



# Multi-Family Unicorn: 8-Unit Las Olas Luxury Investment

1007 SE 2nd Court #1-8, Fort Lauderdale FL 33301

Professionally managed, turn-key 8-unit residential property, located at 1007 SE 2nd Avenue, boasts a prime position just one block from the prestigious Las Olas Boulevard and Fort Lauderdale Beach. The property's premium Las Olas location and high-end renovations make it exceptionally well-suited for short-term rental operations, offering enhanced income potential alongside traditional long-term leasing. It offers a compelling investment with stable cash flow and significant strategic upside potential within Fort Lauderdale's dynamic rental market.

*Presented by Thomas Swartzbaugh, PA - Arbor Residential*

# Executive Summary: The Investment Opportunity

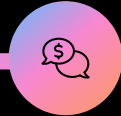


## Property Profile

**1007 SE 2nd Court #1-8**

**Fort Lauderdale, FL 33301**

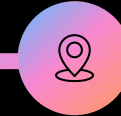
An exquisitely renovated 8-unit apartment in immaculate, turnkey condition. It maintains excellent occupancy with a strong history of tenant retention and short term rentals.



## Financial Snapshot

**Offering Price:**

**\$2,195,000**



## Strategic Location

Strategically positioned in Fort Lauderdale, FL, this property offers unparalleled access to major employment centers throughout South Florida, guaranteeing robust and sustained rental demand.

This investment presents an opportunity to acquire a unique, cash-flowing asset with minimal ongoing capital requirements. It offers substantial upside potential through strategic operational optimization and favorable market rent growth.

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# Property Overview & Highlights



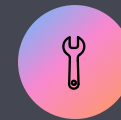
## Physical Specifications

- One 2-story residential building comprising approximately 3,000 SF total
- Featuring high-end renovated studio units at approximately 400 SF each
- Generous parking and meticulously landscaped common areas



## Premium Amenities

- **Renovated Studio Units:** Each unit boasts premium finishes and modern design.
- **Inspired Kitchens:** Equipped with full-sized refrigerators and contemporary cabinetry.
- **Smart & Efficient Living:** Integrated energy-efficient features for reduced utility costs.



## Capital Improvements

- Premium flooring installed in in all units
- Contemporary cabinet upgrades throughout
- Newly applied exterior paint and upgraded electric
- Elevated landscaping and enhanced curb appeal

📋 **Roof Condition:** An estimated 20 years of remaining useful life. Presently in excellent condition, precluding any immediate replacement needs



# Location & Market Context



## Prime Address

1007 SE 2nd Court – strategically located in Fort Lauderdale, Florida, near prestigious Las Olas Boulevard, within a highly sought-after locale offering exceptional walkability and upscale amenities.



## Nearby Amenities

Immediate proximity to premium Las Olas retailers complemented by vibrant, walkable lifestyle blending world class dining and lively nightlife perfectly positioned between downtown and prestige ocean beaches.



## Transportation Access

Seamless connectivity to major Fort Lauderdale destinations including Las Olas Boulevard, Fort Lauderdale Beach, and Downtown. Direct access to I-95 via nearby Broward Boulevard ensures convenient travel north and south.

## Population

**12K-15K**

Within 1-mile radius (Colee Hammock and Victoria Park area)

## Avg Household Income

**\$162K+**

1-mile demographic profile (Colee Hammock and Victoria Park area)

## Tenant Retention Rate

**96%**

Reflecting strong tenant quality and low turnover

## Walk Score

**90+**

Indicating excellent walkability to amenities and attractions



# Elevated Perspectives: A Visual Tour



The property boasts exceptional curb appeal, featuring impeccable landscaping, contemporary exterior finishes, and meticulously maintained common areas. This serene residential setting, coupled with contemporary renovations, cultivates an appealing living experience conducive to premium rental yields and minimal tenant attrition.







# Rent Roll Snapshot

## Studio Units Overview

**Total Units:** 8

**Average Size:** 400 SF per unit

*\*monthly rent income includes water & electric*

## Individual Unit Breakdown

Unit 1	Studio	\$2,130
Unit 2	Studio	\$2,030
Unit 3	Studio	\$1,900
Unit 4	Studio (STR average)	\$1,800
Unit 5	Studio	\$2,080
Unit 6	Studio	\$1,880
Unit 7	Studio	\$1,725
Unit 8	Studio (STR average)	\$1,800

