

Lauderhill Pointe

3908 NW 19th St, Lauderhill, FL 33311

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SOUTH FLORIDA RETAIL INVESTMENT OPPORTUNITY

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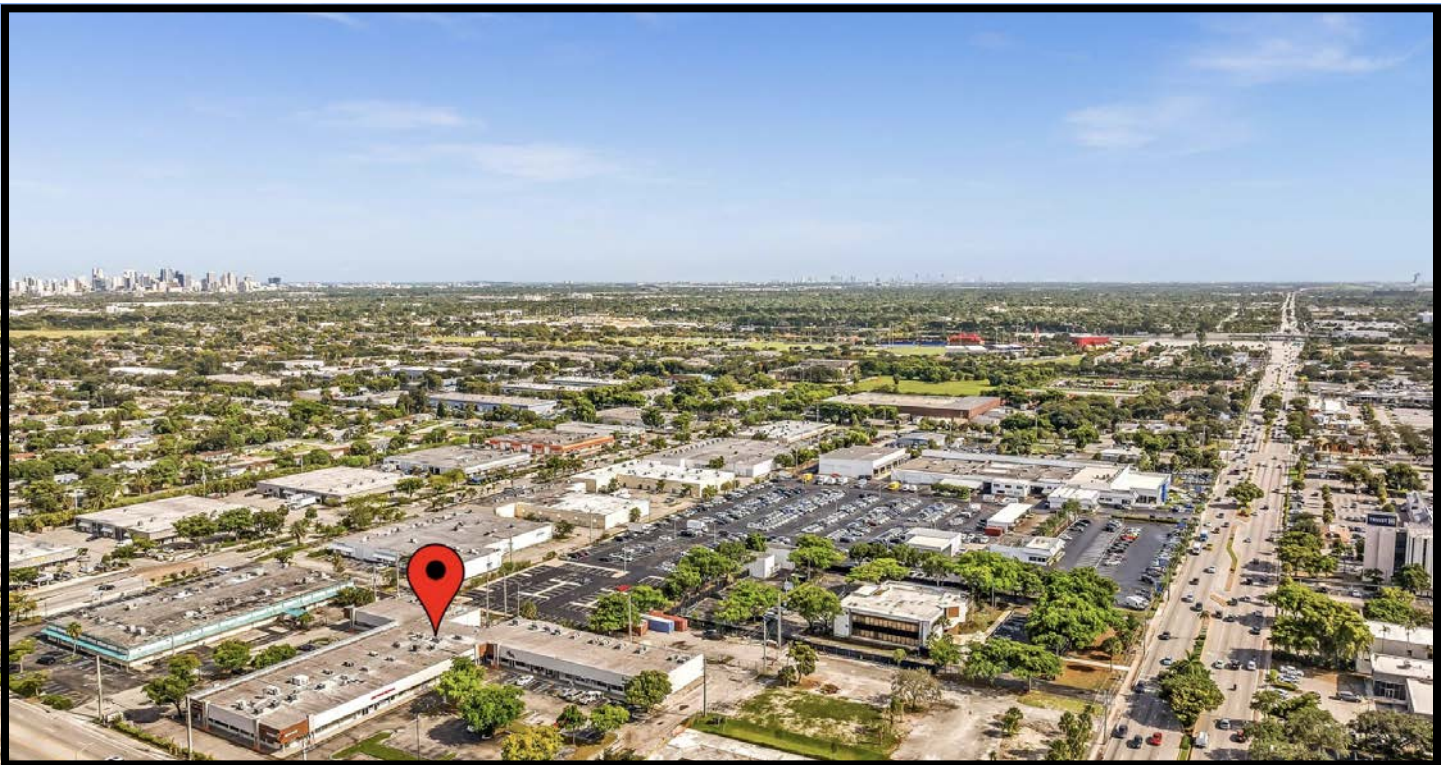
SECTION 1

INVESTMENT SUMMARY

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Investment Summary

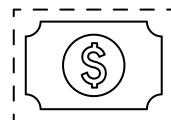
Lauderhill Pointe offers an exceptional investment opportunity in the heart of Broward County, Florida - also within an **Opportunity Zone**. **Priced at \$8,450,000**, **this property boasts a current Net Operating Income (NOI) of \$639,911** with a pro forma market NOI exceeding \$900,000, providing a strong return potential. Lauderhill Pointe is poised for significant financial growth. The property features a diverse mix of stable neighborhood tenants, including a brewery and a CPA firm, ensuring a reliable income stream. Located in Lauderhill, this property is perfectly situated to serve the vibrant local community, making it a timeless and strategic addition to any investment portfolio.



