

EXCLUSIVELY LISTED



# ASTRA

2026

2140-2160 NW 29<sup>TH</sup> ST,  
FORT LAUDERDALE, FL  
33311

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.



# TABLE OF CONTENTS

Our content today is divided into four parts. Each part will be described with examples.

.....

0  
1

## Investment Summary

Investment highlights.

0  
3

## Photos

Photos and Floor plans of units.

0  
2

## Property Summary

Property and Financials Summary.

0  
4

## Financial Metrics

Detailed income & expenses plus analysis.

# Investment Summary

2140-2160, NW 29th St, Fort Lauderdale is an opportunity to own a working 10 unit investment property in a bustling urban-core.

Minutes away from downtown Fort Lauderdale and located just off W Oakland Park BLVD and I-95 interchange, this building is just a few steps away from a large shopping Plaza that has everything a tenant needs, from Walmart to restaurants and more.

The property has 7 units including one 4 bedroom main house, 4 One Bedrooms & 1 Studio all renovated with new vinyl flooring, AC mini-split systems in all units, new stainless-steel appliances and updated landscaping.

The Property is zoned B-3 which is commercial zoning designation and can be redeveloped to 29 residential units using LLA or commercial warehouse.



# 2140-2160 NW 29<sup>TH</sup> ST, FORT LAUDERDALE, FL

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

**Price: \$1,325,000**

## UNIT MIX

- One 4 bedroom 3 bath Main House
- Five 1 Bedroom 1 bath
- One Studio 1 bath

## PROPERTY HIGHLIGHTS

- B-3 Zoning
- Renovated and stabilized units
- Mini-Split Ac System.
- Stainless Steel Appliances.
- Upgraded Landscaping.

## FINANCIAL SUMMARY

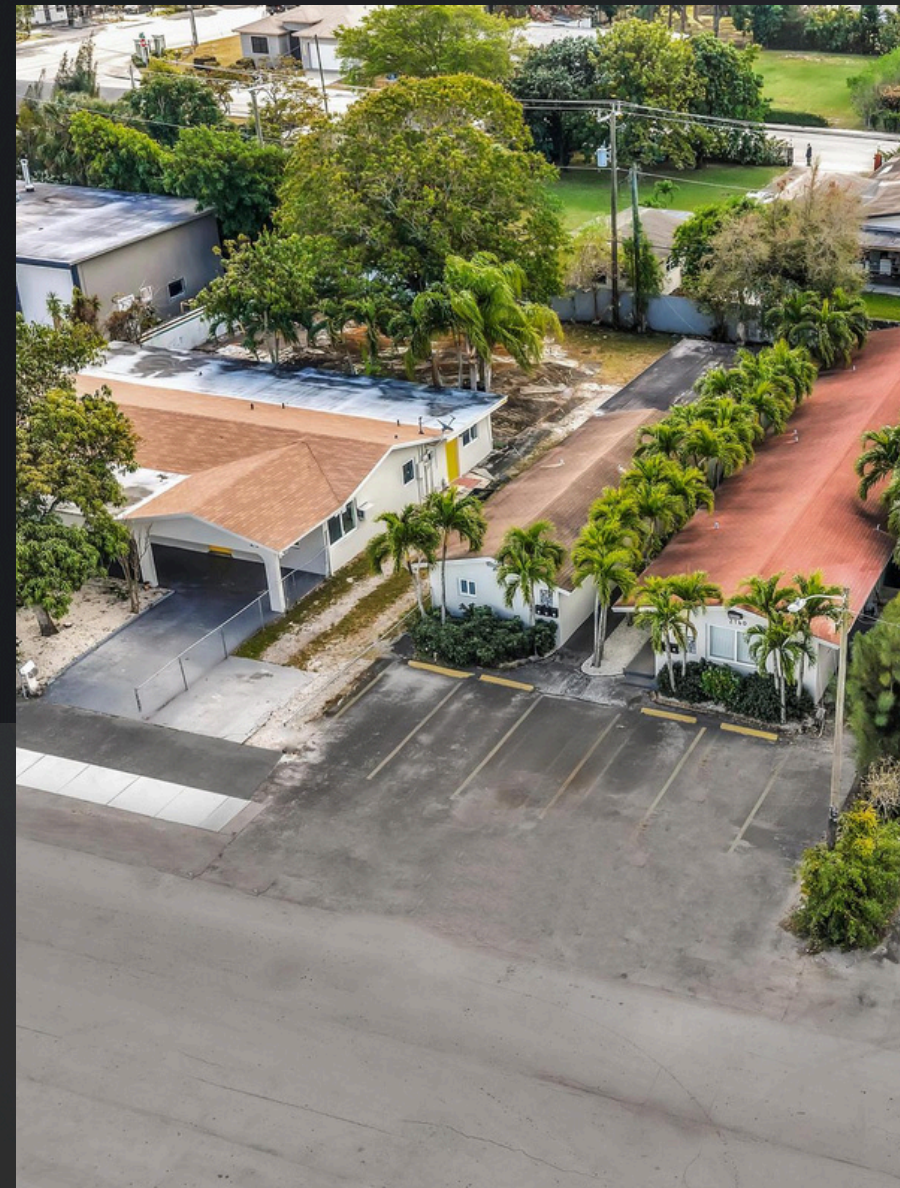
- Pro-Forma NOI: \$79,522
- Pro-Forma Cap Rate: 6.00%

## LOCATION HIGHLIGHTS

- Minutes away from Downtown Fort Lauderdale.
- Walking distance to large shopping center with Walmart, restarautns, and much more.
- Next to W Oakland blvd & I-95 interchange

# EXTERIOR PHOTOS

A glimpse from the outside.



# INTERIOR PHOTOS

A peak inside.



LIVING ROOM



KITCHEN

# INTERIOR PHOTOS

A peak inside.



BATHROOM



BEDROOM

# Financials

Income	Current	Pro-Forma	Expenses	Current	Pro-Forma
Gross Rent	148,080	156,360	Real estate taxes	22,551	23,174
General Vacancy	7,404	7,818	Insurance	18,856	18,856
Effective Gross Income	140,676	148,542	Management Fee	7,034	7,427
Net Income		79,522	Repairs & Maintenance	3,150	3,150
Pro-Forma Cap		6.00%	Water/Sewer/Dumpster	9,400	9,400
			Landscaping	960	960
			Admin	740	782
			Total	72,091	79,522