliates: The Sponsor is subject to various potential conflicts of interest arising out of its relationship with Vera Fund LLC, and its affiliates. These potential conflicts of interest will not be resolved through arms-length negotiations, but through the exercise of the Managing entity’s judgment.

No Specific Time Commitment of Manager: The Sponsor is not required to devote any specific amount of time to the business of the property owner.

Ownership in Competing Businesses: The Sponsor may engage in or hold interests in business ventures of every kind whether or not in competition with the property owner. Vera Fund LLC and its respective affiliates have existing investments in real estate in the immediate vicinity of the Property which investments are in competition with the Property. Vera Fund LLC and its respective affiliates have additional existing investments in real estate and may form other public or private entities with activities similar to the property owner and may retain interests in real estate for which they are developers, managers or investors. Investors shall not have any interest or right to participate in these existing or future investments.