**38,261 SF
of Building**



**2.64 Acres in
heart of
Broward
County**



**Current NOI
\$638,911**

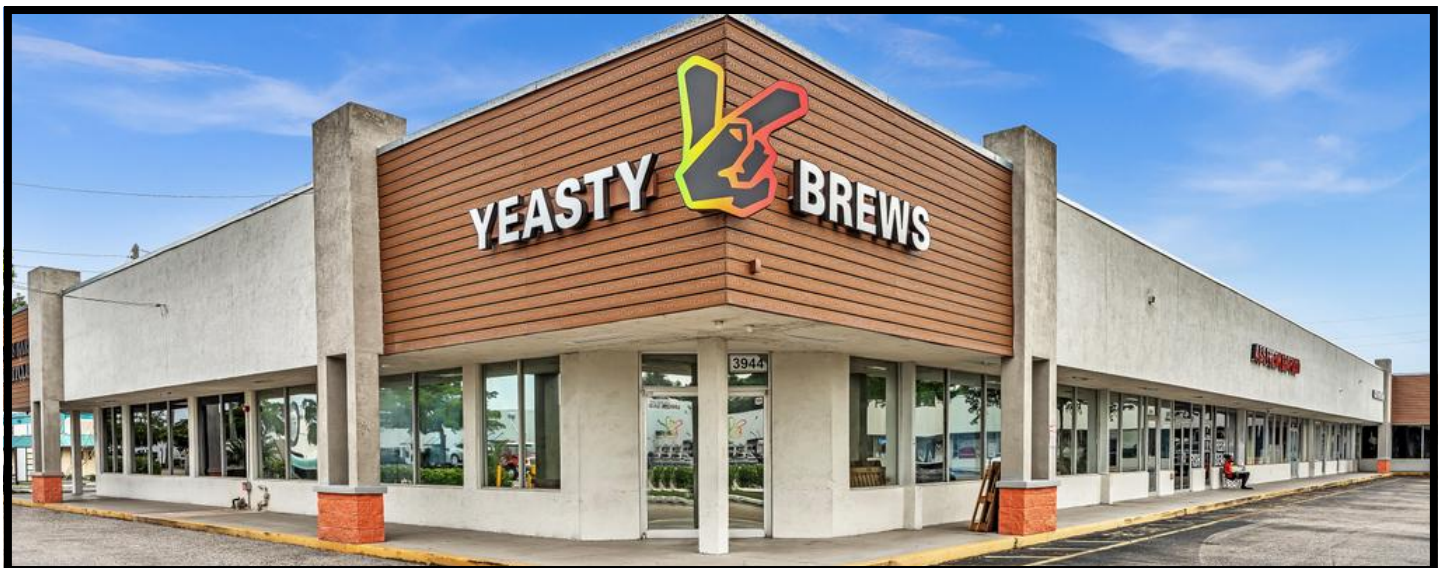


\$8,450,000

Investment Summary

Address:	3908 NW 19th St, Lauderhill, FL 33311
Parcel ID:	4942-31-25-0028 & 4942-31-25-0040
Governing Municipality:	Lauderhill
Year Built:	1981
Building Size:	38,261 SqFt
Property Size:	2.64 Acres
Price	\$8,450,000
Current NOI	\$638,911

