



**820 NE 21st Drive**  
**Wilton Manors, FL 33305**

Sale Price  
**\$1,980,000**

Turnkey Renovated 6-Plex in Prime Wilton Manors – Fully  
Furnished Airbnb Investment

Investor's dream in the heart of Wilton Manors! This beautifully renovated 6-unit multifamily property offers immediate income and long-term value in one of South Florida's hottest rental markets. Fully licensed and optimized for short-term rental, the property is fully furnished, equipped, and self-managed, providing a rare plug-and-play opportunity for both new and seasoned investors.



**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

## Table of Contents

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
REGIONAL MAP	6
LOCATION MAP	7
AERIAL MAP	8
FINANCIAL SUMMARY	9
INCOME & EXPENSES	10
UNIT MIX SUMMARY	11
SALE COMPS	12
SALE COMPS MAP & SUMMARY	13

## Confidentiality & Disclaimer

All materials and information received or derived from The Keyes Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Keyes Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Keyes Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Keyes Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Keyes Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Keyes Company in compliance with all applicable fair housing and equal opportunity laws.



**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





## Property Description

Sitting on a 7,367 sq ft lot with a total building area of 3,430 sq ft, the unit mix includes:

1 spacious 2 bed / 1 bath unit

3 well-appointed 1 bed / 1 bath units

2 efficient studio units

With a gross income of \$256,767.76 and a net income of \$126,296.30, this property delivers a strong Cap Rate of 6.3%, making it an ideal cash-flowing asset.

Located just minutes from vibrant Wilton Drive, Downtown Fort Lauderdale/Flagler Village, and Fort Lauderdale's award-winning beaches, this 6-plex is perfectly situated to attract year-round vacationers, business travelers, and snowbirds alike.

## Offering Summary

Sale Price:	\$1,980,000
Number of Units:	6
Lot Size:	7,367 SF
Building Size:	3,430 SF
NOI:	\$126,296.30
Cap Rate:	6.38%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	793	3,163	10,500
Total Population	1,282	5,533	19,394
Average HH Income	\$168,101	\$134,605	\$122,302



**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



## Property Description

Located just minutes from vibrant Wilton Drive, Downtown Fort Lauderdale/Flagler Village, and Fort Lauderdale's award-winning beaches, this 6-plex is perfectly situated to attract year-round vacationers, business travelers, and snowbirds alike.

Whether you're expanding your short-term rental portfolio or seeking a low-maintenance, high-yield investment, this is a rare chance to acquire a professionally renovated and income-producing property in a prime South Florida location.

### Highlights:

- ✓ Fully furnished and Airbnb-ready
- ✓ Renovated interiors and modern design
- ✓ High-performing income property
- ✓ Self-managed and turnkey
- ✓ Prime location near beaches, nightlife, and dining

Don't miss this high-demand, high-return opportunity in Wilton Manors!



**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





### Property Highlights

- Profitable AirBnb Business
- Minutes to Wilton Drive
- Minutes to Downtown Fort Lauderdale
- Renovated, fully furnished and equipped for successful short term business
- Profit and Loss May be Provided

