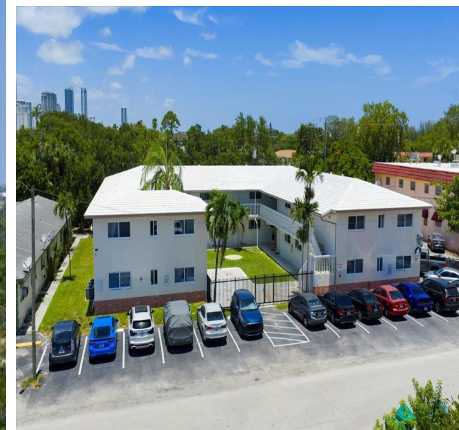
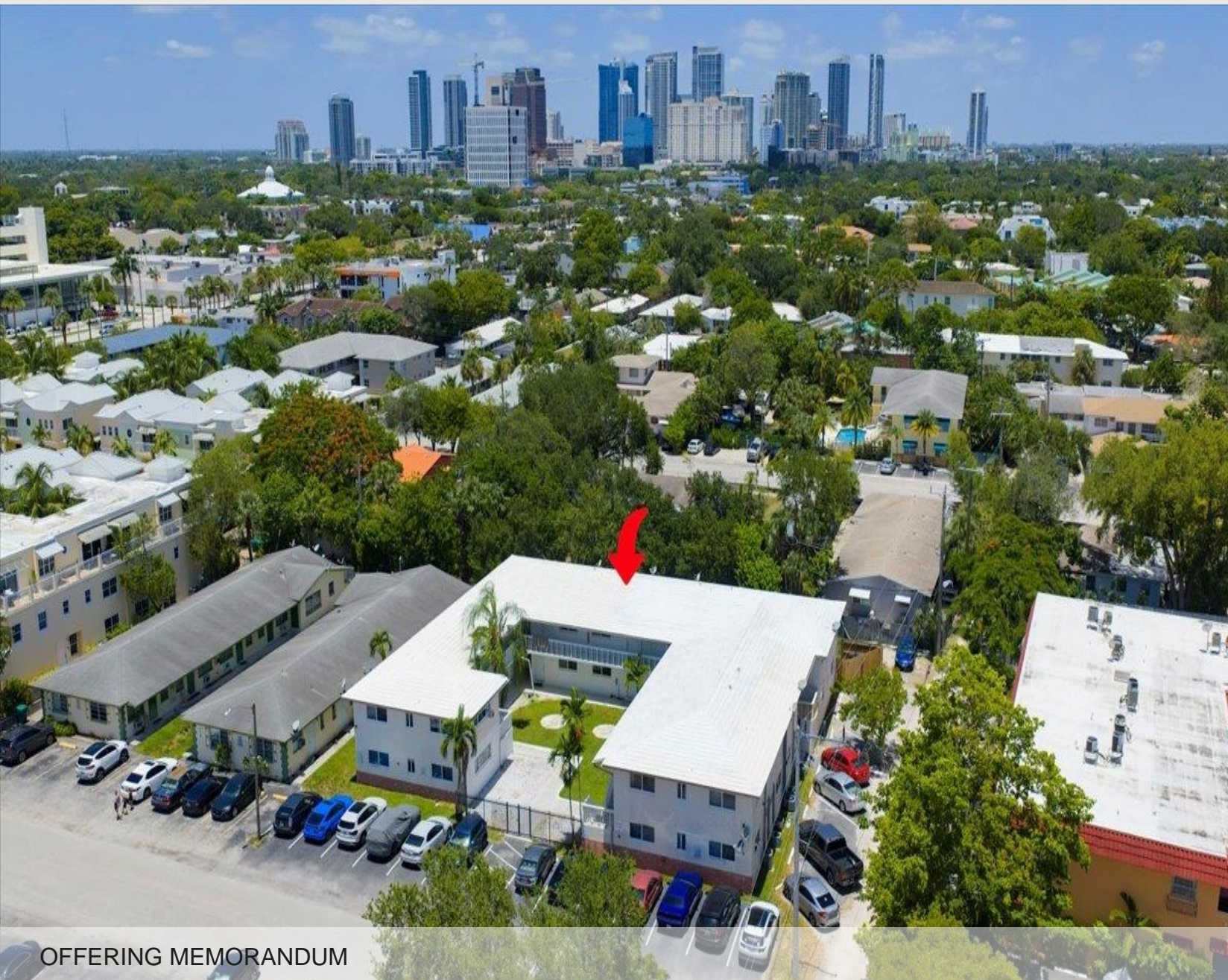