*RENT ROLL PROVIDED
UPON REQUEST

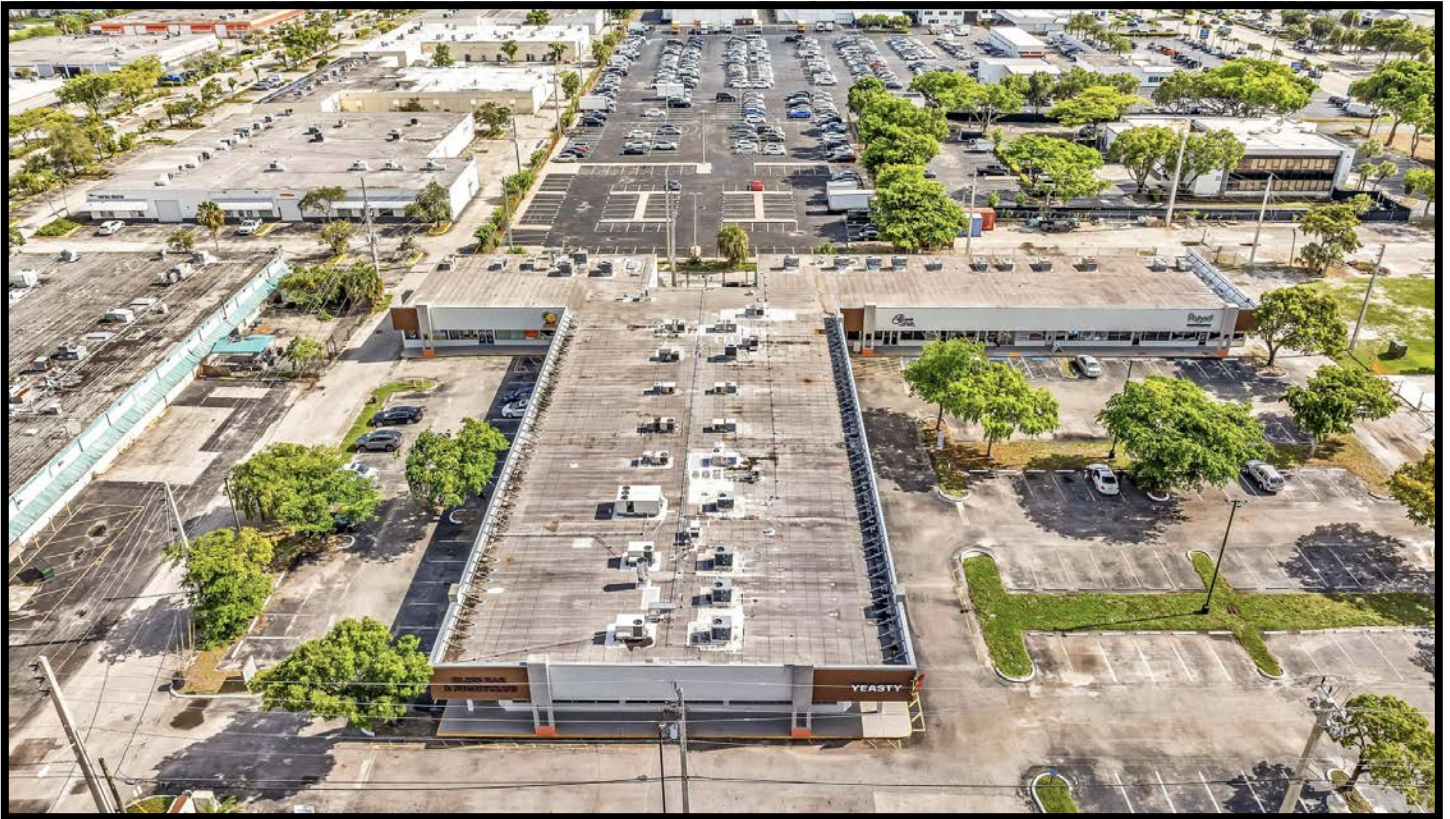


SECTION 2

PROPERTY OVERVIEW

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Property Overview



