9 UNIT MULTIFAMILY

AVAILABLE FOR SALE

637 NE 4TH AVE

Fort Lauderdale, FL 33304

For Sale By

NATIVE REALTY

PROPERTY DESCRIPTION

Art Lofts is a nine-unit multifamily property built in 2022, located in the MASS District of Flagler Village in Downtown Fort Lauderdale. The unit mix consists of seven studios and two one-bedroom units with modern finishes throughout.

The property currently operates as a furnished short-term rental, producing a 6% cap rate on trailing operations with 81% occupancy. The existing hospitality business, including the operating profile and review history, is available to transfer with the sale.

The offering is turnkey. All furniture, fixtures, and improvements are included. 2022 construction means no near-term capital requirements.

Flagler Village is Fort Lauderdale's core urban submarket, surrounded by Class A institutional ownership and characterized by strong walkability, established retail and dining, and sustained rental demand. Art Lofts represents one of the few small-scale, individually ownable assets in the district.

PROPERTY HIGHLIGHTS

- 9-Unit Multifamily Investment in Fort Lauderdale's Flagler Village / MASS District
- Built in 2022 – modern construction with minimal near-term capital requirements
- Unit Mix: 7 studios + 2 one-bedroom units
- Prime Downtown Fort Lauderdale Location with strong walkability to dining, retail, entertainment, and employment

OFFERING SUMMARY

Sale Price:	$3,700,000
Number of Units:	9
Lot Size:	6,746 SF
Building Size:	10,057 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	65,729	126,297	219,799
Total Population	146,236	306,231	535,878
Average HH Income	$124,673	$109,829	$101,875

FINANCIAL SUMMARY

Art Lofts | 637 NE 4th Ave, Fort Lauderdale, FL 33304

OPERATING STATEMENT

ACCOUNT	TRAILING 12 MONTHS (JUL '25–JUN '26)
Gross Income	**$557,128**
Operating Expenses	
Cleaning	$58,592
Host Fee	$67,061
CAM / Management Fee	$18,000
Software, Apps & Accounting	$12,714
Repairs, Maintenance & Inspection	$12,967
Supplies	$33,507
Utilities	$31,224
Storage	$2,425
Business Licenses	$288
Property Insurance ADDED	**$26,000**
Real Estate Taxes (est.) ADDED	**$61,200**
Total Operating Expenses	**$323,978**
Net Operating Income	**$233,150**

*Taxes estimated based on $3.4M purchase price per prior owner's analysis. Insurance based on current annual premium. All other figures sourced from ownership P&L, January 2025–June 2026 (actuals). Gross income shown before platform fees. Buyers should verify all figures during due diligence.

INVESTMENT SNAPSHOT

Sale Price	**$3,700,000**
Price per Unit	**$411,111**
Price per SF	**$368**
Gross Income (T-12)	**$557,128**
NOI before Taxes & Insurance (T-12)	**$284,869**
Operating Expense Ratio (T-12, incl. taxes & ins.)	**58%**
Average Occupancy – 2025	**81%**
Average Occupancy – T-12	**79%**
Avg. Nightly Rate – Jan–Jun 2026	**$130**

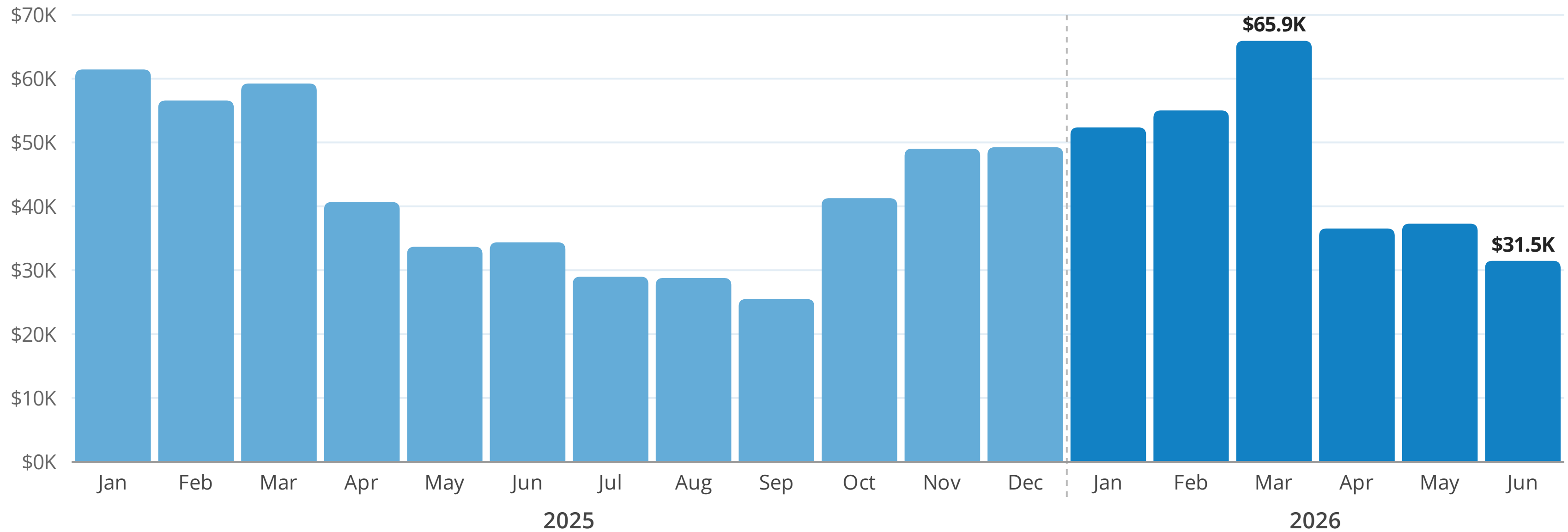
NOI (incl. Taxes & Insurance) **$233,150**