Harbordale Apartments



OFFERING MEMORANDUM

811 SE 16th Ter
Fort Lauderdale, FL 33316

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Harbordale Apartments

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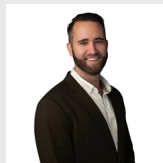
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 - Property Images
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- 05 **Profit & Loss Statement**
 - Profit & Loss Statement
 - Rent Roll

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HARBORDALE APARTMENTS

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	811 SE 16th Ter Fort Lauderdale FL 33316
COUNTY	Broward
MARKET	Fort Lauderdale
SUBMARKET	Harbordale
BUILDING SF	12,366 SF
LAND SF	18,909 SF
LAND ACRES	.43
NUMBER OF UNITS	22
YEAR BUILT	1970
APN	504214031890
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$4,800,000
PRICE PSF	\$388.16
PRICE PER UNIT	\$218,182

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	13,951	107,130	254,017
2025 Median HH Income	\$104,807	\$96,273	\$80,954
2025 Average HH Income	\$140,960	\$144,797	\$127,447

Property Description

- Discover a rare multifamily investment in the high-demand Harbordale neighborhood of East Fort Lauderdale. This 22-unit property at 811 SE 16th Street sits along the 17th Street Causeway corridor—one of the city’s strongest rental submarkets—offering exceptional connectivity, consistent occupancy, and strong long-term appreciation.

Surrounded by major demand drivers such as Port Everglades, FLL Airport, Broward Health, Downtown Fort Lauderdale, and the vibrant 17th Street retail and dining district, the location attracts both professionals and seasonal renters. Walkability to shopping, transit, and everyday conveniences enhances tenant demand.

With rising incomes, continued luxury development, and sustained rental strength, Harbordale remains one of Fort Lauderdale’s top-performing multifamily submarkets. This asset offers scalable cash flow and long-term value creation.

Can be purchased individually or as part of a portfolio with 105 NE 16th Terrace in Victoria Park



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02

Location

Location Summary

Major Employers Map

HARBORDALE APARTMENTS

Investment Highlights

- Prime East Fort Lauderdale Location in the Harbordale neighborhood—one of the city’s highest-demand rental districts

22 Total Units (21 1BD/1BA & 1 Studio) providing immediate scale in a highly supply-constrained multifamily submarket

Strong Occupancy Demand driven by proximity to major employers, port/airport, downtown, and service corridor

Walkable to 17th Street Causeway Retail & Dining, including Publix, LA Fitness, banks, hotels, and national brands

Minutes to Port Everglades & FLL Airport—steady rental demand from travel, medical, maritime, and service industry workforces

Surrounding Luxury Development continues to push rental rates upward throughout Harbordale and East Fort Lauderdale

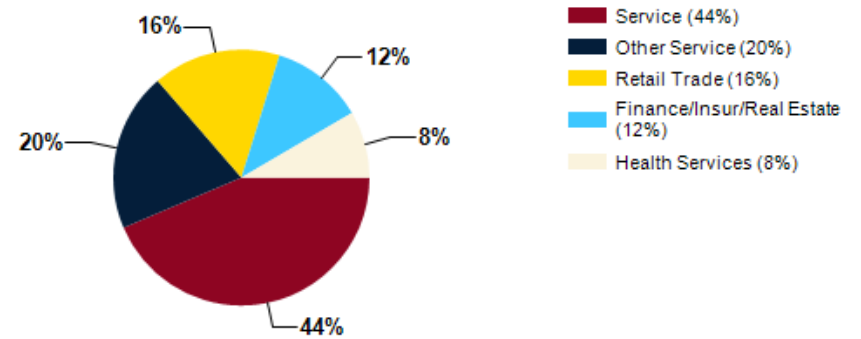
High Barriers to Entry with limited available land and tightening zoning

Value-Add Upside through interior renovations, updated amenities, rent optimization, and improved management

Exceptional Transportation Access to US-1, I-95, I-595, Downtown, and the beaches

Consistent Rent Growth

Major Industries by Employee Count



Largest Employers

Kaplan	11,015
Nova Southeastern University	500
ADT LLC	500
Lennar Corporation	500
Nicklaus Children's Health System	500
Watsco, Inc.	500
VITAS Healthcare Corporation	500
Carnival Corporation	500

