



ICON 0706

Site to Build 289 Units - Pending Site Plan

706 NW 1st Ave, Fort Lauderdale, FL 33311

1.085 Total Acres

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

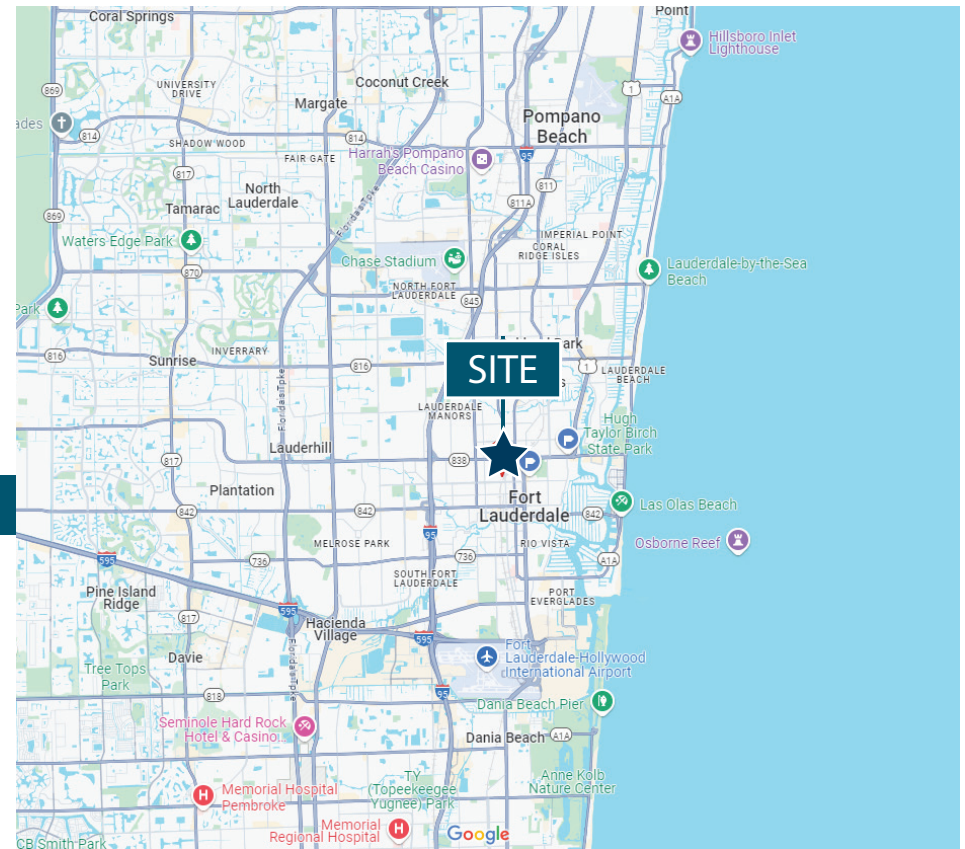
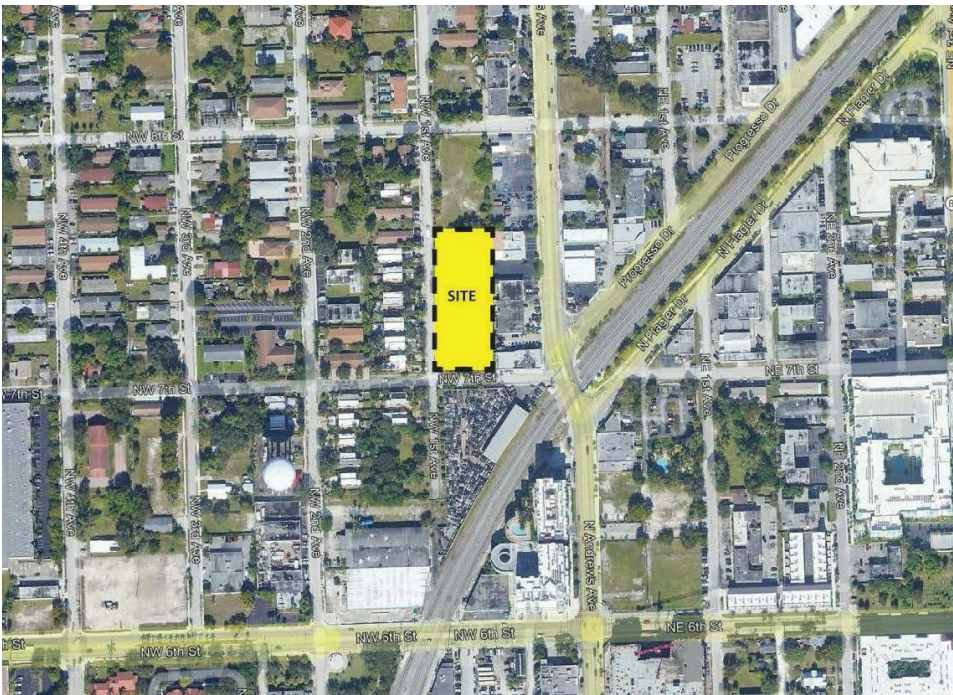
Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

PROPERTY SUMMARY

Property Details

- » Diverse Unit Mix: Includes a variety of unit types: (133) 1 Bedrooms, (10) 1 Bedroom + Den, (146) 2 Bedrooms
- » Generous parking ratio of 1.0003 spaces per unit, ensuring ample parking availability.
- » Total Units: 289 well-designed units.
- » Rentable Area: 257,659 square feet of high-value rentable space.
- » 30 levels of contemporary living, ensuring a stylish and comfortable environment.
- » Potential for strategic parking reduction to optimize space and reduce costs.

