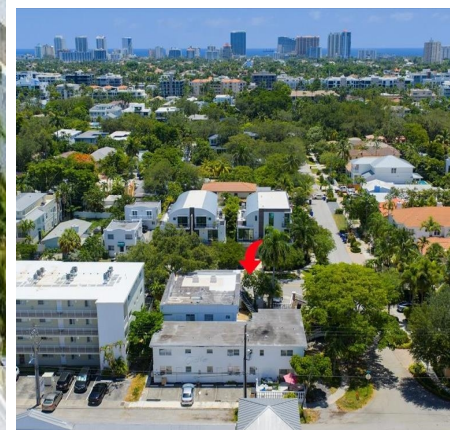


Chalet East - Victoria Park Apartments



105 NE 16th Ter
Fort Lauderdale, FL 33301

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Chalet East - Victoria Park Apartments

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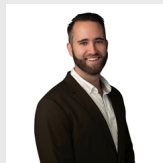
Rent Roll

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CHALET EAST - VICTORIA PARK APARTMENTS

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	105 NE 16th Ter Fort Lauderdale FL 33301
COUNTY	Broward
MARKET	Fort Lauderdale
SUBMARKET	Victoria Park
BUILDING SF	9,412 SF
LAND SF	12,532 SF
LAND ACRES	.29
NUMBER OF UNITS	14
YEAR BUILT	1953
APN	504202150770
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,300,000
PRICE PSF	\$350.62
PRICE PER UNIT	\$235,714

ASSUMABLE FINANCING

Seller Financing	
LOAN TYPE	
DOWN PAYMENT	(\$150,000)
LOAN AMOUNT	\$3,450,000
INTEREST RATE	0.00%
LOAN TO VALUE	105%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	26,171	129,667	263,797
2025 Median HH Income	\$117,296	\$94,038	\$81,445
2025 Average HH Income	\$174,222	\$145,360	\$129,005

- Introducing a rare investment opportunity in the heart of Victoria Park, one of Fort Lauderdale's most coveted and consistently high-performing residential neighborhoods. Located just minutes from Las Olas Boulevard, Flagler Village, Downtown Fort Lauderdale, and the city's award-winning beaches, 105 NE 16th Terrace offers investors exceptional stability, long-term appreciation potential, and multiple value-add or redevelopment pathways.

This well-located 14-unit multifamily property sits on a quiet tree-lined street surrounded by luxury single-family homes, boutique rentals, and new high-end developments. Victoria Park remains one of the strongest rental corridors in Broward County, driven by affluent demographics, steady population growth, and proximity to the city's top employment, dining, entertainment, and lifestyle destinations.

*Attractive Seller Financing Available: Approx. \$2,100,000 at 5% interest rate (30-year amortized) 8-year balloon due January 2034



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02

Location

Location Summary

Aerial View Map

Investment Highlights

- Located in the prestigious Victoria Park neighborhood

14-unit multifamily building with strong occupancy

Surrounded by luxury homes, new construction, and high-end multifamily developments

Exceptional walkability to Las Olas, Flagler Village, parks, restaurants, and shopping

Consistently high rental demand and affluent renter demographics

Significant value-add and repositioning upside

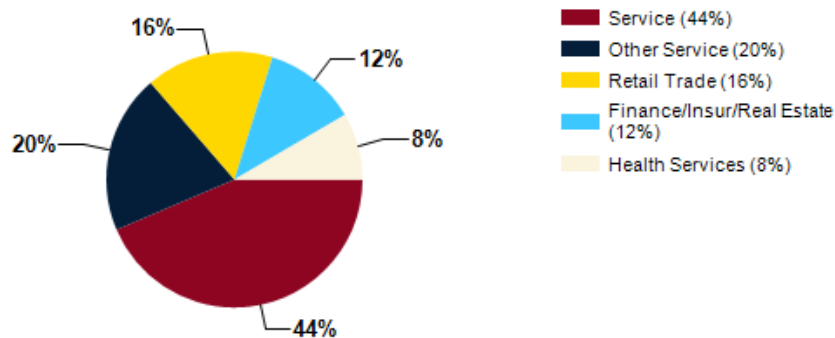
Minutes to Downtown, beaches, Galleria Mall, & Brightline

Ideal for long-term hold, portfolio expansion, or redevelopment

This is a compelling opportunity for investors seeking a stable, income-producing asset in one of Fort Lauderdale's most sought-after and supply-constrained neighborhoods.