38,261 SF Retail Center In The Heart of Broward County



2.64 Acres of Land

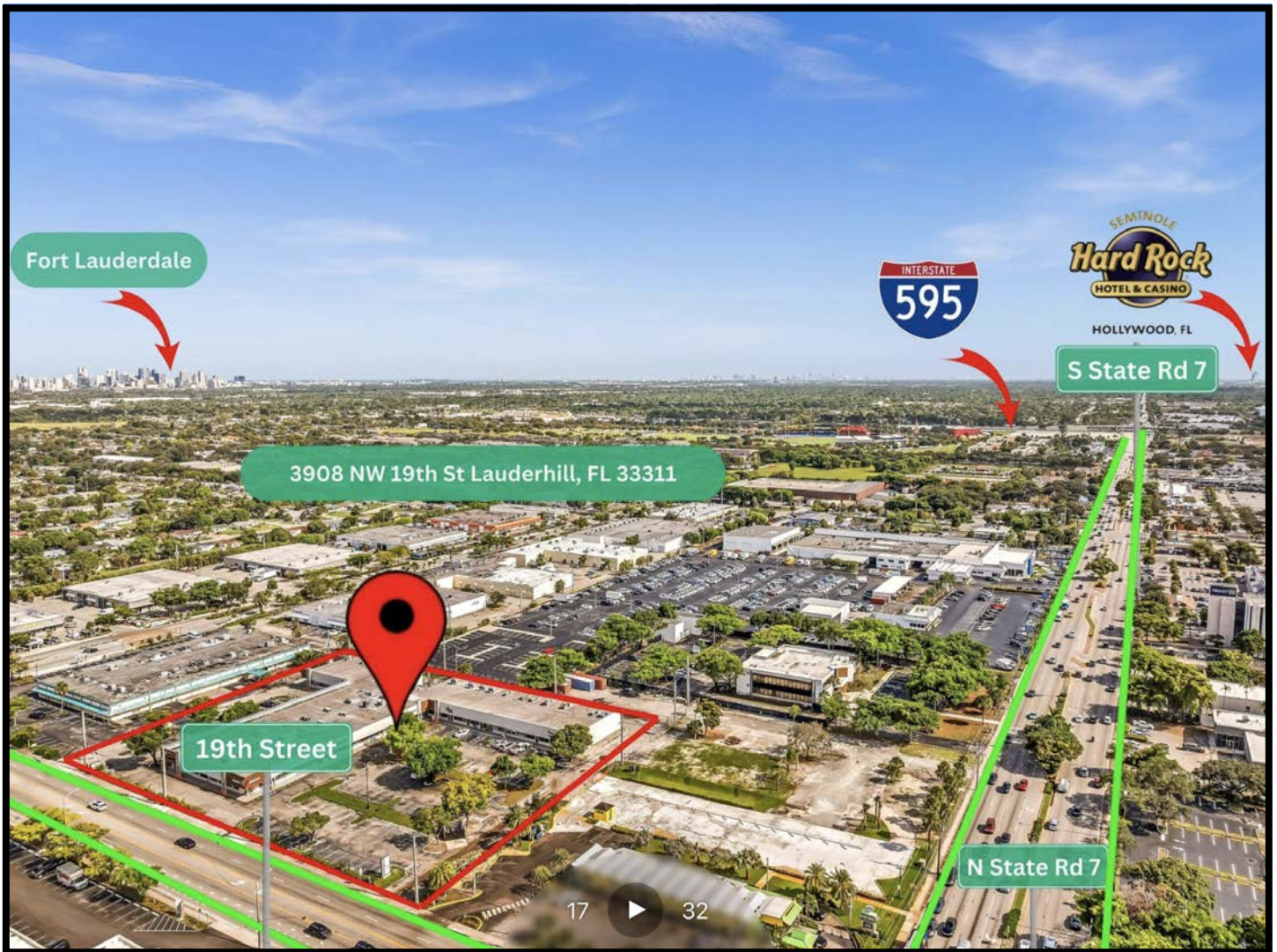


100 Parking Spaces

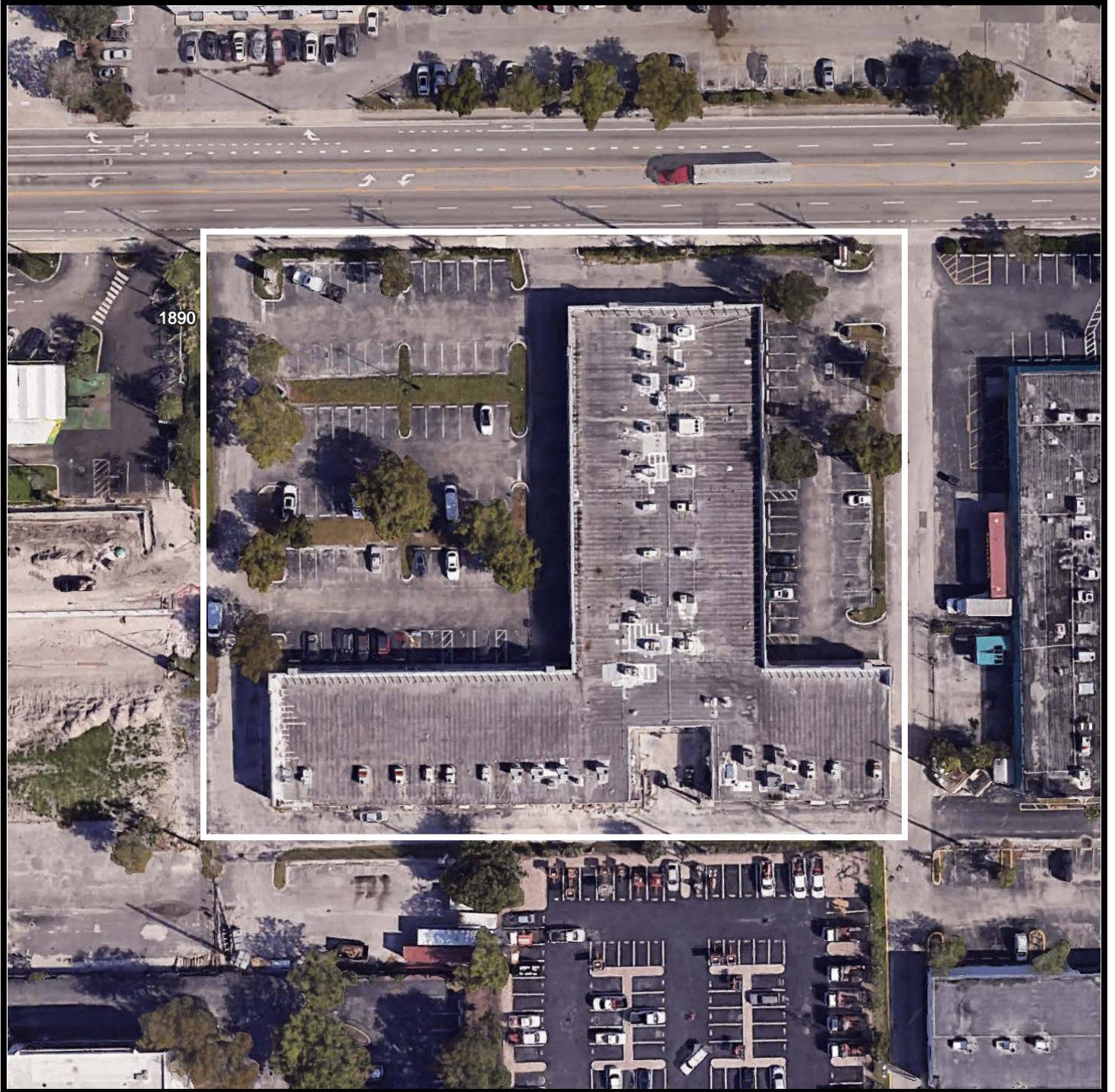


Renovated exterior with wooden accents