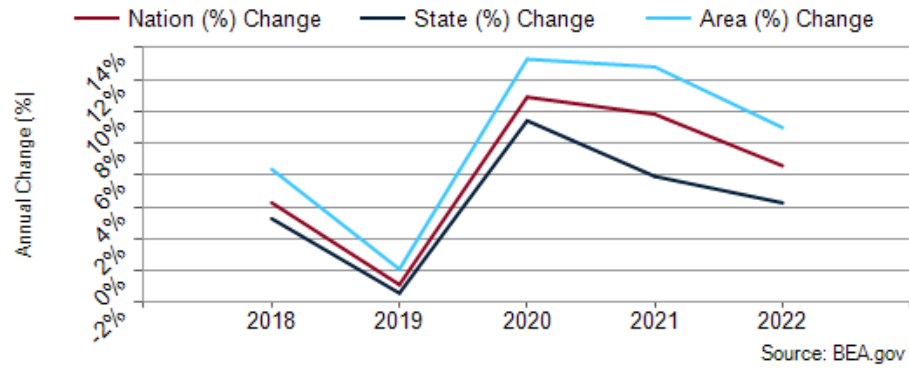


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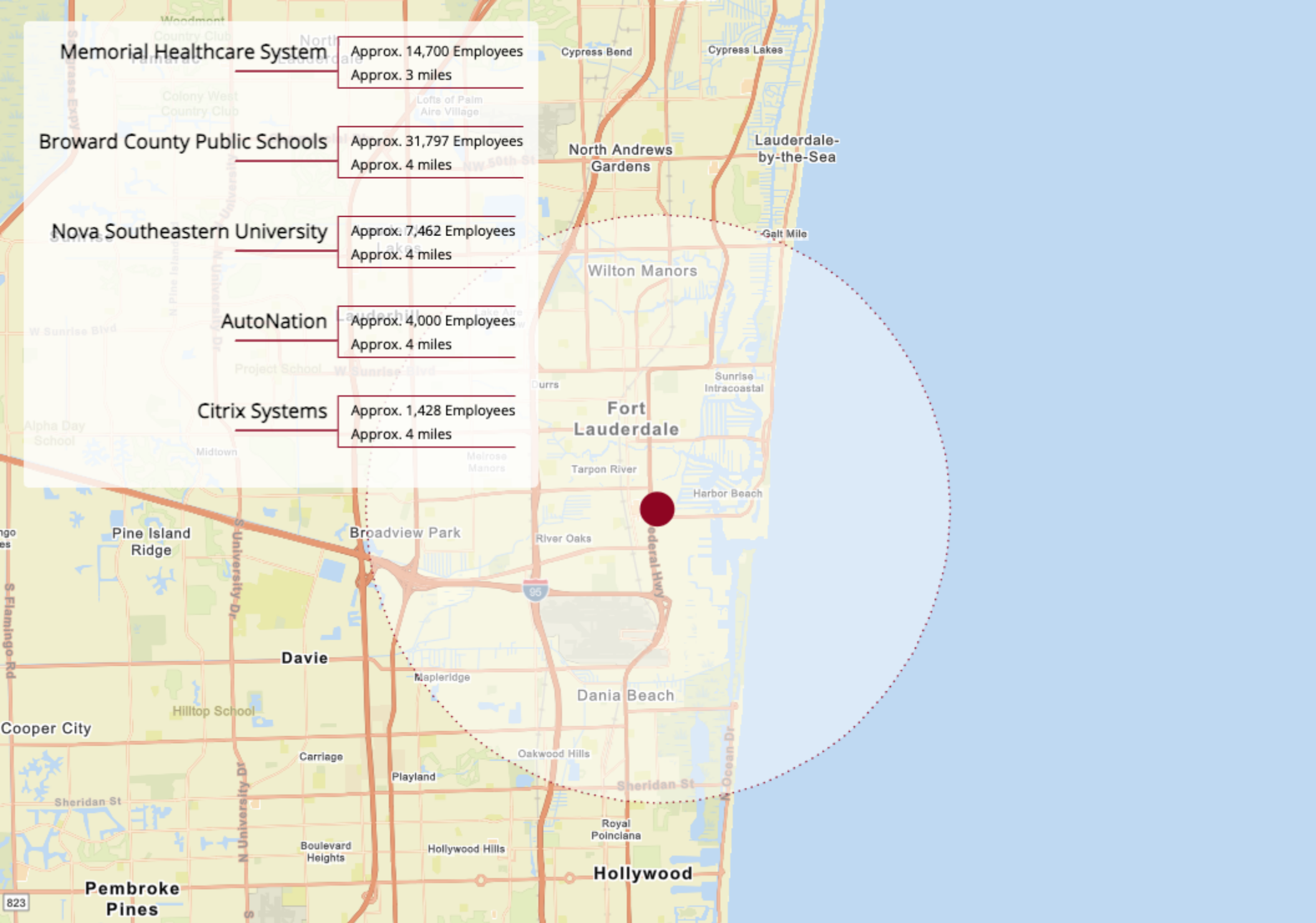
Broward County GDP Trend