Cap Rate (incl. Taxes & Insurance) **6.3%**

MONTHLY PERFORMANCE

Art Lofts | January 2025 – June 2026

NET ROOM FEE INCOME BY MONTH



OCCUPANCY & INCOME BY MONTH

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Occupancy	92%	96%	90%	61%	90%	72%	81%	71%	67%	75%	95%	81%	86%	95%	92%	74%	64%	65%
Income ($K)	61.4	56.6	59.2	40.7	33.7	34.4	29.0	28.8	25.5	41.3	49.0	49.3	52.3	55.0	65.9	36.5	37.3	31.5

2025 shown in light blue, 2026 in dark blue. Net room fee income per ownership's P&L (actuals). 2026 year-to-date average nightly rate: $130 (monthly range $81–$195).

Stephanie's Crêpes
POLICE
Park Plaza On The Canal
NORTHSIDE ELEMENTARY SCHOOL
KUNG FU TEA 功夫茶
NORTH ITALIA
JALISCO MEXICAN SPANISH HOME TOWN RESTAURANT
PATIO BAR & PIZZA
SIP JAVA CO.
MI SO JAPANESE TAPAS
SHUCK-N-DIVE CAJUN CAFE
Wells COFFEE CO.
WELLS FARGO
QUANTUM KITCHEN
COLOSSAL ACADEMY
PRESS and GRIND
DOC B's RESTAURANT + BAR
TEMPLE STREET EATERY
ST. ANTHONY CATHOLIC SCHOOL A EST. 1926
FLAGLER VILLAGE
SOUTH MIDDLE RIVER
LAKE RIDGE
HOMES BEAUTIFUL PARK
DORSEY RIVERBEND
CITY VIEW
PROGRESSO VILLAGE
HENDRICKS AND VENICE ISLES
COLEE HAMMOCK
SAILBOAT BEND
LAS OLAS
Fort Lauderdale
E Sunrise Blvd
E Broward Blvd
N Flagler Dr
N Victoria Park Rd
NW 15th St
NW 14th Ct
NW 14th St
NW 13th St
NW 12th St
NW 11th Pl
NW 11th Ct
NW 11th St
NW 10th Pl
NW 9th St
NW 8th St
NW 7th St
NW 6th St
NW 5th Ct
NW 5th St
NW 4th St
NW 3rd St
NW 2nd St
NW 1st St
NE 15th St
NE 14th St
NE 13th St
NE 12th St
NE 11th St
NE 8th St
NE 7th St
NE 6th St
NE 4th St
NE 3rd St
NE 2nd St
SE 2nd St
SW 2nd St
NE 74th Pl
Chateau Park Dr
NW 9th Ave
NW 7th Ave
N Ave Of Arts
NE 4th Ave
NE 2nd Ave
NE 3rd Ave
NE 7th Ave
NE 8th Ave
NE 15th Ave
NE 16th Ave
NE 17th Ave
NE 17th Way
NE 17th Terrace
NE 18th Ave
NE 19th Ave
NE 20th Ave
SE 1st Ave
SE 3rd Ave
Palm Ave
SW 14th Ave
838
842
1
Map data ©2026 Google
Google

NEIGHBORHOOD GROWTH

NEIGHBORHOOD GROWTH

DEMAND IS HIGH IN FORT LAUDERDALE

SunSentinel

BUSINESS > REAL ESTATE

Apartment renting is so hot in Fort Lauderdale, city gets No. 1 ranking in Florida

Fort Lauderdale has taken the top spot for apartment renters in Florida. According to data from RentCafe, apartment renting in Fort Lauderdale is now more in demand than anywhere else in the state, including Miami. Nationally, Fort Lauderdale also ranks among the Top 20 most in-demand rental markets in the entire U.S.


COURTYARD


637
FIRE
DEPARTMENT
CONNECTION


1
2
3
4
5
6
7
8
9
10
U.S. MAIL
1P
2P


EXIT
94
IS
EVERYWHERE
ART


PEPPER
SALT
FRIGIDAIRE


POSITANO
CHANEL
CHANEL


FRIGIDAIRE

NATIVE REALTY®

CONTACT US

Adam Docktor
Vice President
C 954.610.0440
Adam@NativeRealty.com

Jaime Sturgis
Founder & CEO
O 954.595.2999
Jaime@NativeRealty.com

NativeRealty.com
954.595.2999
Info@NativeRealty.com
1926 East Sunrise Blvd, Fort Lauderdale, FL 33304