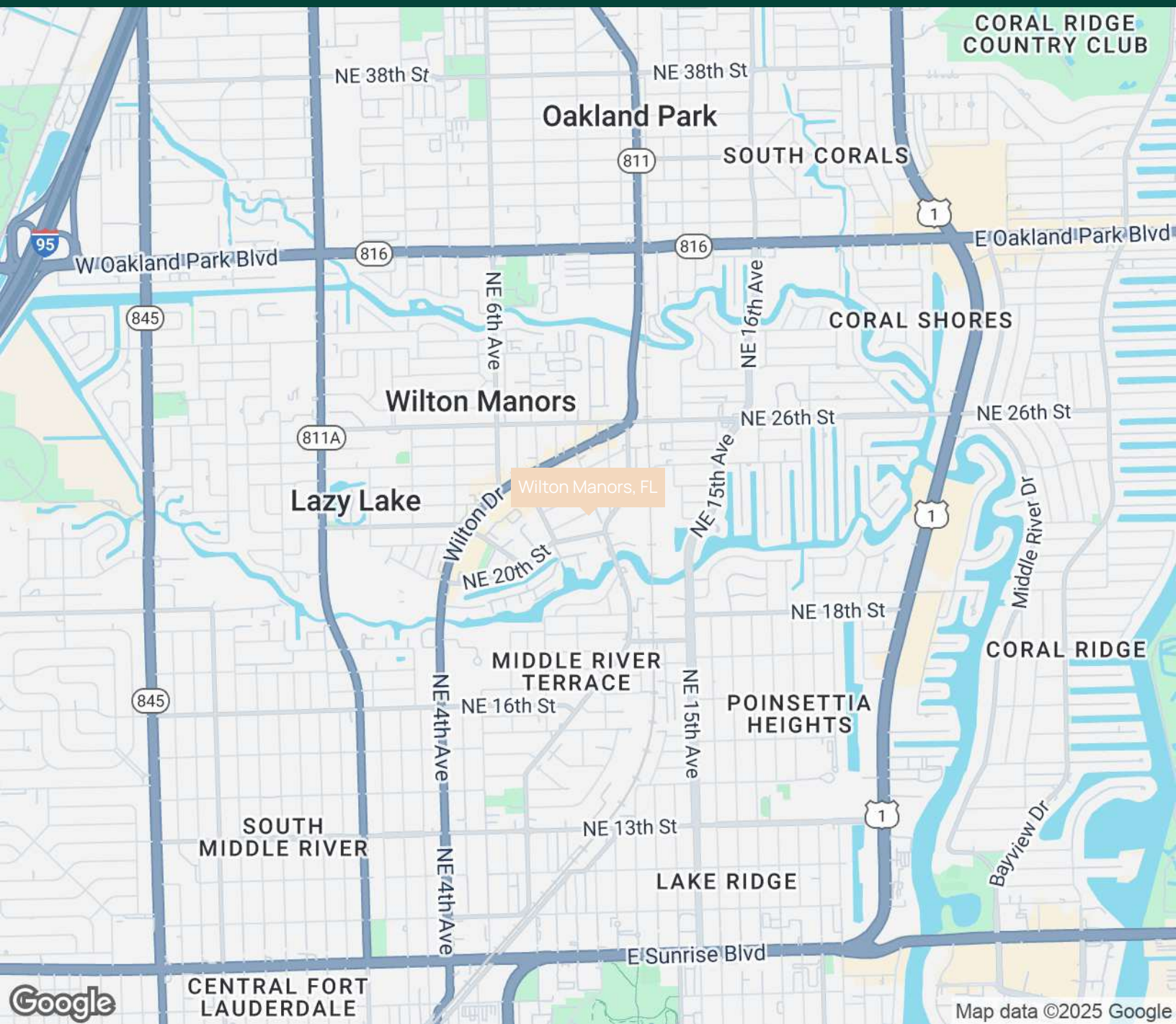


**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



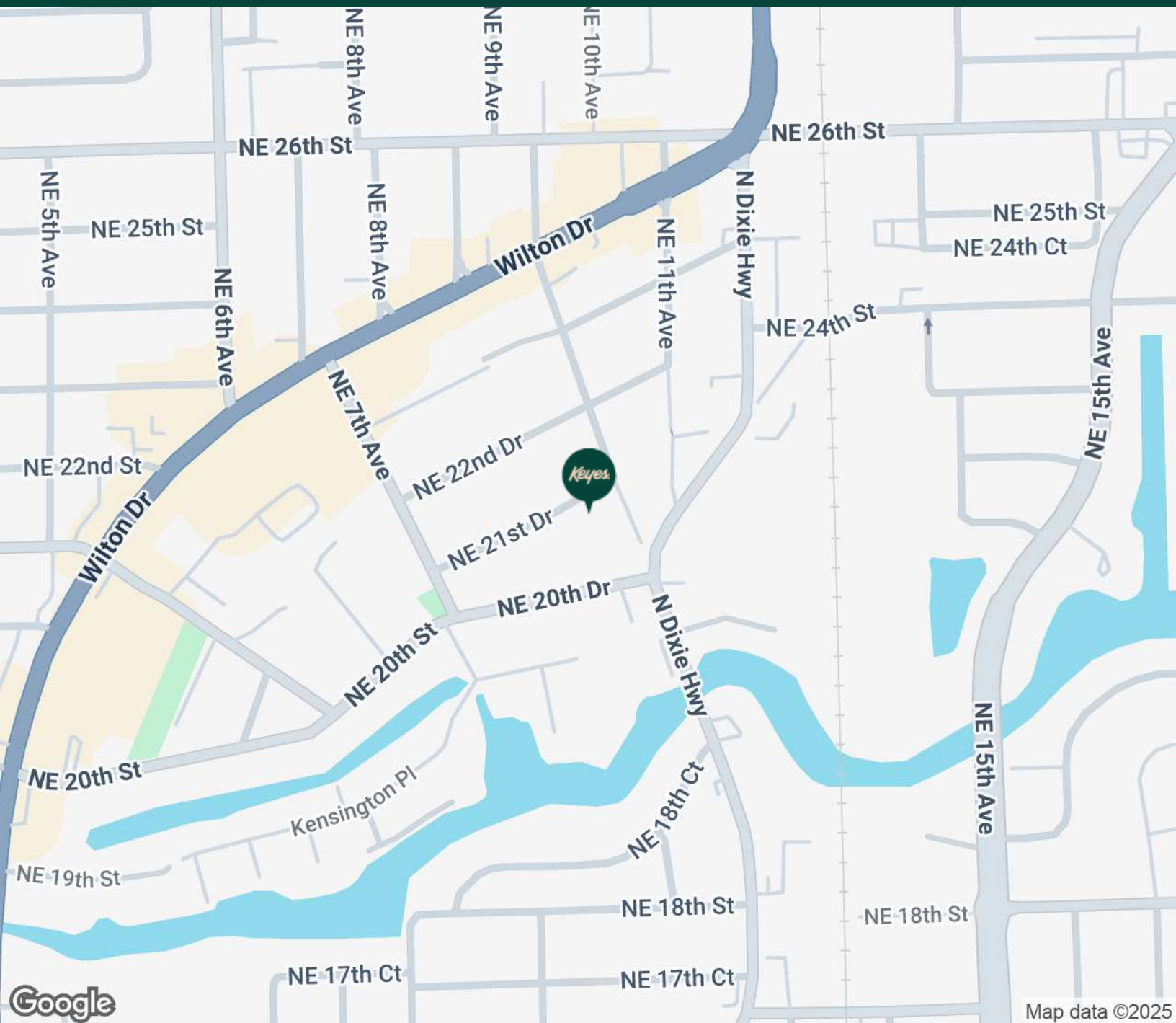
**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

