

EXCLUSIVELY LISTED

ASTRA



740

2023

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.



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Investment Summary

Investment highlights and quotes.

740 NW 4TH AVE, FORT LAUDERDALE

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

Price: \$1,050,000

UNIT MIX

- (4) Two Bedroom one Bath Units, each with its own private backyard and in unit W/D.

PROPERTY HIGHLIGHTS

- 40 year certification NOT required.
- Roof from October 2023.
- Hurricane Impact Windows.
- Mini-Split Ac System.
- Stainless Steel Appliances.

FINANCIAL SUMMARY

- NOI (after taxes reset): \$53,675

LOCATION HIGHLIGHTS

- Within 1 Block of Thrive [Progresso Development](#)(click).
- Walking Distance to [Sistrunk Market Place](#).
- Walking Distance to Flagler Village and [new developments on sistrunk](#).

EXTERIOR PHOTOS

A glimpse from the outside.



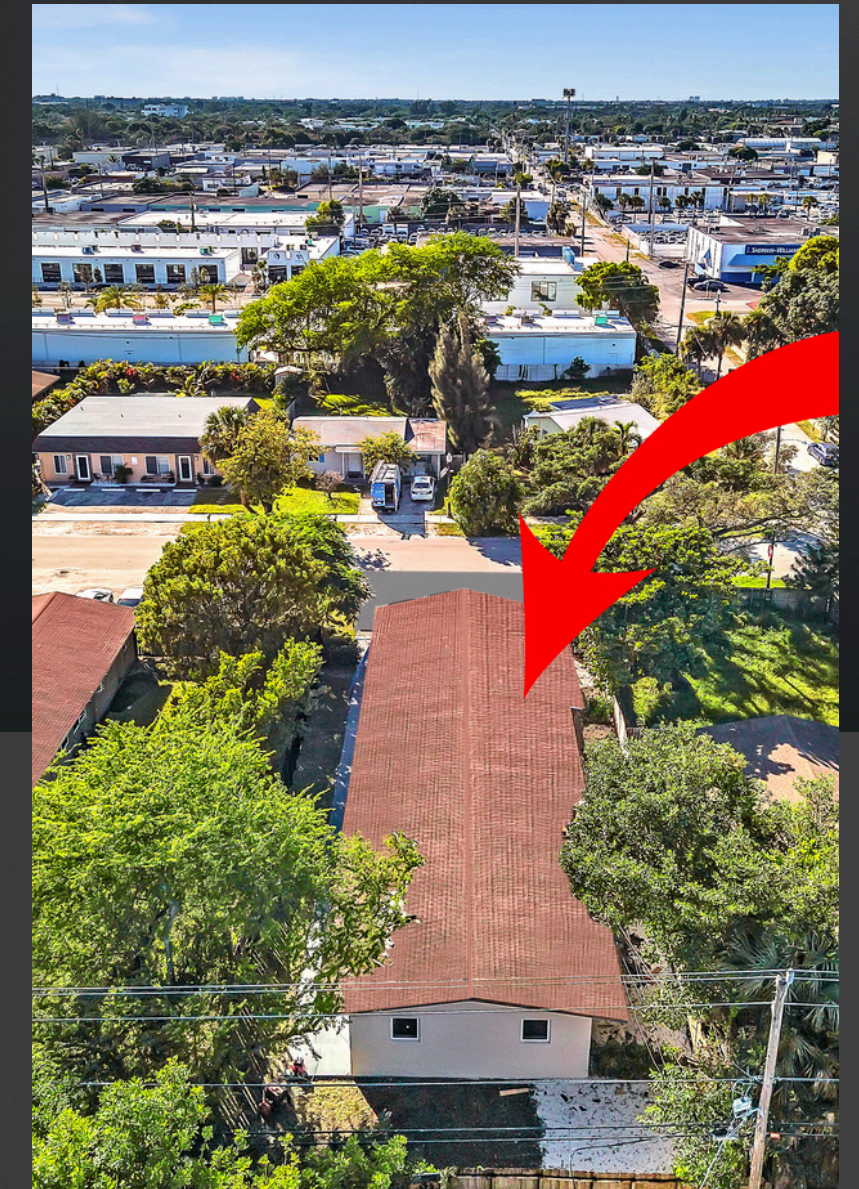
SIDE



FRONT



BACKYARDS



AERIAL

INTERIOR PHOTOS

A peak inside.