Asking Price: \$10,890,000

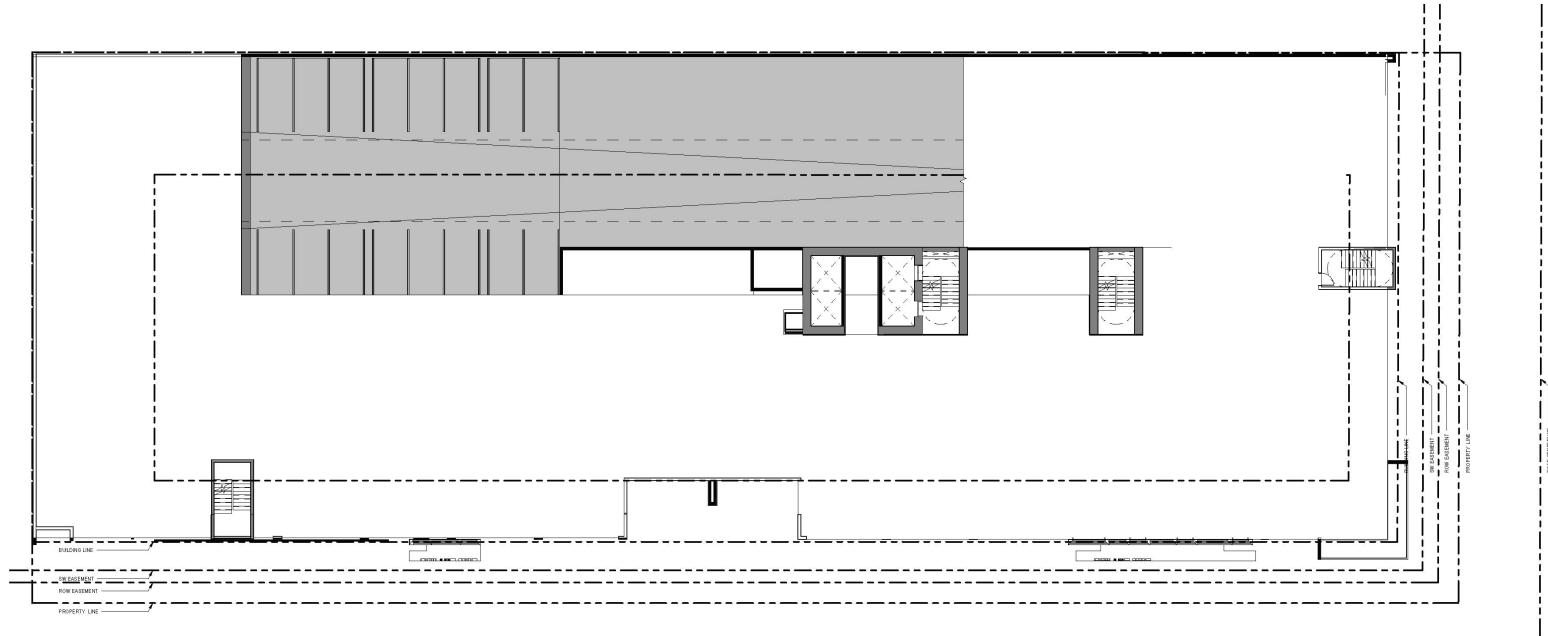


Demographics

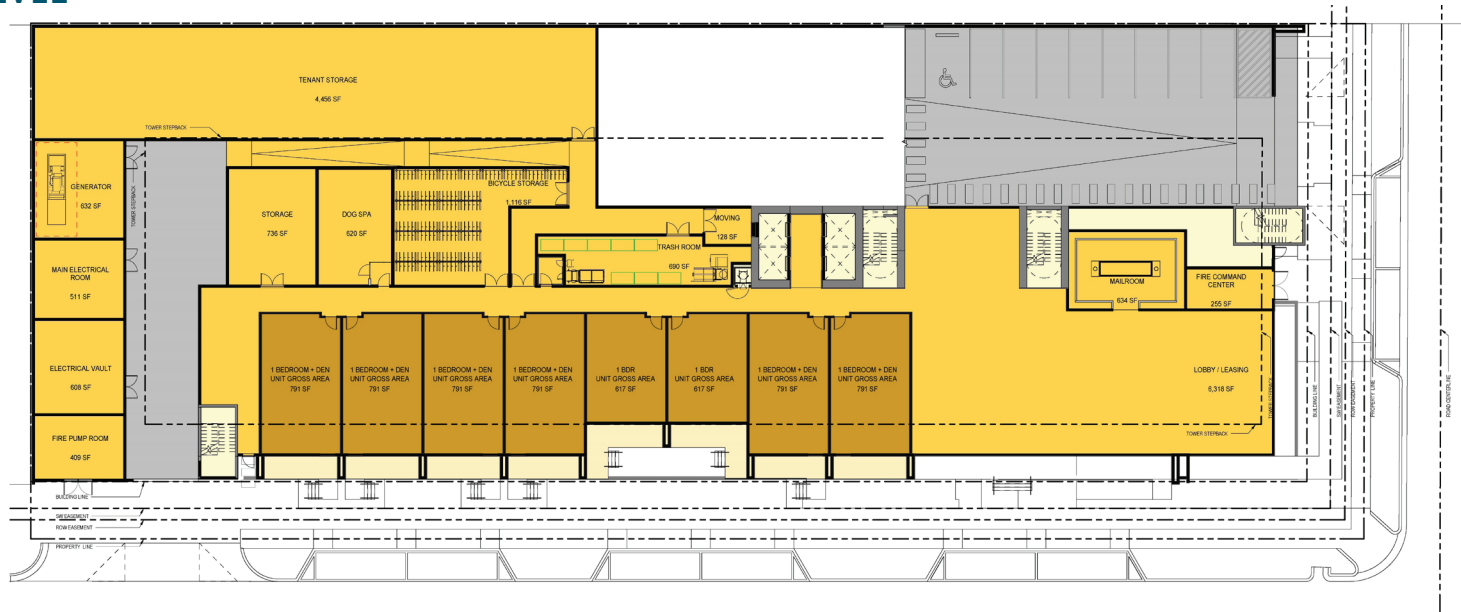
	1 Mile	3 Miles	5 Miles
Population	29,358	157,244	131,523
Households	15,078	72,269	131,523
Ave. HH Income	\$96,574	\$107,329	\$97,526
Ave. House Value	\$547,271	\$576,200	\$505,023

