

Teaser Flyer

THE
305
ON 9TH

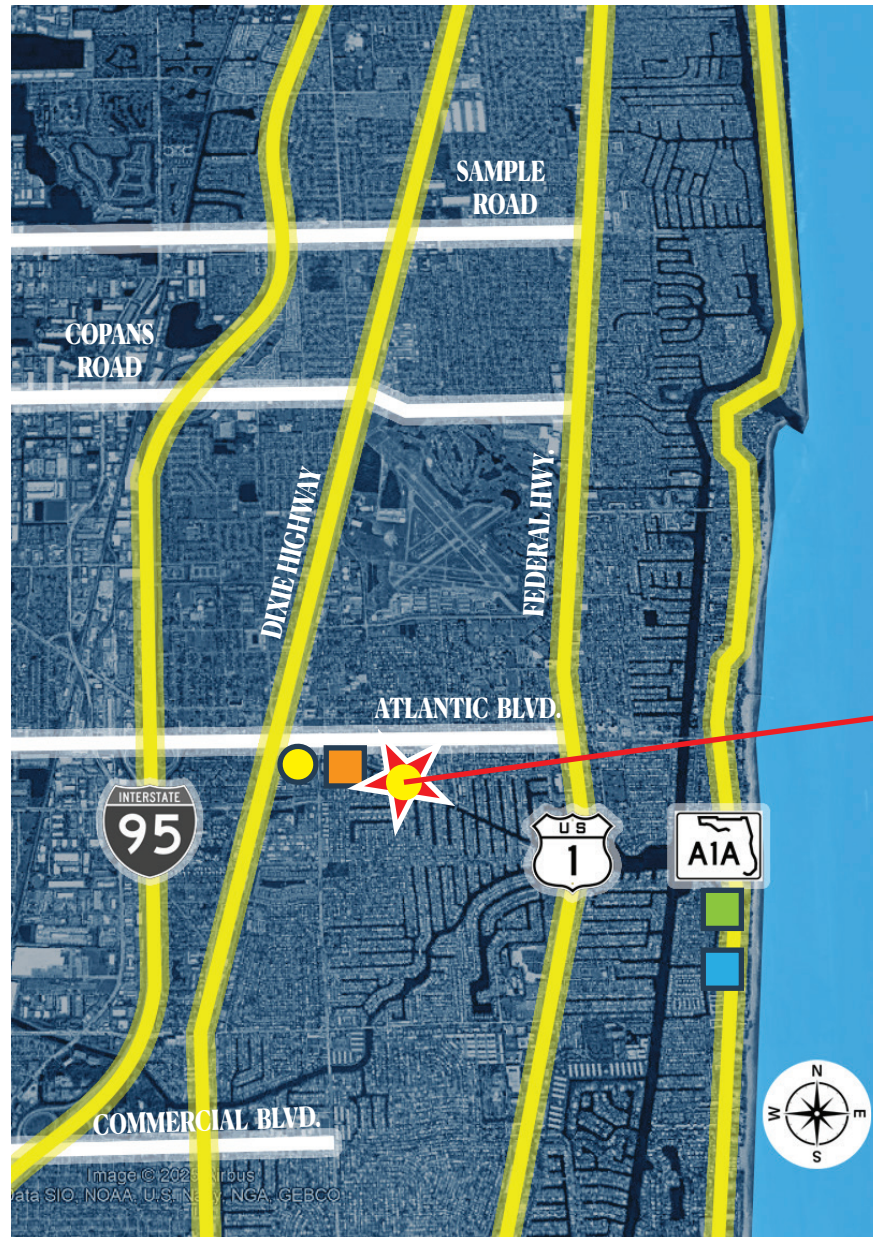
305 SE 9th Avenue
Pompano Beach, FL 33060

Value-Add Multifamily in Pompano Beach
Possible Short Term Rental Conversion

EMAIL FOR NDA & PRICING GUIDANCE



POMPANO DEMOGRAPHICS & GROWTH





INVESTMENT MAP

305 SE 9th Avenue is strategically positioned at the center of Pompano Beach's ongoing public and private investment momentum. The property benefits from immediate proximity to Pompano Beach City Hall and the Cultural Center, reinforcing long-term municipal commitment and neighborhood stability.

Nearby, significant capital investment is underway along the coastline, including the Ritz-Carlton Residences, Waldorf Astoria Residences, and KOI Residences & Marina—totaling hundreds of millions of dollars in new development.

This concentration of luxury and civic investment enhances demand, supports rent growth, and underscores the property's location within a rapidly transforming, high-growth corridor of Pompano Beach.



-  Pompano Beach City Hall
-  Pompano Beach Cultural Center

\$2.0 Billion

-  The Ritz-Carlton Residences
-  Waldorf Astoria Residences
-  Koi Residences & Marina

\$259 Million

\$160 Million

\$55.2 Million



I. EXECUTIVE SUMMARY

Butters Realty & Management is pleased to present 305 SE 9th Avenue, an ideally located value-add multifamily property in the heart of Pompano Beach, Florida. The property is 2-story building, comprised of eighteen spacious units; (10) 2BR/1.5BA, (6) 1BR/1BA and (2) Studio/1BA. With strong fundamentals in place, the property provides an exceptional opportunity for investors to reposition and capture rental upside.

The building offers ample on-site parking, a private courtyard area with pool and is surrounded by significant new development and single-family home renovations, reflecting the ongoing transformation of the Pompano Beach market. Residents enjoy convenient access to beaches, major highways, dining, shopping, and the newly revitalized Pompano Beach Pier and Innovation District, all within minutes of the property.