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HARBORDALE APARTMENTS

03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	22
BUILDING SF	12,366
LAND SF	18,909
LAND ACRES	.43
YEAR BUILT	1970
ZONING TYPE	RMM-25
BUILDING CLASS	C
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	130x140
NUMBER OF PARKING SPACES	25
WASHER/DRYER	On Premises



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05 Profit & Loss Statement

Profit & Loss Statement
Rent Roll

HARBORDALE APARTMENTS

MOLINARI COMMERCIAL

811 SE 16th Ave. Ft. Lauderdale, FL

Year No. Year Ending	2025 Current	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5
Gross Rent	\$475,200	\$501,600	\$521,664	\$542,531	\$564,232	\$586,801
Vacancy & Credit Loss	\$14,256	\$15,048	\$15,650	\$16,276	\$16,927	\$17,604
Laundry	\$26,000	\$26,000	\$26,780	\$27,583	\$28,411	\$29,263
Gross Income	\$486,944	\$512,552	\$532,794	\$553,838	\$575,716	\$598,460
Property Tax	\$83,886	\$81,804	\$84,258	\$86,786	\$89,389	\$92,071
Insurance	\$14,730	\$14,730	\$15,172	\$15,627	\$16,096	\$16,579
Trash	\$3,600	\$3,600	\$3,708	\$3,819	\$3,934	\$4,052
*Electric	\$25,000	\$0	\$0	\$0	\$0	\$0
*Internet	\$3,360	\$3,360	\$3,461	\$3,565	\$3,672	\$3,782
Water/Sewer	\$36,876	\$40,000	\$41,200	\$42,436	\$43,709	\$45,020
*Land Scaping	\$0	\$3,600	\$3,708	\$3,819	\$3,934	\$4,052
*Repairs/ Maintenance	\$2,400	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506
*Management Fee		\$24,000	\$24,480	\$24,970	\$25,469	\$25,978
Total Operating Exp	\$169,852	\$183,094	\$188,347	\$193,752	\$199,315	\$205,040
Net Operating Income (NOI)	\$317,092	\$329,458	\$344,447	\$360,086	\$376,400	\$393,420
Cap Rate	6.61%	6.86%	7.18%	7.50%	7.84%	8.20%
Exit Mkt Value - Cap Rate						\$7,153,094
Net Gain in Cap Value						\$2,353,094
5-Years Net Income						\$1,803,811
5-Year Total Return						\$4,156,906

* 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

* Internet - Currently owner-paid but can be converted to tenant-paid



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MOLINARI COMMERCIAL

**811 SE 16th St., Ft.
Lauderdale, FL
(Harbordale)**

Rent Roll

Unit #	Bed/Bath	Lease Start Date	Lease End Date	Monthly Rent (\$)	Security Deposit (\$)	Approx. SF	Occupancy Status	Annual Rent (\$)
101	1/1		month to month	\$1,850	\$1,850	558	Occupied	\$22,200
102	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
103	Studio		month to month	\$1,700	\$1,700	500	Occupied	\$20,400
104	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
105	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
106	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
107	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
108	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
109	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
110	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
111	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
201	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
202	1/1		month to month	\$1,850	\$1,850	558	Occupied	\$22,200
203	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
204	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
205	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
206	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
207	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
208	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
209	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
210	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
211	1/1		month to month	\$1,800	\$1,800	558	Occupied	\$21,600
Laundry & Storage Rooms						148		
TOTALS				\$39,600	\$39,600	12,366		\$475,200