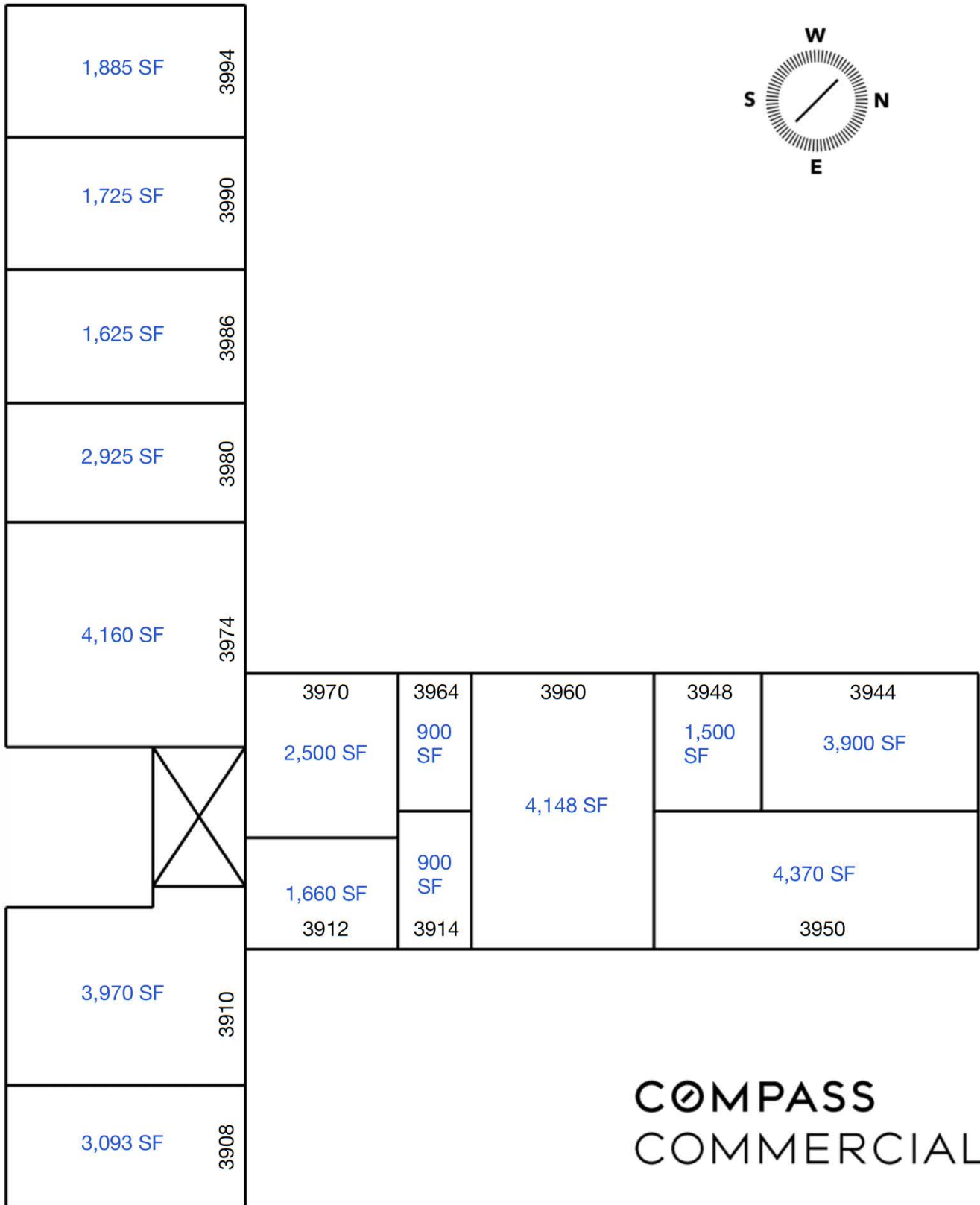
Property Overview - Prime Location



Property Overview - Aerial

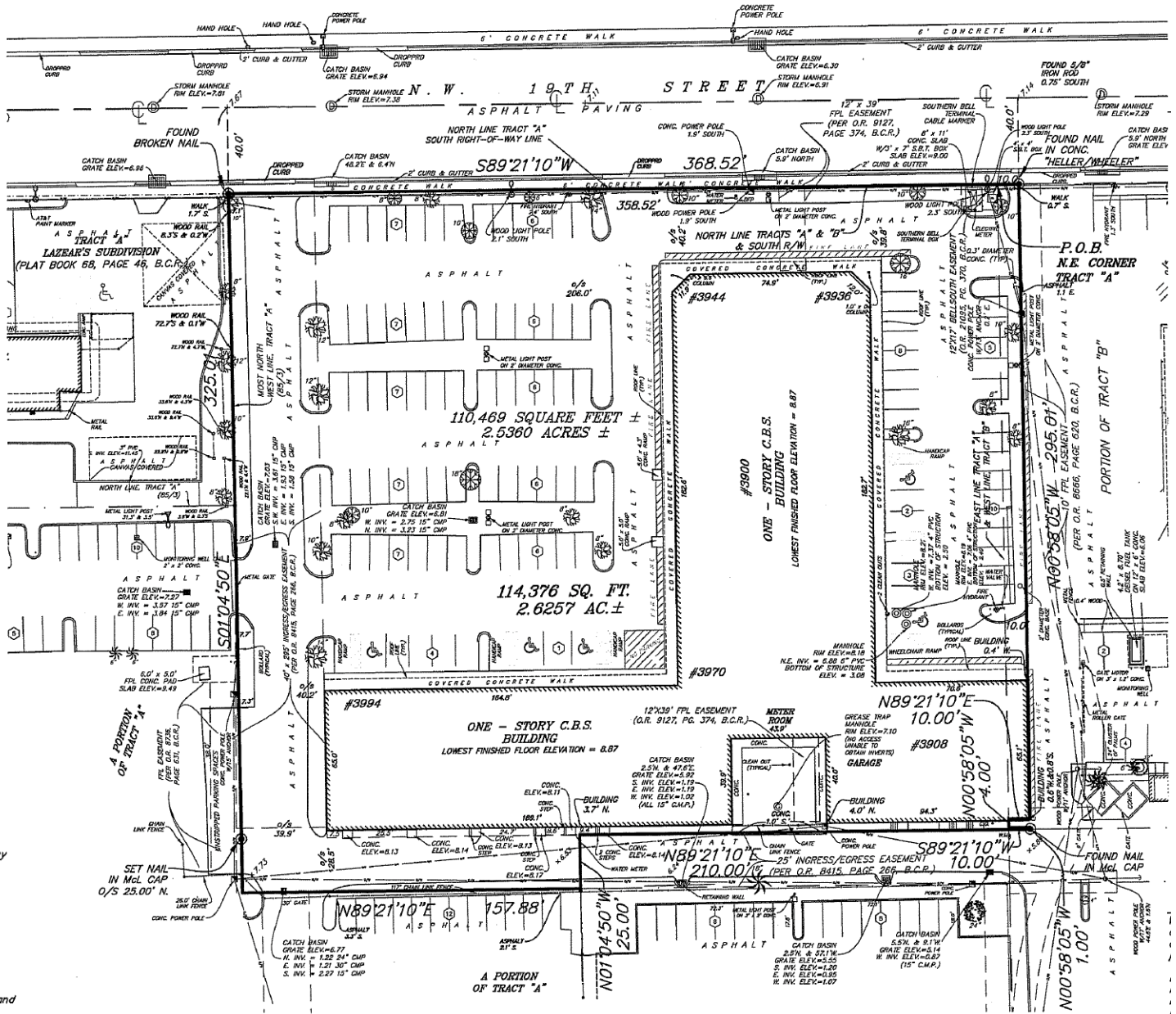


Property Overview - Suite Layout



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Property Overview - Survey



*File provided upon request

SECTION 3

AREA OVERVIEW

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Area Overview - Our Neighbors