SITE PLAN

GROUND LEVEL

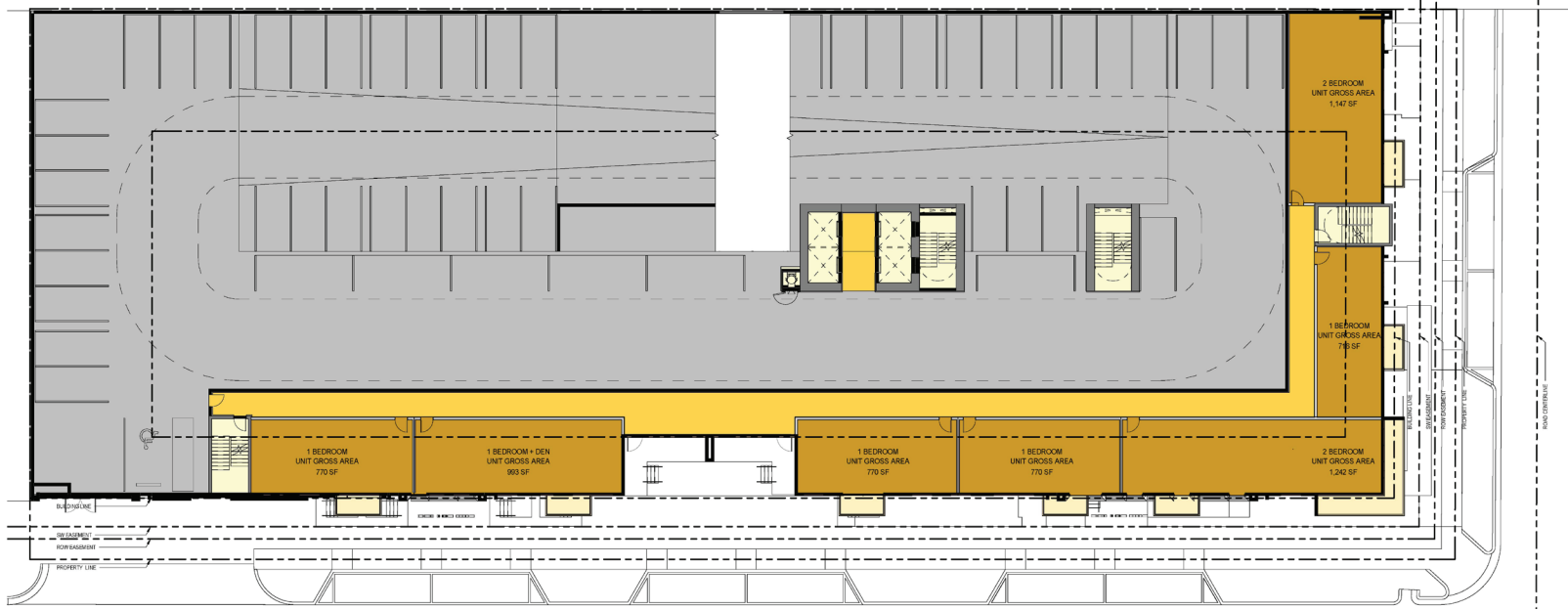


GROUND LEVEL

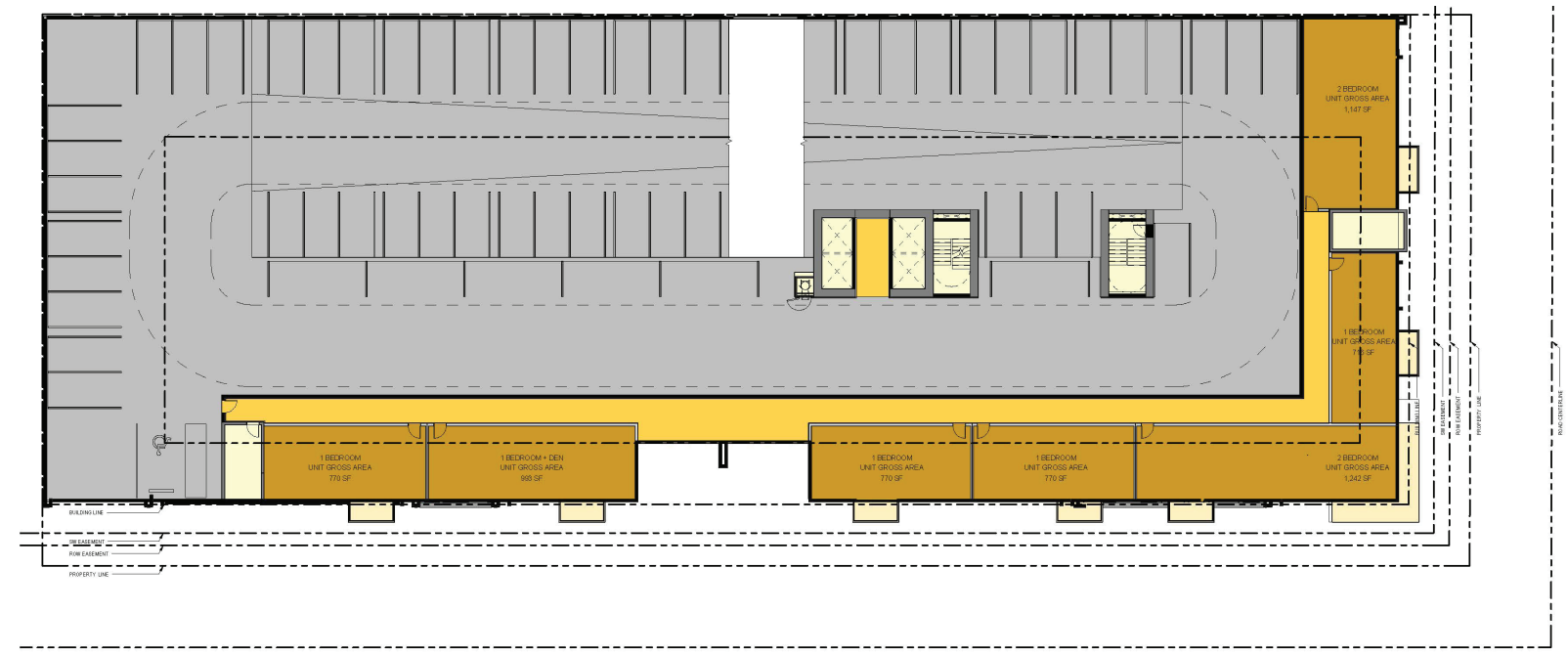


SITE PLAN

PODUM LEVEL

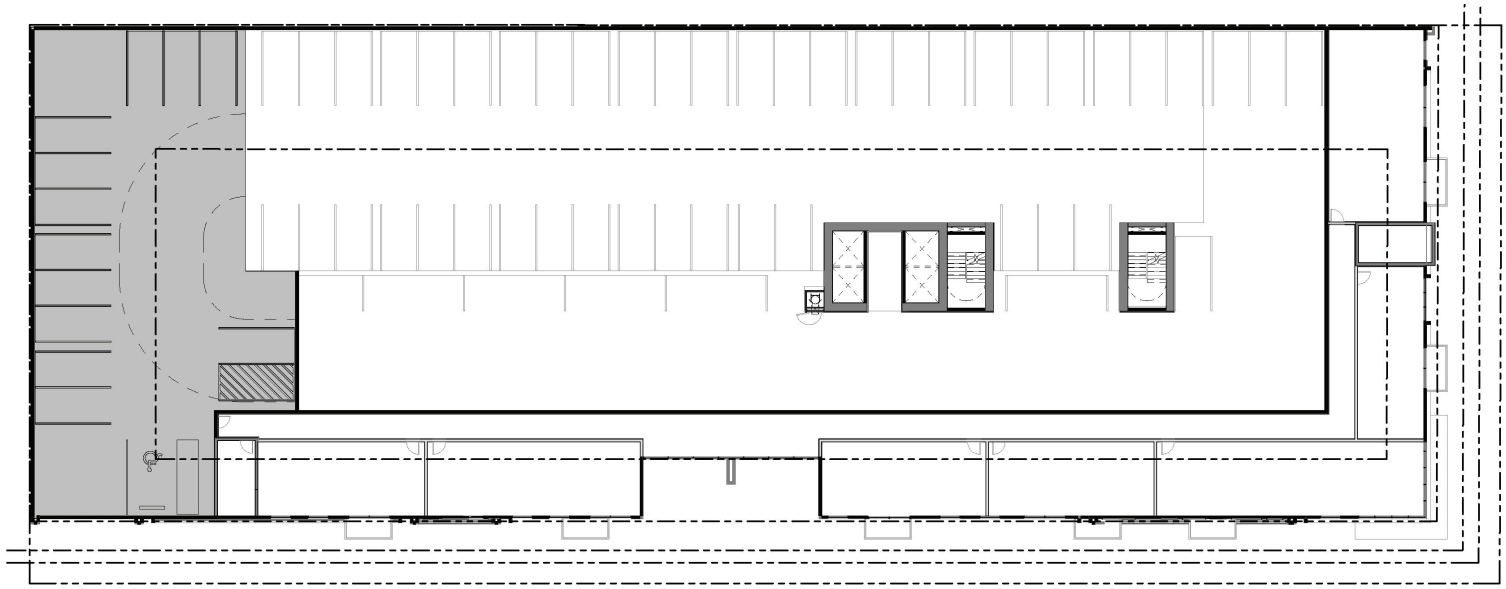


LEVEL 5

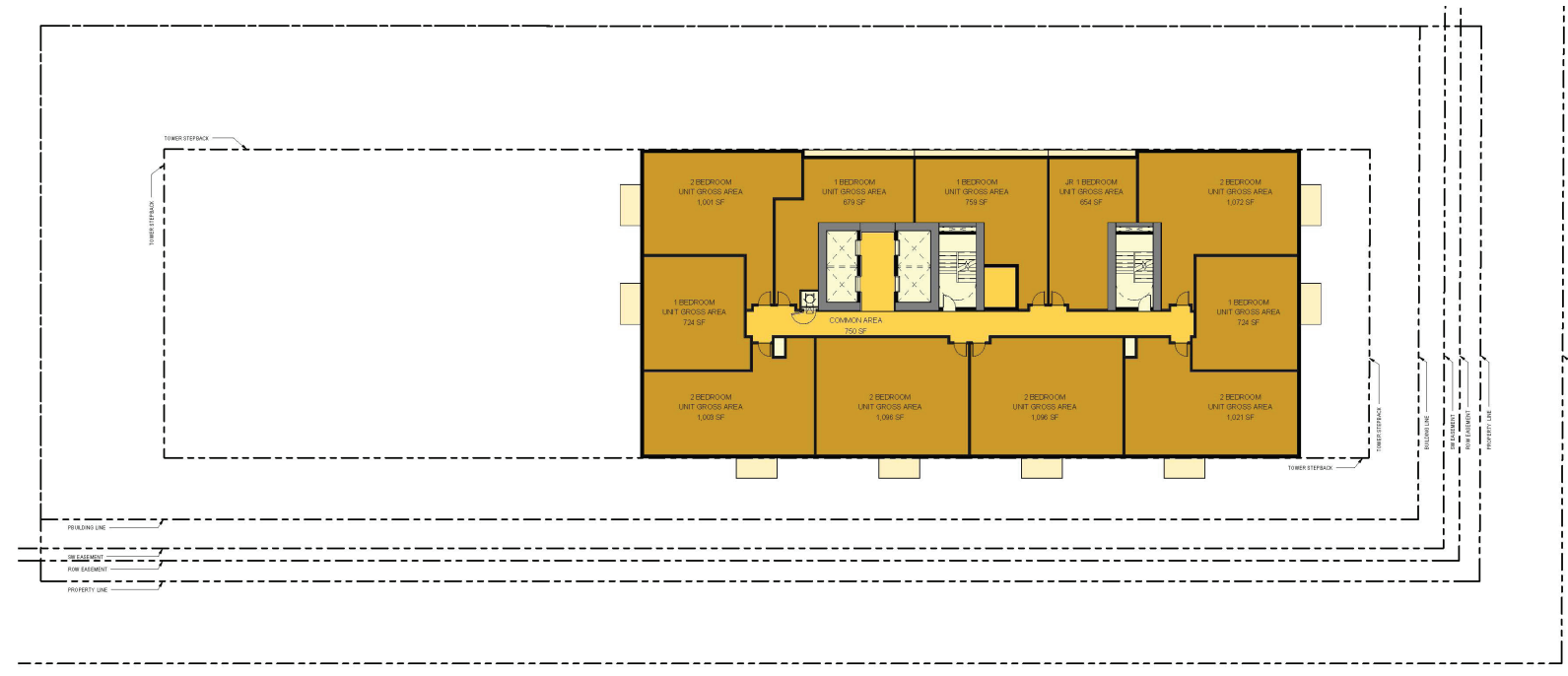


SITE PLAN

LEVEL 5.5



TOWER LEVEL



SITE PLAN

AREA/ PARKING CHART

BOMA 2010 Multi Unit Residential (Method A)															
BOMA Categories	Floor Efficiency	C		D		Mixed Use Common Area					F		H	I	
		Major Vertical Penetration Area (SF)	Residential Vertical Penetration	Parking Spaces	Parking	MUCA (BOH)	STUDIO	1 BDR	3BDR + DEN	2BDR	Living Unit Area (SF)	Balcony Area (SF)	Common Area (SF)	Residential Common	Limited Common/Amenity Deck
Level	Building Gross Area	Residential Floor Efficiency					SE STUDIO (sf)	ALL 1 BDR (sf)	A/2 1 BDR + DEN (sf)	BL 2 BDR (sf)	TOTAL	Rentable Residential	Balcony	Residential Common	Limited Common/Amenity Deck