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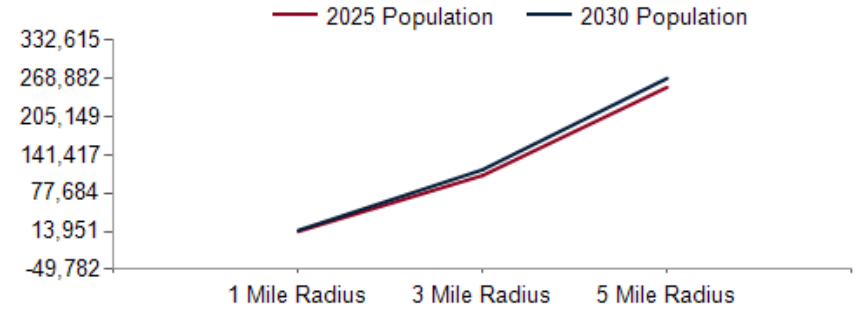
HARBORDALE APARTMENTS

04 Demographics

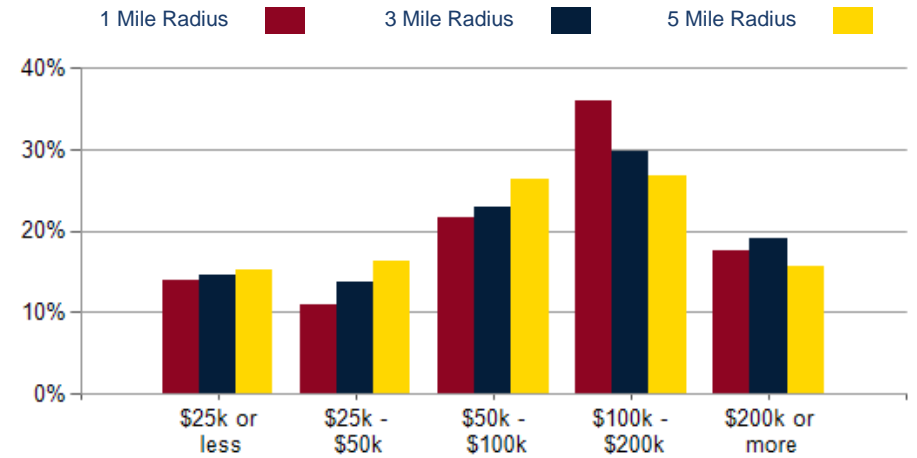
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,656	84,255	218,565
2010 Population	11,008	83,596	219,129
2025 Population	13,951	107,130	254,017
2030 Population	15,623	116,780	268,882
2025 African American	1,224	25,552	82,759
2025 American Indian	64	379	1,102
2025 Asian	403	2,613	5,313
2025 Hispanic	3,814	23,462	58,040
2025 Other Race	1,496	7,262	17,522
2025 White	8,672	56,605	111,956
2025 Multiracial	2,083	14,653	35,214
2025-2030: Population: Growth Rate	11.45%	8.70%	5.70%

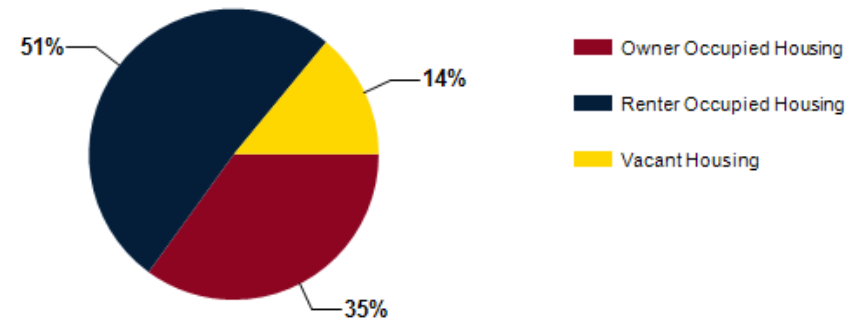
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	581	4,665	10,181
\$15,000-\$24,999	440	3,191	7,058
\$25,000-\$34,999	386	3,046	7,457
\$35,000-\$49,999	423	4,371	10,954
\$50,000-\$74,999	917	6,773	17,604
\$75,000-\$99,999	671	5,659	12,275
\$100,000-\$149,999	1,966	10,976	20,244
\$150,000-\$199,999	693	5,120	10,048
\$200,000 or greater	1,296	10,242	17,759
Median HH Income	\$104,807	\$96,273	\$80,954
Average HH Income	\$140,960	\$144,797	\$127,447