ROSS
DRESS FOR LESS®

Walmart

planet fitness

Firestone

Wendy's

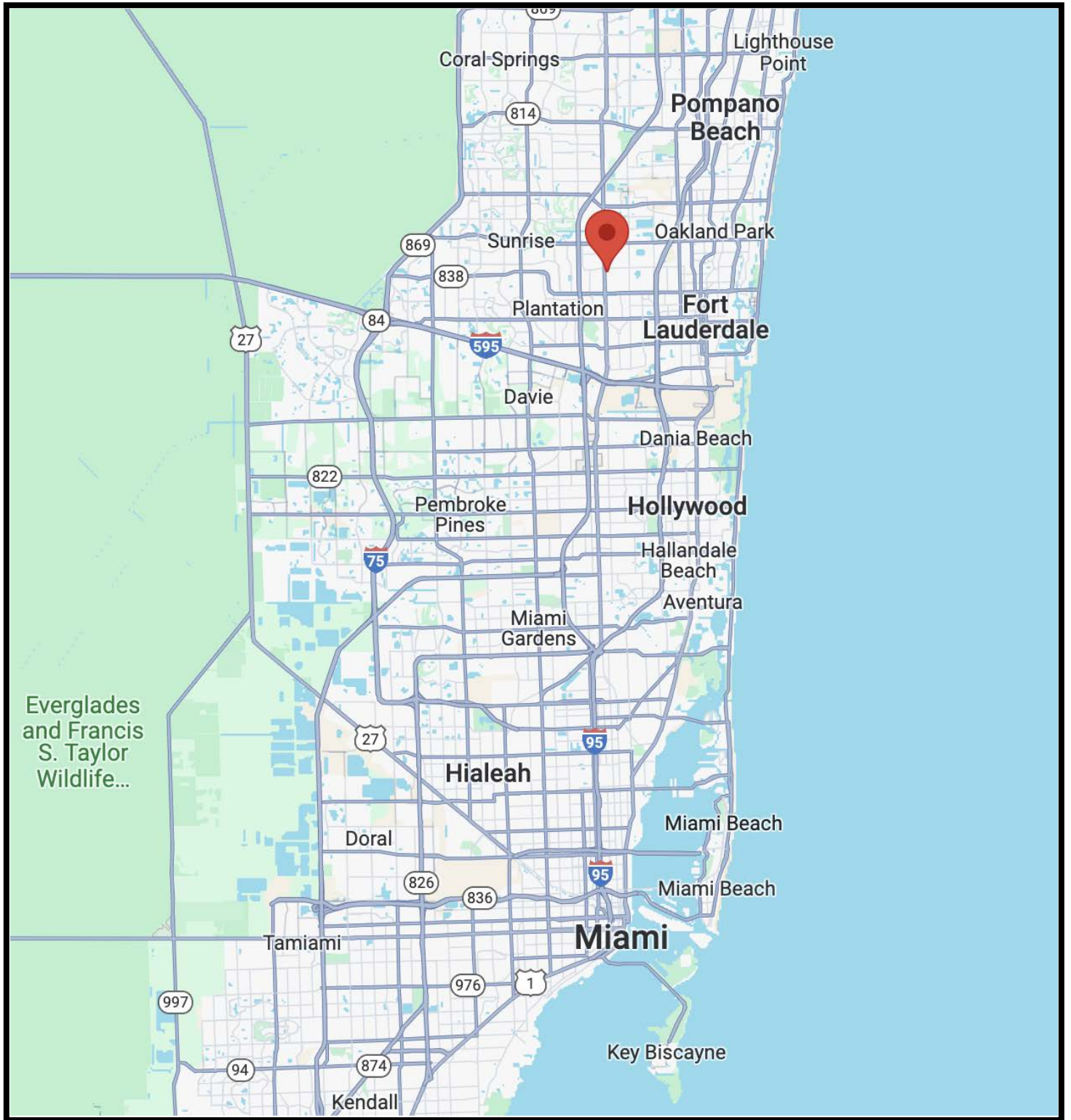
TOYOTA

DUNKIN' DONUTS

LAUDERHILL MALL
Marketplace

Lauderhill Pointe

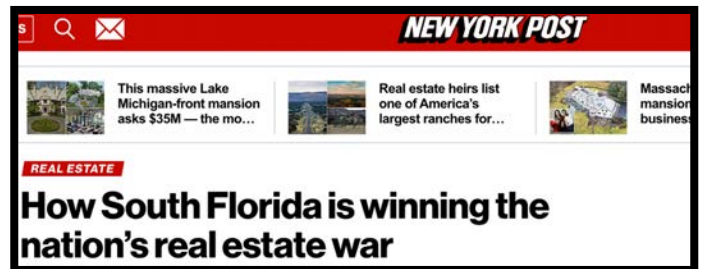
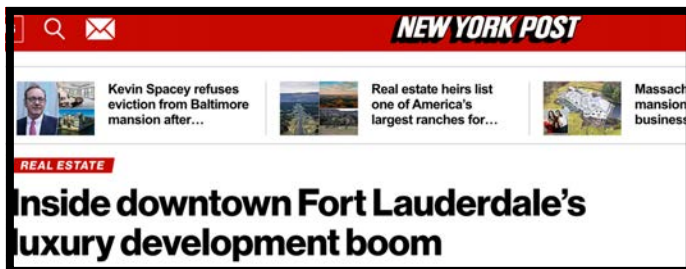
Area Overview - Aerial Map



Area Overview

Broward County is BOOMING

There are over 50 brand new developments coming to the area bringing world class housing, restaurants, and work spaces.



Area Overview - Lauderdale, FL



The City of Lauderdale is experiencing significant growth.

- With over 5,000 registered businesses and more than 364,000 residents within a 15 minute drive, Lauderdale proves to be a great place to experience community, culture, and commerce
- The median home price has increased by over 15% in the last year
- Population growth rates exceeding 10% over the past decade
- There are more than 250 performances & events per year at the Lauderdale Performing Arts Center (LPAC)
- Lauderdale is home to the only International Cricket Council (ICC) certified stadium in North America - Cricket Capital of the USA.
- The Central Broward Regional Sports Park attracts more than 500,000 visitors annually
- Residents and visitors can enjoy a relaxing stroll through one of the 24 luscious parks

SECTION 4
OPPORTUNITY ZONE
&
FUTURE DEVELOPMENT
POTENTIAL

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Development Potential - Live Local

The Live Local act aims to promote affordable housing development while providing significant tax and zoning incentives for developers.

Category	Provision	Benefit
Zoning Flexibility	Allows multifamily rentals on mixed-use, commercial, or industrial sites with 40% affordable units (120% AMI) for 30 years.	Increases development opportunities by bypassing traditional zoning restrictions.
Height & Density	Requires local governments to apply the highest allowable density and height within 1 mile of the proposed development.	Encourages vertical growth and maximizes land use efficiency.