Pompano Beach is rapidly emerging as one of South Florida's most desirable coastal markets, attracting both residents and investors. With continued redevelopment projects, multimillion-dollar residential construction, industrial/distribution, entertainment, and a flourishing cultural and dining scene, Pompano Beach is experiencing a surge in demand while still maintaining relative affordability compared to neighboring coastal cities.

305 SE 9th Avenue offers investors the opportunity to raise rents to match market trends, renovate units for premium returns, or reposition as a short-term rental model to maximize cash flow. This is a rare chance to acquire a well-located multifamily property in one of South Florida's fastest-growing markets.

INVESTMENT OVERVIEW AS-IS

ADDRESS:	305 SE 9th Avenue, Pompano Beach, FL 33060
# OF UNITS:	18
UNIT MIX:	(10) 2BR/1.5BA, (6) 1BR/1BA and (2) Studio/1BA
ALL HAVE FULL BATH AND KITCHEN	
RBA:	13,611 SF
LOT SIZE:	0.44 Acre
TYPE:	2-Story, Low-Rise Apartments
# OF BUILDINGS:	1
STORY COUNT:	2
YEAR BUILT:	1971
TYPICAL APT UNIT SIZE:	820 SF, 580SF and 340 SF
OCCUPANCY:	100%
ASKING PRICE:	NDA REQUIRED AND CALL FOR GUIDANCE
PROFORMA CAP RATE (TRADITIONAL)	

INVESTMENT OVERVIEW AS-IS

<u>Desirable Unit Mix:</u>	(10) 2BR/1.5BA, (6) 1BR/1BA and (2) Studio/1BA
<u>Value-Add Opportunity:</u>	Strong rental upside through renovations and repositioning.
<u>Ample Parking:</u>	On-site parking available for residents and guests.
<u>Prime Location:</u>	Minutes from Pompano Beach Pier, beaches, US-1, I-95, the Innovation District, FAU, fine dining and entertainment.
<u>Surrounded by Growth:</u>	Adjacent to multimillion-dollar residential redevelopment and new construction.
<u>Flexible Strategies:</u>	Long-term rental, short-term rental, or hybrid income model potential.
<u>Fundamentals:</u>	Pompano Beach experiencing rapid population growth, investment, and ongoing redevelopment.

VII. SHORT-TERM RENTALS THESIS



Potential Short-Term Rentals

Bonus Depreciation

With 100% bonus depreciation back in 2026, prospective investors have a unique opportunity to offset earned income by accelerating depreciation on the purchase asset being used as a short term rental.

Other Tax Benefits

Short-term rental income from pass-through entities (LLCs, S-Corps) qualifies for a permanent 20% deduction on net rental income. This means investors can exclude a substantial portion of their rental profits from taxation.

Fee Savings

Owners who don't use a traditional Property Manager can save 20–30% of rental income by avoiding property management fees. Combined with tax benefits, self-management enhances profitability and control over the investment.

THE TEAM



JC CONTE, SIOR
Executive Vice President

JC Conte, SIOR is a bilingual Florida (Key Biscayne) native with 30 years focused on commercial real estate. His father, Rafael Conte, was the first Mayor of Key Biscayne after the incorporation. Prior to joining Butters Realty, Mr. Conte ran his own firm for almost a decade, spent a few years as the Director of Industrial Brokerage in South Florida for The Staubach Company and spent many years as a VP at CBRE. His prior investment sale, developer, and landlord client list is extensive and includes TA Realty, Ave Aviation and Commerce Center, First Industrial, Adler Group, Bristol Group, Principal Global Life, Cabot Properties, Sentinel Real Estate Group and EastGroup Properties to name a few.



BRIAN T. AHEARN, CCIM
Senior Vice President

Mr. Ahearn has been in the commercial real estate business for over 25 years. Prior to joining Butters Realty & Management, Brian served as Senior Advisor for Coldwell Banker Commercial NRT for over 11 years. At Coldwell Banker Commercial, Mr. Ahearn was consistently recognized as one of the top 10 commercial agents for Coldwell Banker in the State of Florida. His prior client list is extensive and includes Advance Auto Parts, Wells Fargo Bank, Quanta Services Inc., Irby Construction Company, Florida International Marketing, DOKA USA, DR Horton, DHI Mortgage, Bertling Logistics, NitroFill, Tricab, ID & Design International, Armstrong Relocation Group, Flying Food Group, Best Roofing and many others.



MALCOLM BUTTERS
President

Malcolm Butters is president and co-founder of Butters Construction & Development, Inc., a privately held real estate firm engaged in construction, development, investment, management and leasing of office, industrial, retail and hotel properties. Over the past 35 years, Butters Construction & Development has built over 25 million square feet of commercial space valued at over \$2 billion. Malcolm and his brother Mark, currently own commercial space in several cities in Florida. Notable projects include the Gulf Landing Logistic Center, a 2 Million square feet business park in Fort Myers, Florida, First Park Miami, a 2.5 Million square feet of industrial development in Miami, Miami Midway Park, a 50 acre/500,000 sf warehouse and 360 apartment units project, Hillsboro Technology Park, a 1,000,000 Square Foot Business Park in Deerfield Beach and Marriott Residence Inn, Coconut Creek, Florida.



A Distinguished Address Backed by Lasting Investment Performance

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