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



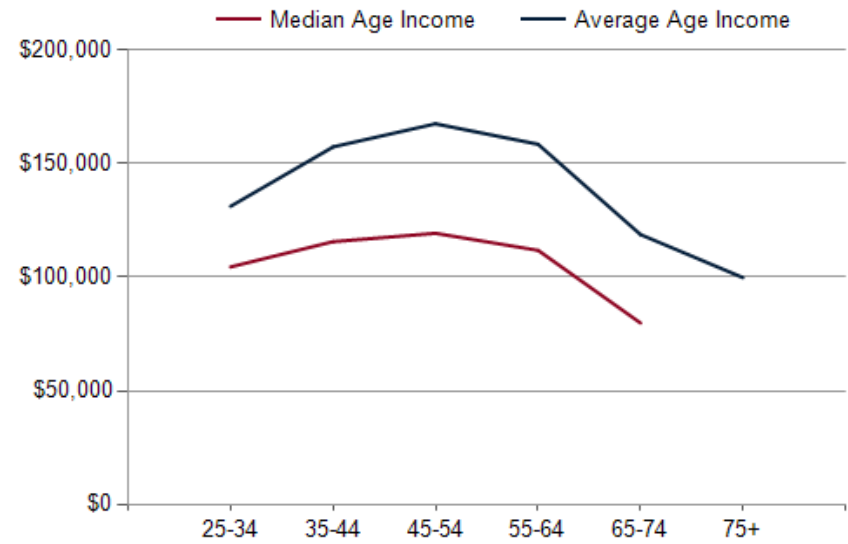
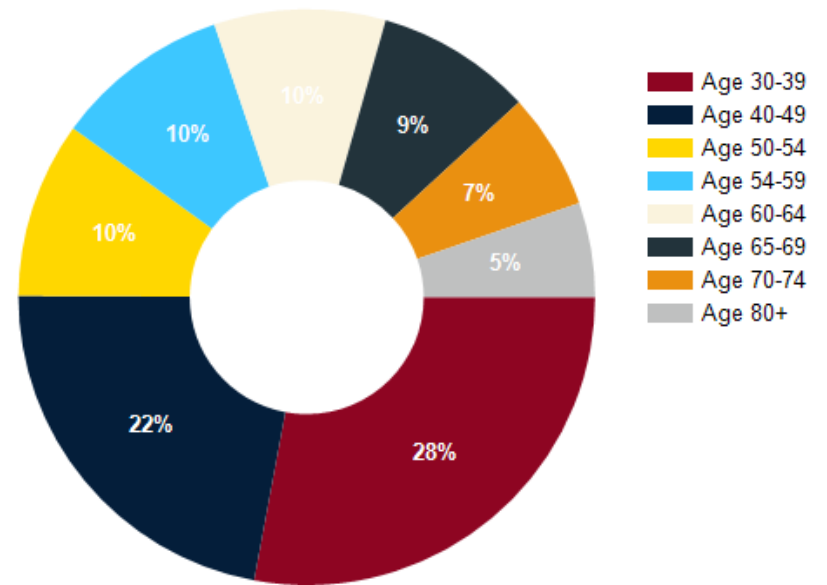
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,411	9,512	18,946
2025 Population Age 35-39	1,260	9,052	19,047
2025 Population Age 40-44	1,155	8,089	18,260
2025 Population Age 45-49	963	6,710	16,058
2025 Population Age 50-54	947	7,017	17,078
2025 Population Age 55-59	940	7,272	17,688
2025 Population Age 60-64	920	7,568	18,581
2025 Population Age 65-69	836	6,878	16,477
2025 Population Age 70-74	625	5,452	12,986
2025 Population Age 75-79	507	3,997	9,484
2025 Population Age 80-84	300	2,399	5,806
2025 Population Age 85+	254	1,757	4,677
2025 Population Age 18+	12,124	91,413	210,763
2025 Median Age	42	42	43
2030 Median Age	42	43	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,527	\$97,062	\$83,883
Average Household Income 25-34	\$131,221	\$126,171	\$116,046
Median Household Income 35-44	\$115,640	\$107,986	\$97,246
Average Household Income 35-44	\$157,370	\$157,046	\$140,711
Median Household Income 45-54	\$119,329	\$113,768	\$101,137
Average Household Income 45-54	\$167,550	\$168,206	\$147,375
Median Household Income 55-64	\$111,820	\$110,513	\$94,439
Average Household Income 55-64	\$158,563	\$173,376	\$147,771
Median Household Income 65-74	\$79,786	\$78,476	\$65,331
Average Household Income 65-74	\$118,772	\$133,187	\$112,477
Average Household Income 75+	\$99,778	\$108,567	\$92,033

Population By Age



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Harbordale Apartments

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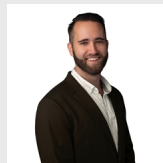
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