Tax Exemptions	Provides a 75% or 100% ad valorem tax exemption depending on rent restrictions, applicable to developments with 71+ affordable units.	Reduces operational costs, making affordable housing projects more financially viable.
Streamlined Approvals	Eliminates the need for additional land use, zoning, or variance approvals for qualifying developments.	Expedites the development process, reducing delays and costs associated with obtaining approvals.



**As laws and ordinances are ongoing, buyers are encouraged to please confirm all stated facts.*

Opportunity Zone

Investing in a shopping center with future redevelopment potential in an Opportunity Zone offers a unique combination of short-term income generation and long-term value appreciation, along with significant tax advantages.

Here are the key benefits:

Benefit	Description
Capital Gains Deferral	Investors can defer capital gains taxes for up to 10 years, or until the Opportunity Zone investment is sold, whichever comes first.
Step-Up in Basis	A 10% increase in the basis of the deferred gain after 5 years, and an additional 5% after 7 years, reducing the amount of deferred gains subject to taxation.
Tax-Free Appreciation	Gains on the Opportunity Zone investment itself are exempt from federal capital gains tax if the investment is held for at least 10 years.
Diverse Investment Options	Investments can be made in real estate, businesses, or other qualified assets located within Opportunity Zones, allowing for a wide range of investment strategies.
Mandatory Improvement Rule	Substantial improvements must be made to any acquired property within 30 months, typically requiring investments equal to the property's purchase price (excluding land).
180-Day Investment Window	Investors have 180 days from the sale of an asset to reinvest the gains into a Qualified Opportunity Fund (QOF) to benefit from the tax incentives.
Long-Term Investment Focus	The program encourages long-term investments, with the most significant tax benefits realized after 10 years of holding the investment.

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CONTACT US TO LEARN MORE
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