*Attractive Seller Financing Available: Approx. \$2,100,000 at 5% interest rate (30-year amortized) 8-year balloon due January 2034

Major Industries by Employee Count



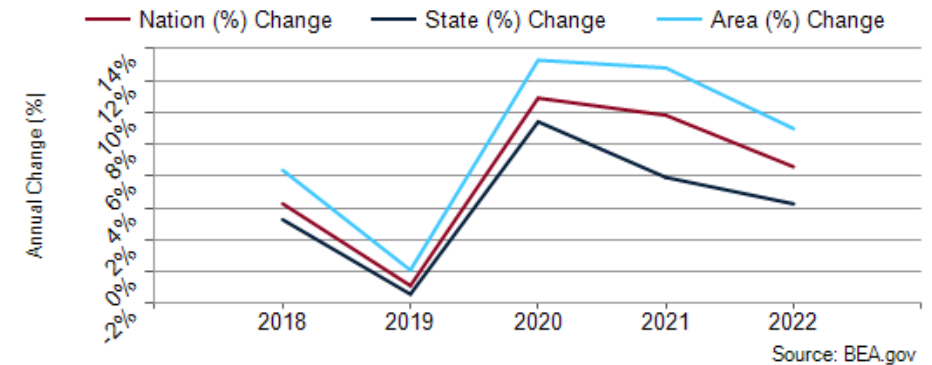
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Largest Employers

Broward County Public Schools	31,691
Broward Health	7,592
Spirit Airlines	8,000
ADT Inc.	17,000
Nova Southeastern University	3,000
Citrix Systems	3,000
The City of Fort Lauderdale	1,500
Broward County Sheriff's Office	5,400

Broward County GDP Trend



05

Additional Information

Profit & Loss Statement
Rent Roll

MOLINARI COMMERCIAL

105 NE 16th Terrace Ft. Lauderdale, FL. - Victoria Park

Year No.	2025	2026	2027	2028	2029	2030
Year Ending	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Rent	\$316,200	\$346,200	\$360,048	\$374,450	\$389,428	\$405,005
Vacancy & Credit Loss	\$9,486	\$10,386	\$10,801	\$11,233	\$11,683	\$12,150
Laundry	\$14,400	\$14,400	\$14,832	\$15,277	\$15,735	\$16,207
Gross Income	\$321,114	\$350,214	\$364,079	\$378,493	\$393,480	\$409,062
Property Tax	\$54,948	\$58,420	\$60,173	\$61,978	\$63,837	\$65,752
Insurance	\$10,791	\$10,791	\$11,115	\$11,448	\$11,792	\$12,145
Trash	\$3,600	\$3,600	\$3,708	\$3,819	\$3,934	\$4,052
*Electric	\$13,200	\$0	\$0	\$0	\$0	\$0
*Internet	\$3,360	\$3,360	\$3,461	\$3,565	\$3,672	\$3,782
*Pool	\$0	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377
Water/Sewer	\$26,400	\$28,000	\$28,840	\$29,705	\$30,596	\$31,514
*Land Scaping	\$0	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377
Gas (1 Water Heater)	\$660	\$660	\$680	\$700	\$721	\$743
*Repairs/ Maintenance	\$2,400	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506
*Management Fee		\$15,000	\$15,300	\$15,606	\$15,918	\$16,236
Total Operating Exp	\$115,359	\$137,831	\$141,816	\$145,917	\$150,139	\$154,484
Net Operating Income (NOI)	\$205,755 6.24%	\$212,383 6.44%	\$222,263 6.74%	\$232,576 7.05%	\$243,341 7.37%	\$254,578 7.71%
Exit Mkt Value - Cap Rate						\$4,628,697
Net Gain in Cap Value						\$1,328,697
5-Years Net Income						\$1,165,141
5-Year Total Return						\$2,493,839