## Summary Metrics

Total Gross Annual  
Rental Income

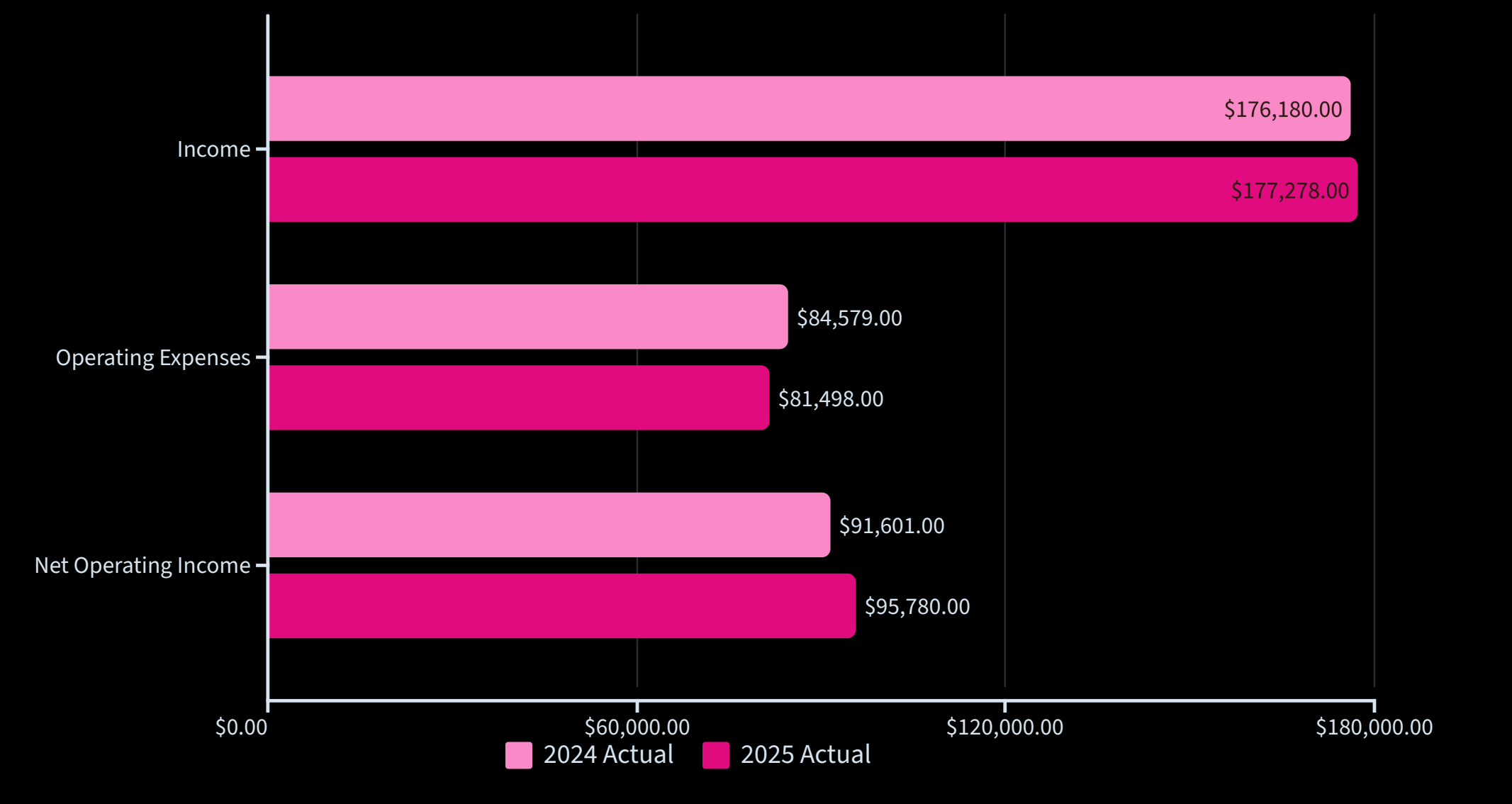
**\$177,278.00**

Average Monthly Rental  
income per Unit

**\$1,918.13**



# Financial Summary & Pro Forma Analysis



\*Detailed financials available on request

### Operating Expenses

- Property taxes and insurance
- Utilities, Cleaning & Supplies
- Maintenance and repairs
- Professional management fees

### Value Proposition

The offering price of **\$2,195,000** features attractive pricing, presenting substantial upside potential via strategic rent optimization and enhanced operational Studio units. Premier location for Short Term Rentals.

### Special Consideration

This property is in a turnkey condition, requiring minimal immediate capital investment, and is ready for immediate operation or strategic enhancements to maximize returns.



# Market Position & Comparable Sales



## Low Vacancy Environment

The Fort Lauderdale submarket exhibits consistently low vacancy rates, fostering optimal conditions for rent appreciation and sustained occupancy.



## Comparable Sales Validation

Recent multifamily transactions in the Fort Lauderdale region substantiate the current valuation and corroborate the investment thesis for comparable assets.



## Value-Add Opportunities

Strategic capital enhancements and refined operational stewardship are poised to catalyze Net Operating Income (NOI) growth and substantial property value appreciation in the Fort Lauderdale market.

The synergy of under-market rents, robust Fort Lauderdale location fundamentals, and judicious capital expenditure requirements cultivates a compelling risk-adjusted return profile for discerning investors seeking both immediate cash flow stability and substantial upside potential.

*Presented by Thomas Swartzbaugh, PA - Arbor Residential*



# Contact & Confidentiality Notice

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*Real estate professionals specializing in exclusive multifamily investment opportunities across the South Florida region.*

## Essential Disclosures

This Confidential Offering Memorandum is reserved solely for qualified investors and is strictly prohibited from reproduction absent explicit written authorization.

While all financial projections and accompanying statements are founded upon current information and assumptions deemed reliable, their accuracy is not guaranteed. Prospective investors are strongly advised to conduct thorough independent due diligence.

This property is presented by Thomas Swartzbaugh, PA and listed by Arbor Residential brokerage.

# Multi-Family Unicorn: 8-Unit Las Olas Luxury Property

**Address:** 1007 SE 2nd Court #1-8,  
Fort Lauderdale, FL 33301

**Property:** 8-Unit Multi-Family

**Year Built/Renovated:** Fully  
Renovated, Turnkey Condition

## Key Financial Highlights:

**\$177,278**

2025 Gross Income

**\$95,780**

2025 NOI

**\$1,918**

Avg Monthly Rent per Unit

## Offering Price:

**\$2,195,000**

## Property Highlights

- Prime Las Olas location - one block from Las Olas Boulevard and minutes from Fort Lauderdale Beach
- Fully renovated, turnkey condition
- Excellent for short-term or long-term rentals
- 96% tenant retention rate
- Strong cash flow with upside potential
- Professional management in place

## Location Benefits

- Walk Score: 90+
- Average Household Income (1-mile): \$162K+
- High-demand rental market

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