The Keyes Company 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





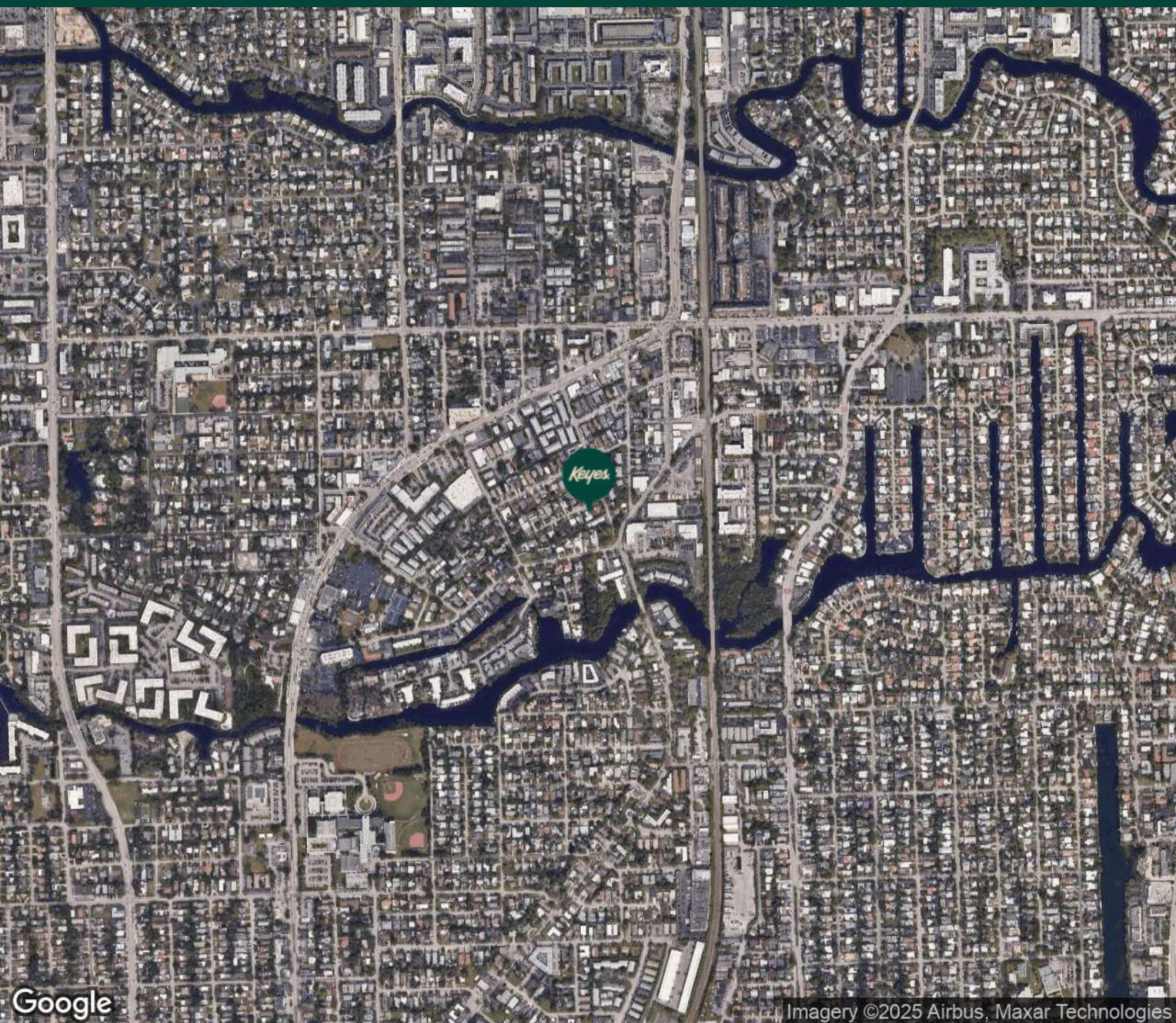
**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