- * Electric- Units separately metered; electric currently owner-paid but can be converted to tenant-paid
- * Land Scaping - Current Owner self performs
- * Repairs/ Maintenance - Current Owner self performs
- * Management Fee - Current Owner self performs
- * Pool - Current Owner self performs
- * Internet - Currently owner-paid but can be converted to tenant-paid



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MOLINARI COMMERCIAL

105 NE 16th
Terrace Vactoria

Park

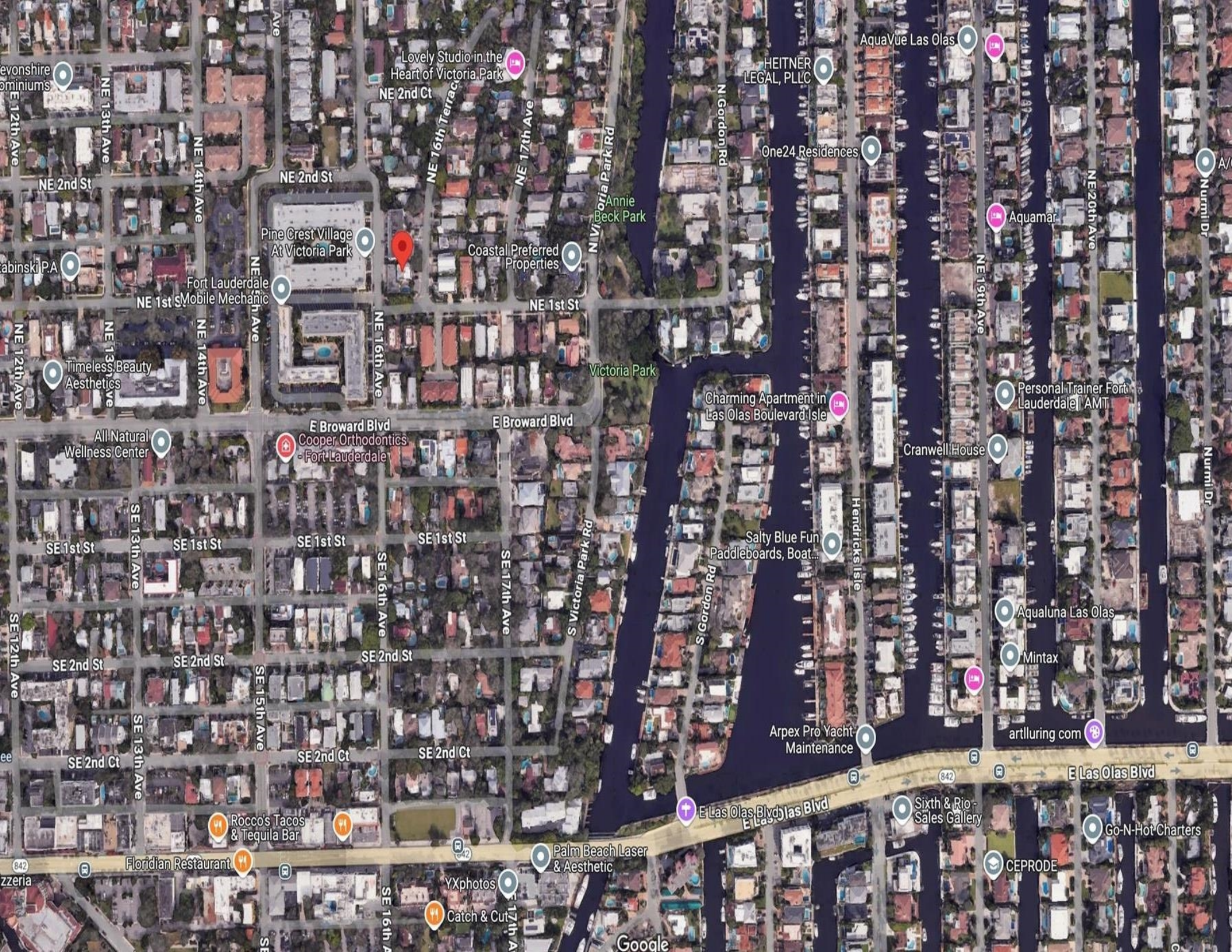
Rent Roll

Unit #	Bed/Bath	Lease Start Date	Lease End Date	Monthly Rent (\$)	Security Deposit (\$ Approx.	SF	Occupancy Status	Annual Rent (\$)
1	Mini Lofts		Month to Month	\$1,850	\$1,850	575	Occupied	\$22,200
2	Mini Lofts		Month to Month	\$1,850	\$1,850	575	Occupied	\$22,200
3	Mini Lofts		Month to Month	\$1,850	\$1,850	575	Occupied	\$22,200
4	Mini Lofts		Month to Month	\$1,850	\$1,850	575	Occupied	\$22,200
5	1 bdr without door		Month to Month	\$1,750	\$1,750	525	Occupied	\$21,000
6	1 bdr without door		Month to Month	\$1,750	\$1,750	525	Occupied	\$21,000
7	1 bdr without door		Month to Month	\$1,750	\$1,750	525	Occupied	\$21,000
8	1 bdr without door		Month to Month	\$1,750	\$1,750	525	Occupied	\$21,000
9	1 bdr without door		Month to Month	\$1,850	\$1,850	600	Occupied	\$22,200
10	1 bdr without door		Month to Month	\$1,850	\$1,850	600	Occupied	\$22,200
11	1 bdr without door		Month to Month	\$1,850	\$1,850	600	Occupied	\$22,200
12	1 bdr without door		Month to Month	\$1,850	\$1,850	600	Occupied	\$22,200
13	1 bdr without door		Month to Month	\$1,850	\$1,850	700	Occupied	\$22,200
14	2/2 Townhome	1-Feb-26	1/2/2027	\$2,700	\$2,700	1762	Occupied	\$32,400
Laundry & Storage Rooms						150		
TOTALS				\$26,350	\$26,350	9,412		\$316,200