1	42,599	22.7%	1,844	25	16,218	-	-	2	6	-	8	5,979	1,152	18,558	-
2	38,877	61.8%	1,383	63	28,502	-	-	4	1	2	7	6,409	601	2,583	-
3	38,877	61.8%	1,383	63	28,502	-	-	4	1	2	7	6,409	601	2,583	-
4	38,877	61.8%	1,383	63	28,502	-	-	4	1	2	7	6,409	601	2,583	-
5	45,169	61.8%	1,383	76	34,794	-	-	4	1	2	7	6,409	601	2,583	-
6	11,998	0.0%	976	-	-	-	-	-	-	-	-	-	-	11,092	27,046
7	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
8	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
9	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
10	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
11	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
12	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
13	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
14	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
15	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
16	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
17	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
18	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
19	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
20	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
21	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
22	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
23	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
24	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
25	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
26	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
27	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
28	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
29	11,876	82.8%	1,022	-	-	-	-	5	-	6	11	9,828	522	1,026	-
Level Roof	-	#0N/O	-	-	-	-	-	-	-	-	-	-	-	-	-
Level Upper Roo	-	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total	489,545		31,858	290	136,518	-	-	133	10	146	289	257,659	15,562	63,510	27,046
Sub-Total							-	133	10	146					
Total	489,545		31,858	290	136,518	-	0%	40%	9%	51%	289	257,659	15,562	63,510	27,046

Provided Parking		52.63%
Parking / Unit	1,00346	
Parking Surplus	(254.75)	
Required Parking Reduction	47%	

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RECENT DEVELOPMENTS

Under Construction 16

Approved Projects 17

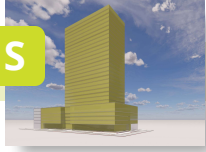
Projects Under Review 18

Recently Completed 19

ICON 0706

706 NW 1st Ave, Fort Lauderdale, FL 33311

UNDER CONSTRUCTION



S

ICON 0706

706 NW 1st Ave
Fort Lauderdale, FL 33311



1

THE ADDERLY

501 NW 7th Avenue
Fort Lauderdale, FL 33311



2

FAT VILLAGE EAST

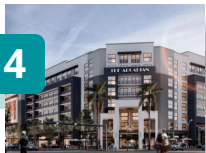
501 N Andrews Ave
Fort Lauderdale, FL 33301



3

MOUNT HERMON APARTMENTS

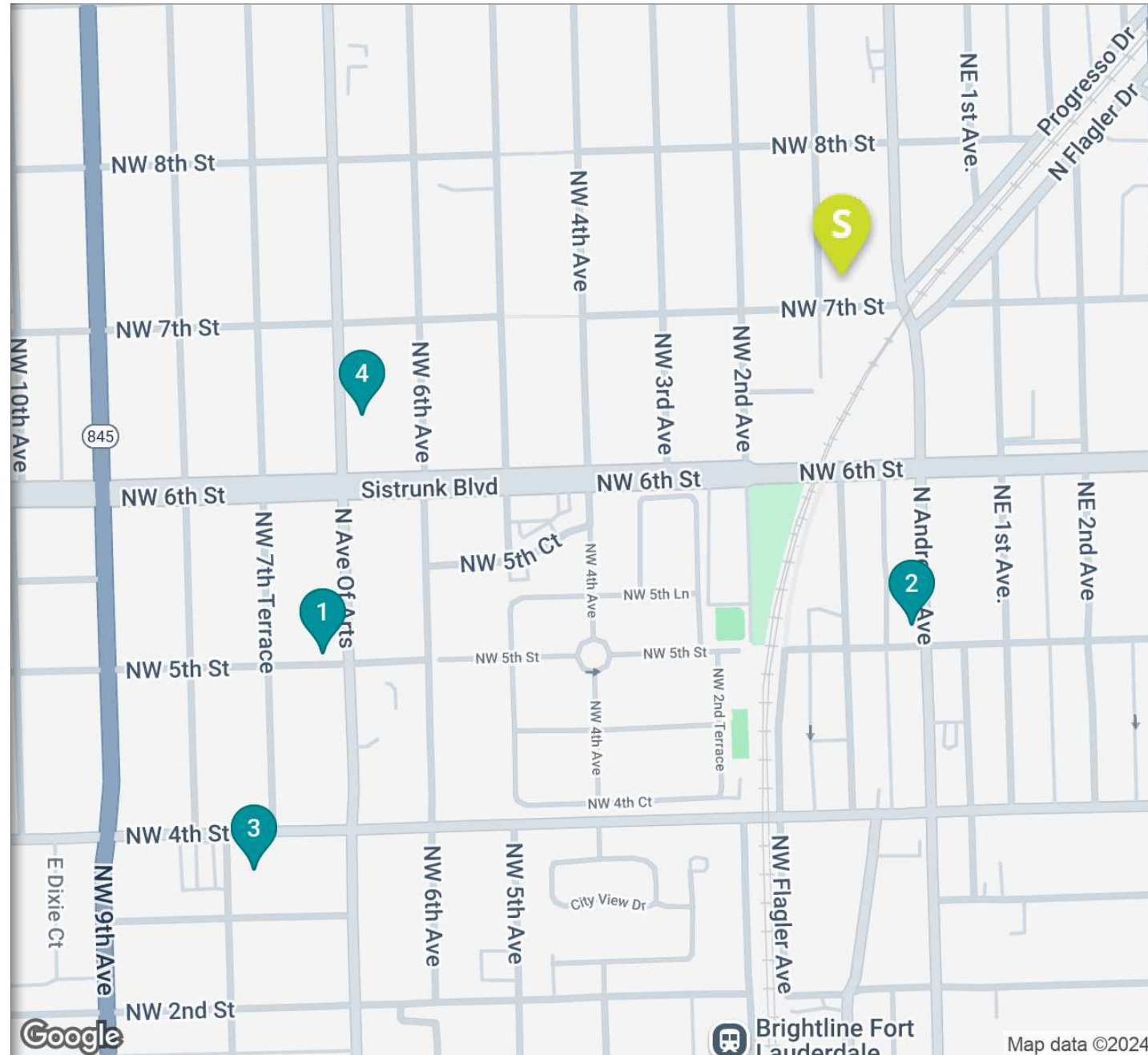
750 NW 4th Ave
Fort Lauderdale, FL 33311