The Keyes Company 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](https://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



### Investment Overview

Price	\$1,980,000
Price per SF	\$577
Price per Unit	\$330,000
GRM	7.71
Cap Rate (yr 1)	6.38%
Total Return (yr 1)	\$126,296

### Operating Data

Gross Scheduled Income	\$256,768
Total Scheduled Income	\$256,768
Gross Income	\$256,768
Operating Expenses	\$130,471
Net Operating Income	\$126,296



**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

### Income Summary

Vacancy Cost	\$0
--------------	-----

<b>Gross Income</b>	<b>\$256,768</b>
---------------------	------------------

### Expenses Summary

Total Expenses May 2024-April 2025	\$130,471
------------------------------------	-----------

<b>Operating Expenses</b>	<b>\$130,471</b>
---------------------------	------------------

<b>Net Operating Income</b>	<b>\$126,296</b>
-----------------------------	------------------



**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Unit Type	Beds	Baths	Count	% Of Total
-	2	1	1	14.30%
-	1	1	3	42.90%
-	-	1	3	42.90%
<b>Totals/Averages</b>			<b>7</b>	<b>100.10%</b>



**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

**The Keyes Company** 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



### 820 NE 21st Drive

Wilton Manors, FL 33305

Price:	\$1,980,000	Bldg Size:	3,430 SF
Lot Size:	7,367 SF	No. Units:	6
Cap Rate:	6.38%	Year Built:	1968



### 508-512 NE 24th Street

Wilton Manors, FL 33305

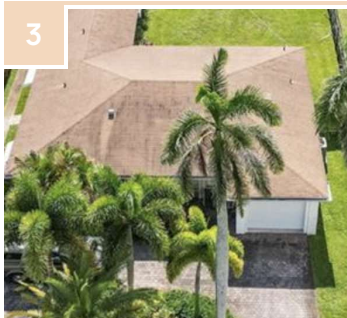
Price:	\$1,200,000	No. Units:	4
Cap Rate:	N/A		