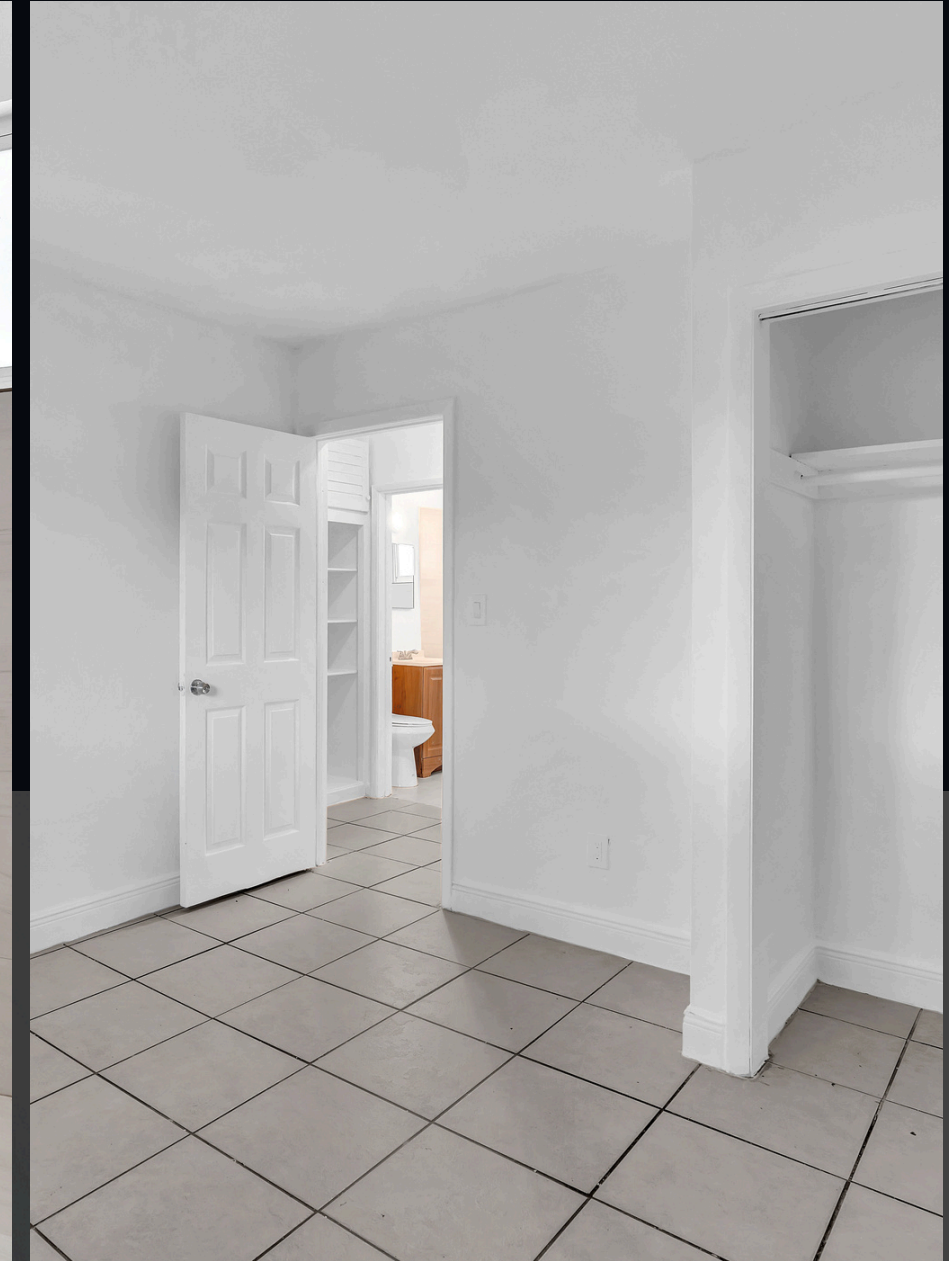
LIVING ROOM



KITCHEN



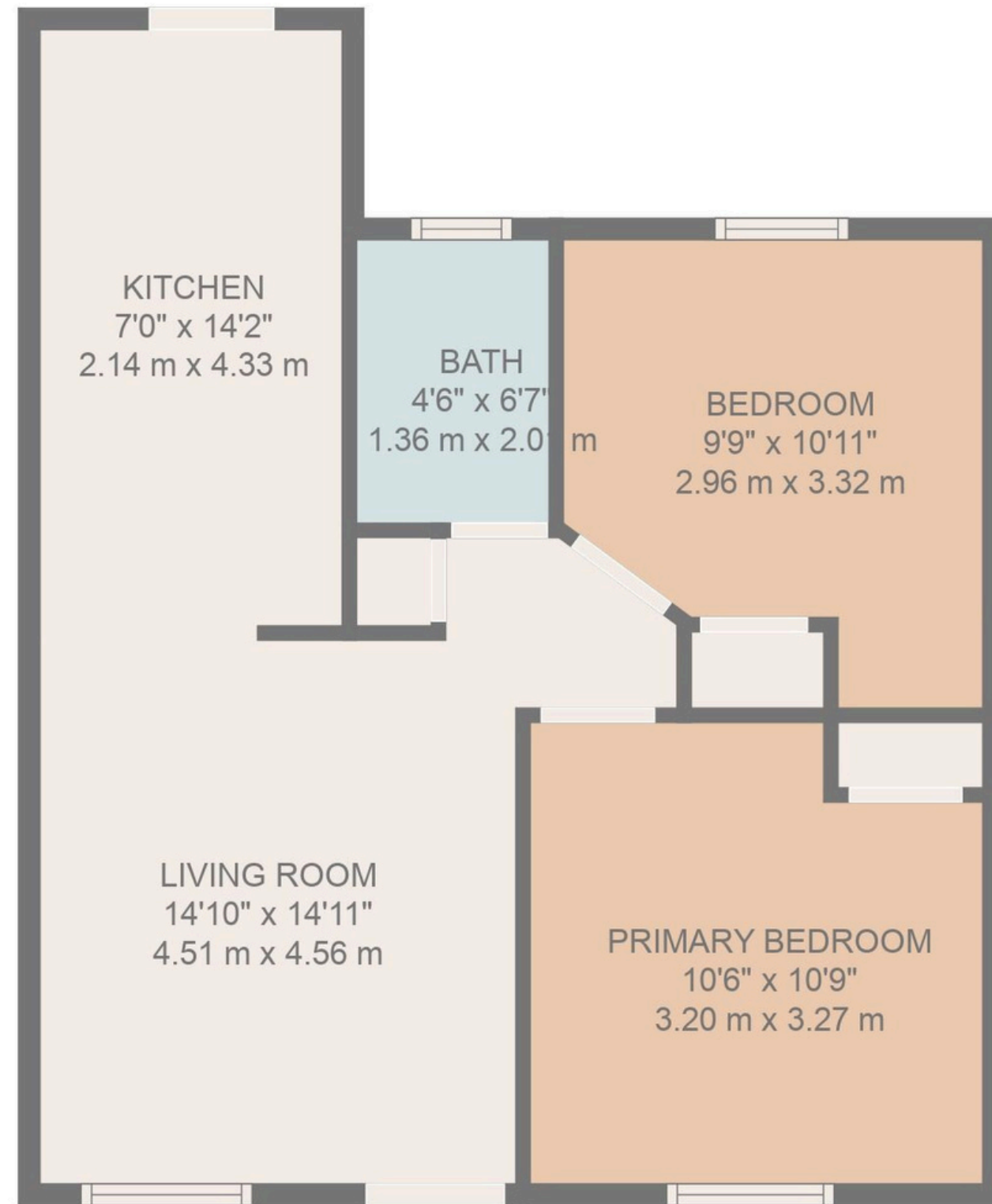
BATHROOM



BEDROOM

FLOOR PLAN

Typical Floor Plan



Financials

Income	Current	Pro-Forma	Expenses	Current	Pro-Forma
Gross Rent	99,420	100,800	Real estate taxes	8,100	19,857
			Insurance	5,900	5,900
			Management Fee	4,788	4,788
General Vacancy	4,971	5,040	Repairs & Maintenance	2,000	2,000
			Water/Sewer	4,800	4,800
Effective Gross Income	94,449	95,760	Landscaping	840	840
			Admin	250	250
			Total	26,678	42,085

Investment Summary

740 NW 4 Ave, Fort Lauderdale is a unique opportunity to own a 4 unit working investment in a bustling urban-core.

Progresso, and the nearby Flagler Village are the main areas outside of downtown Fort Lauderdale that are exploding with development, with 5 large 100+ units being developed within 4 blocks of the property.

740 has a new roof, and all units are recently upgraded, reduced insurance rate due to hurricane impact doors & windows, AC mini-split systems, new stainless steel appliances, and updated landscaping.

Enjoy a strong cashflow right from the start and let the property appreciate.