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03

Property Description

Property Features

Parcel Map

Property Images

PROPERTY FEATURES

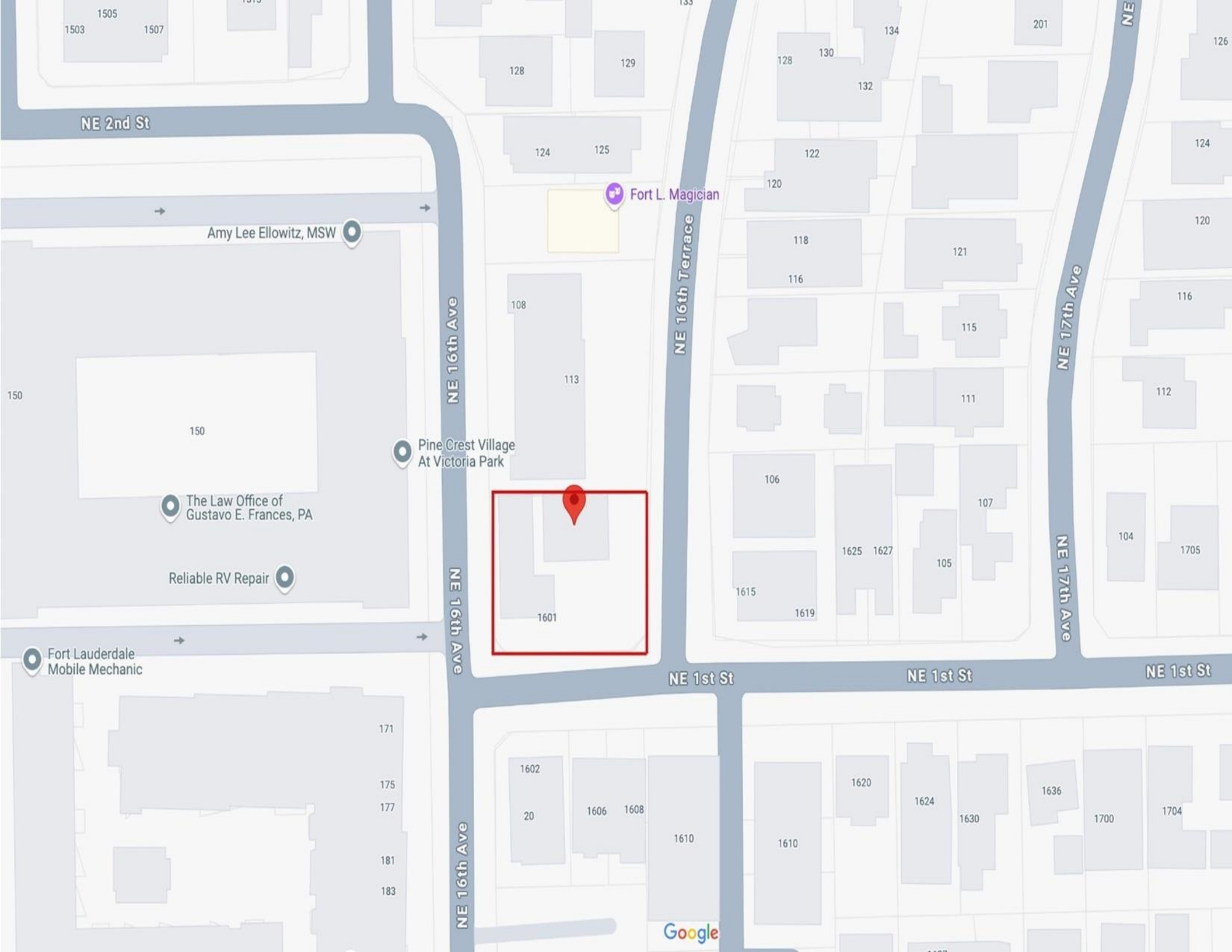
NUMBER OF UNITS	14
BUILDING SF	9,412
LAND SF	12,532
LAND ACRES	.29
YEAR BUILT	1953
# OF PARCELS	1
ZONING TYPE	RC-15
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	100x125
NUMBER OF PARKING SPACES	9
POOL / JACUZZI	Yes
WASHER/DRYER	Coin Laundry