### 1706 NE 25th Street

Wilton Manors, FL 33305

Price:	\$945,000	No. Units:	2
Cap Rate:	N/A		



### 516 NE 24th Street

Wilton Manors, FL 33305

Price:	\$775,000	No. Units:	2
Cap Rate:	N/A		



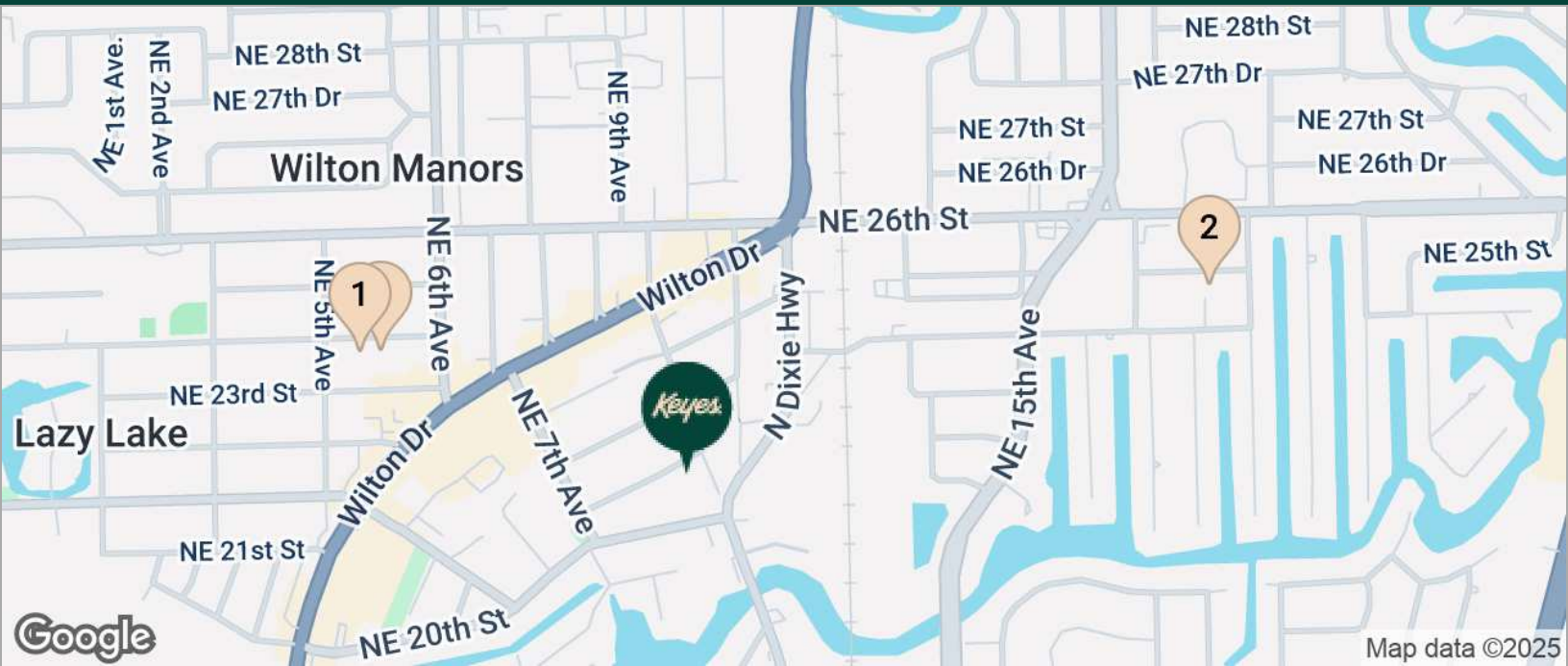
**Lauren Coloney**  
*Commercial Sales Associate*

954.564.4666  
laurencoloney@gmail.com

The Keyes Company 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





	Name/Address	Price	Bldg Size	Lot Size	No. Units	Cap Rate
★	820 NE 21st Drive Wilton Manors, FL	\$1,980,000	3,430 SF	7,367 SF	6	6.38%
1	508-512 NE 24th Street Wilton Manors, FL	\$1,200,000	-	-	4	-
2	1706 NE 25th Street Wilton Manors, FL	\$945,000	-	-	2	-
3	516 NE 24th Street Wilton Manors, FL	\$775,000	-	-	2	-
<b>Averages</b>		<b>\$973,333</b>	<b>NaN SF</b>	<b>NaN SF</b>	<b>2</b>	<b>NaN%</b>



**Lauren Coloney**  
Commercial Sales Associate

954.564.4666  
laurencoloney@gmail.com

The Keyes Company 1520 E. Sunrise Blvd, Fort Lauderdale, FL 33304 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.