4

THE ARCADIAN

640 NW 7th Ave
Fort Lauderdale, FL 33311



APPROVED PROJECTS



ICON 0706
706 NW 1st Ave
Fort Lauderdale, FL 33311



4 NW 7TH
4 NW 7th
Fort Lauderdale, FL 33311



HOTEL D'ARTS
301 NW 7th Ave
Fort Lauderdale, FL 33311



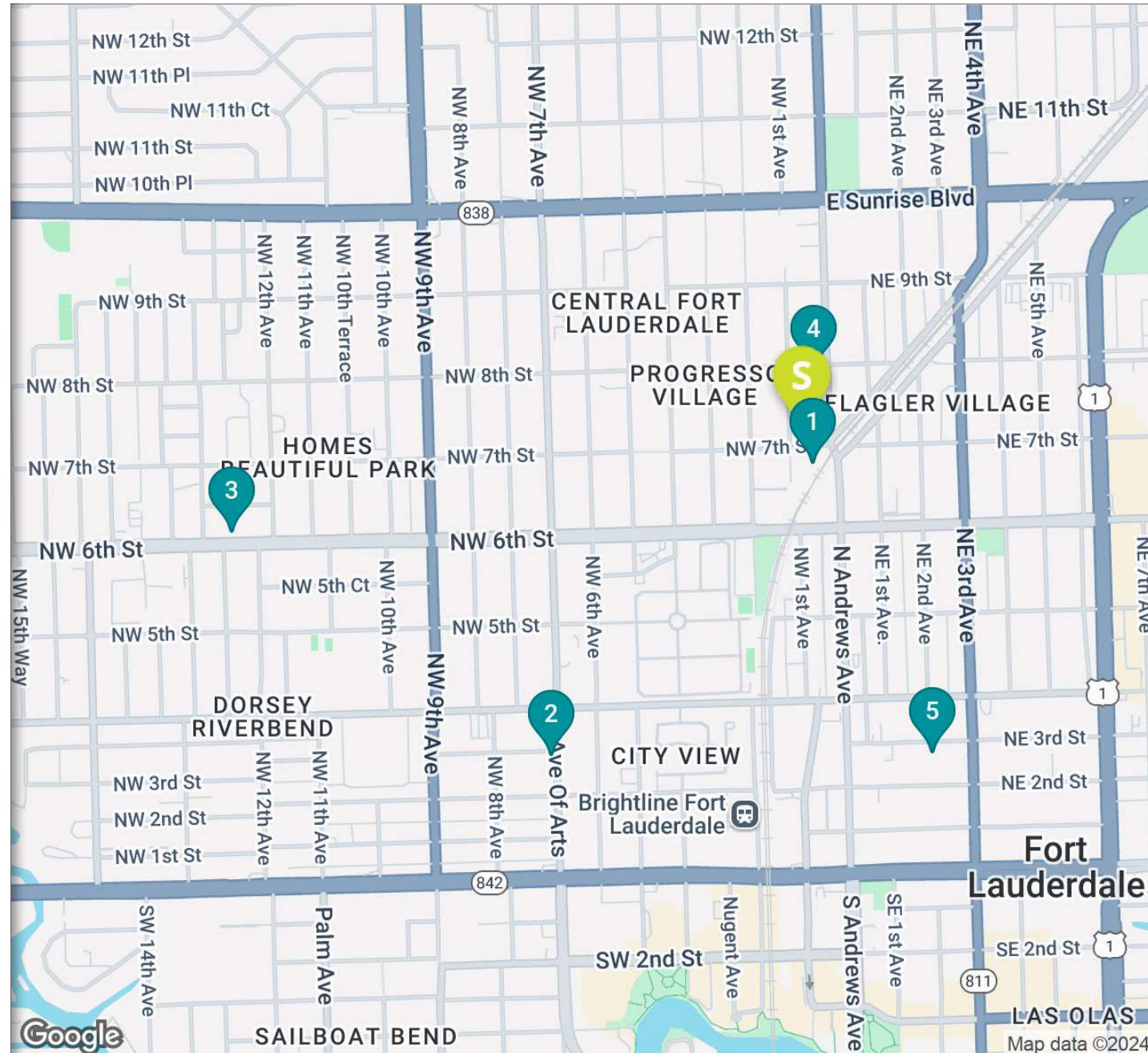
1223 NW 6TH ST
Fort Lauderdale, FL
33311