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NE 2nd St

Amy Lee Ellowitz, MSW

Fort L. Magician

Pine Crest Village
At Victoria Park

The Law Office of
Gustavo E. Frances, PA

Reliable RV Repair

Fort Lauderdale
Mobile Mechanic

NE 1st St

NE 1st St

NE 1st St

NE 16th Ave

NE 16th Ave

NE 16th Terrace

NE 17th Ave

NE 17th Ave

Google



















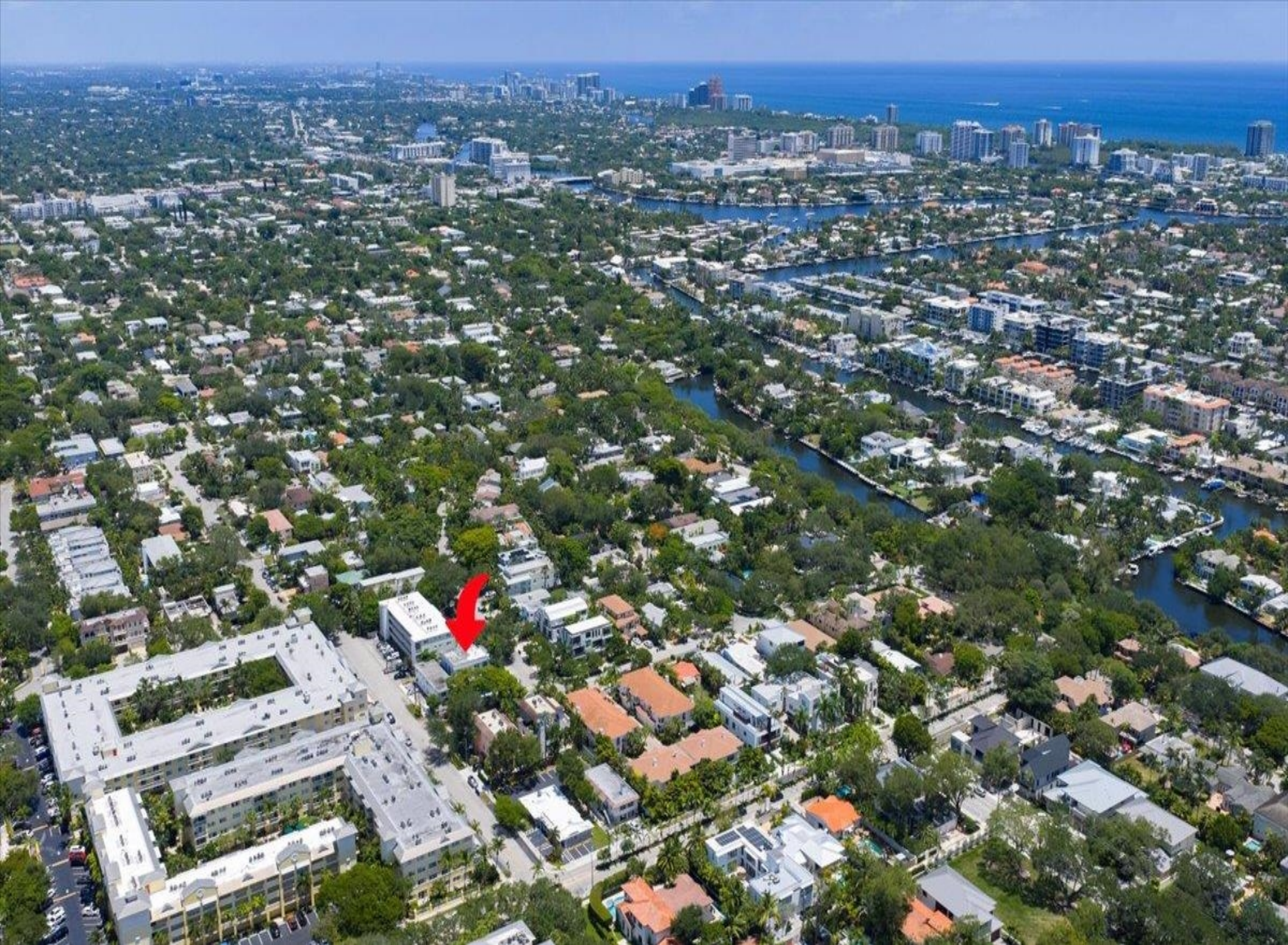






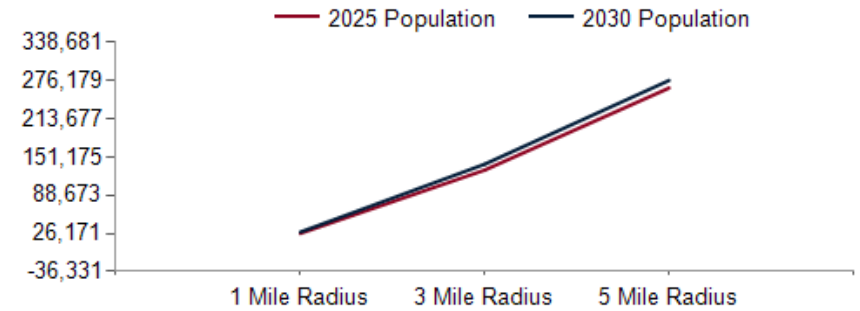




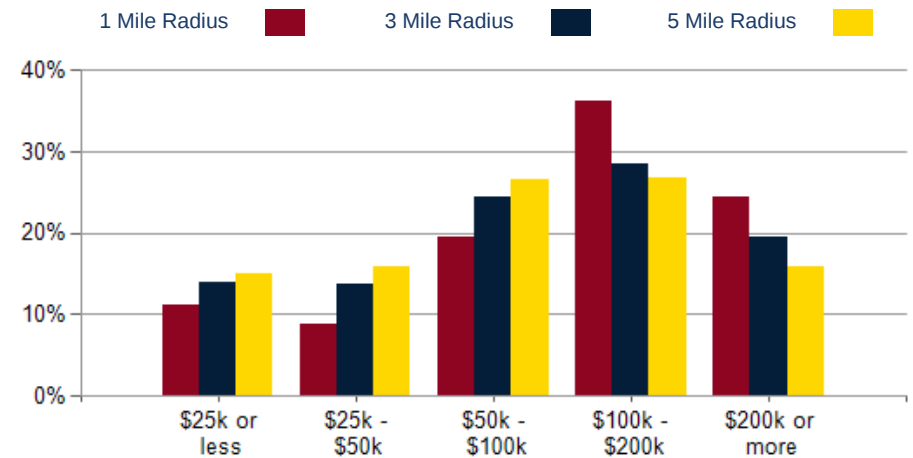


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,238	109,543	235,496
2010 Population	17,684	105,967	230,401
2025 Population	26,171	129,667	263,797
2030 Population	28,434	139,305	276,179
2025 African American	1,494	33,662	89,094