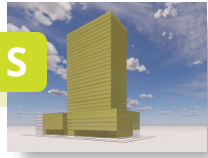
745 N ANDREWS AVE
745 N Andrews Ave
Fort Lauderdale, FL 33311



200 NE 3RD STREET
200 NE 3rd Street
Fort Lauderdale, FL 33301



RECENTLY COMPLETED



ICON 0706
706 NW 1st Ave
Fort Lauderdale, FL 33311



THE SIX13
613 NW 3rd Ave
Fort Lauderdale, FL 33311



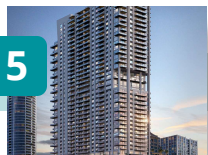
ALLEGRO
1290 N Federal Hwy
Fort Lauderdale, FL 33304



OAKLYN
3333 North Federal Hwy
Fort Lauderdale, FL 33306



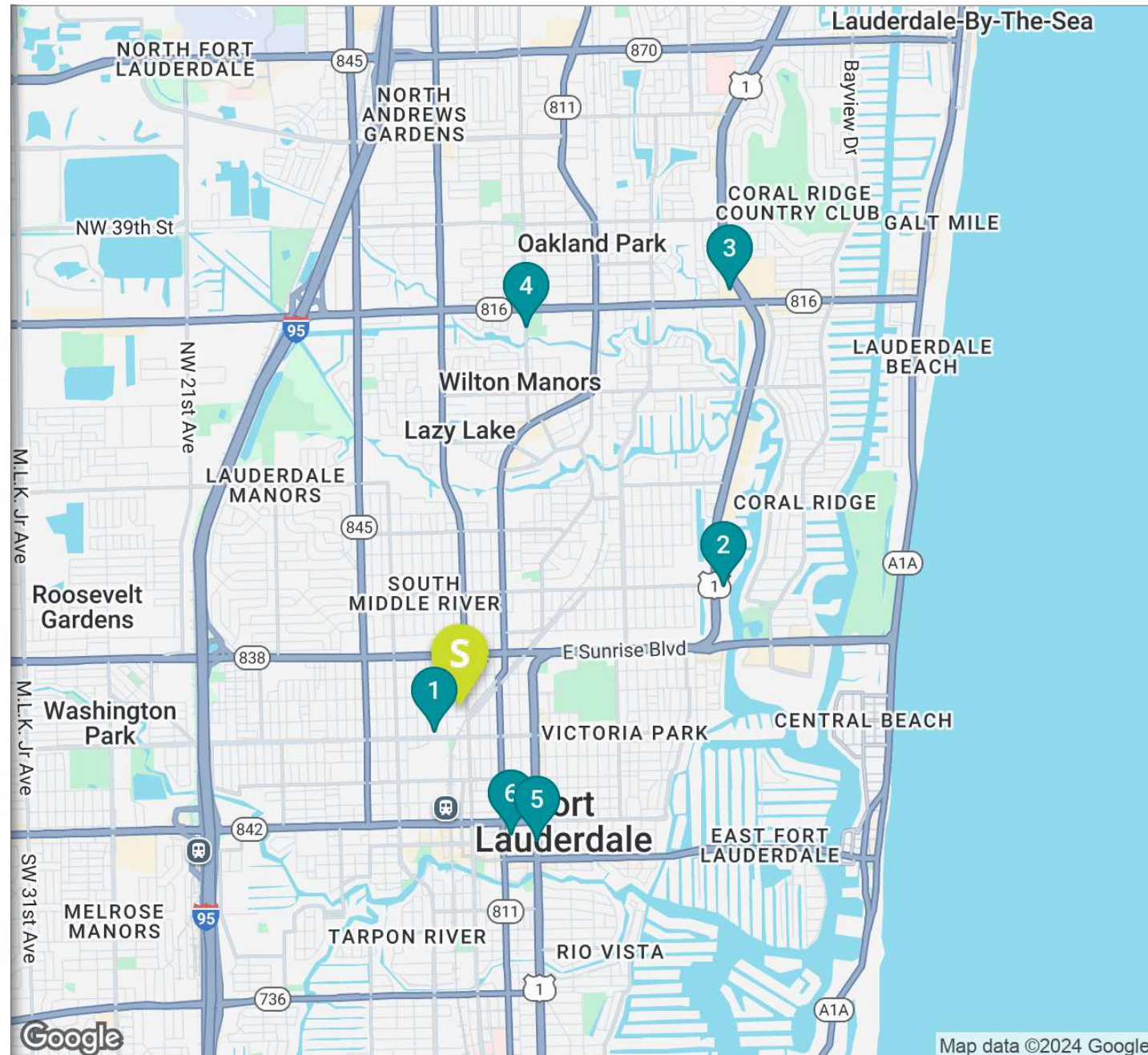
BLYS
3000 NE 6th Ave
Fort Lauderdale, FL 33334



VENETO
201 South Federal Hwy
Fort Lauderdale, FL 33301



COASTERRA
150 SE 3rd Ave
Fort Lauderdale, FL 33301



ICON 0706

706 NW 1st Ave, Fort
Lauderdale, FL 33311

1.085 Total Acres

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