2025 American Indian	78	420	976
2025 Asian	847	3,099	5,512
2025 Hispanic	5,041	24,092	55,144
2025 Other Race	1,412	7,234	17,300
2025 White	18,886	69,226	116,068
2025 Multiracial	3,445	15,955	34,681
2025-2030: Population: Growth Rate	8.35%	7.20%	4.60%

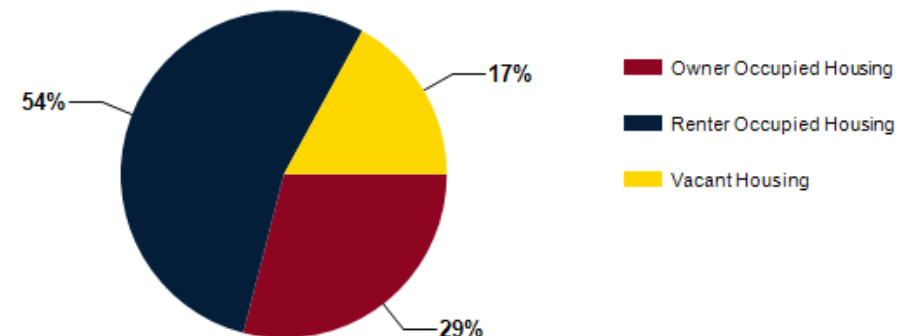
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,096	5,406	11,120
\$15,000-\$24,999	700	3,750	7,067
\$25,000-\$34,999	518	3,680	7,650
\$35,000-\$49,999	884	5,249	11,437
\$50,000-\$74,999	1,644	9,617	19,359
\$75,000-\$99,999	1,514	6,370	12,918
\$100,000-\$149,999	3,983	12,973	21,889
\$150,000-\$199,999	1,855	5,771	10,657
\$200,000 or greater	3,933	12,799	19,171
Median HH Income	\$117,296	\$94,038	\$81,445
Average HH Income	\$174,222	\$145,360	\$129,005



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



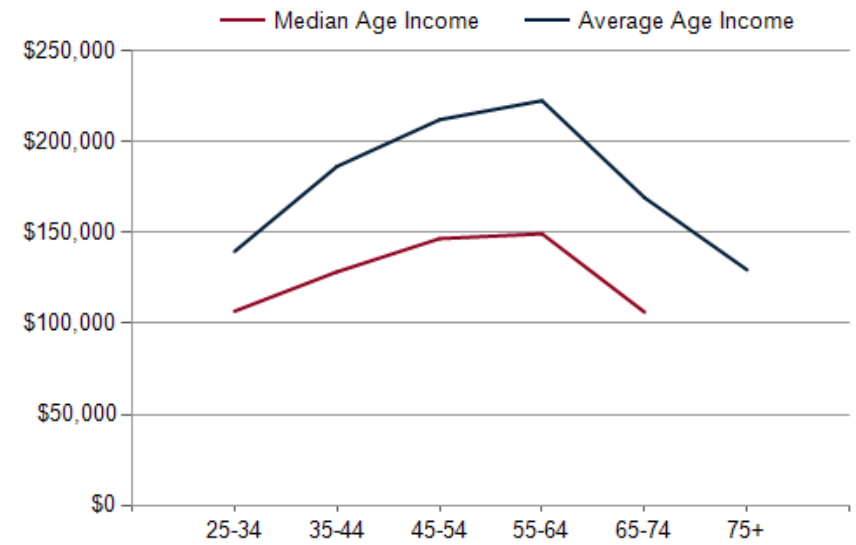
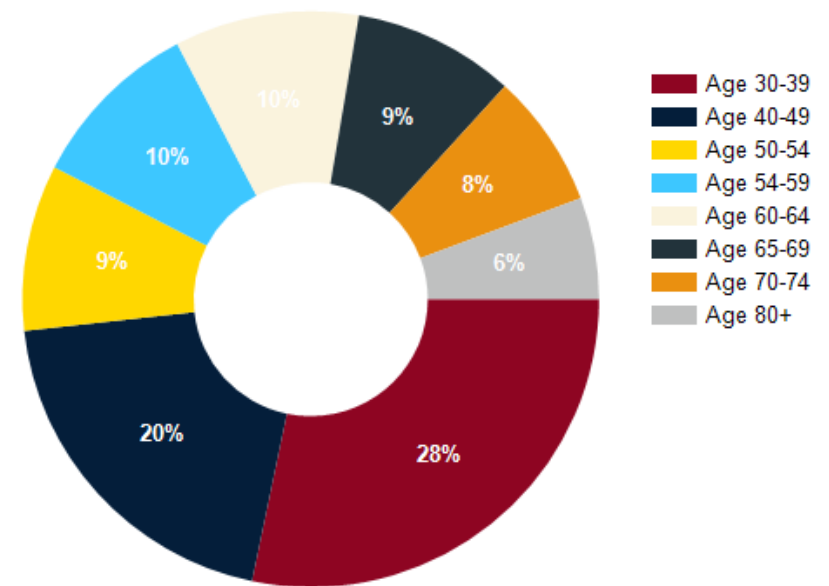
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,835	10,776	19,573
2025 Population Age 35-39	2,391	10,374	19,632
2025 Population Age 40-44	2,032	9,621	18,642
2025 Population Age 45-49	1,661	8,217	16,438
2025 Population Age 50-54	1,726	8,883	17,783
2025 Population Age 55-59	1,804	9,526	18,659
2025 Population Age 60-64	1,912	9,967	19,907
2025 Population Age 65-69	1,679	8,805	17,621
2025 Population Age 70-74	1,393	6,975	14,072
2025 Population Age 75-79	1,055	5,156	10,491
2025 Population Age 80-84	593	3,032	6,480
2025 Population Age 85+	401	2,400	5,405
2025 Population Age 18+	23,654	111,595	220,289
2025 Median Age	43	44	44
2030 Median Age	43	45	45

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,761	\$93,812	\$83,540
Average Household Income 25-34	\$139,725	\$126,456	\$115,803
Median Household Income 35-44	\$128,486	\$106,893	\$98,797
Average Household Income 35-44	\$186,530	\$157,108	\$141,855
Median Household Income 45-54	\$146,744	\$112,866	\$101,717
Average Household Income 45-54	\$212,240	\$169,695	\$148,342
Median Household Income 55-64	\$149,418	\$109,994	\$97,008
Average Household Income 55-64	\$222,706	\$172,834	\$150,238
Median Household Income 65-74	\$106,290	\$76,435	\$66,919
Average Household Income 65-74	\$169,353	\$132,746	\$116,059
Average Household Income 75+	\$129,585	\$107,590	\$96,084

Population By Age



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Chalet East - Victoria Park Apartments

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The information contained herein is not a substitute for a thorough due diligence investigation. Molinari Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

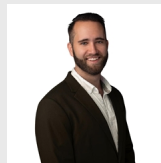
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