



OFFERING MEMORANDUM

1481 NW 22nd Street · Fort Lauderdale, Florida 33311
4-Unit Multifamily · Class B · Broward County



Lifestyle International Realty
Luxury & Commercial Group

\$900,000

Asking Price

4 Units

Total Units

7.61%

Cap Rate

\$68,520

NOI

Year Built: 1976

Lot Size: 0.17 Acres

Building Class: Class B

Price / Unit: \$225,000

Building SF: 2,997 SF

Stories: 1 — Low Rise

APN: 49-42-28-19-0150

Price / SF: \$300.30

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EXECUTIVE SUMMARY

Lifestyle International Realty is pleased to present 1481 NW 22nd Street, Fort Lauderdale, Florida 33311 — a fully occupied 4-unit multifamily investment offered at \$900,000, reflecting a 7.61% cap rate on current in-place income. This Class B, single-story apartment community is situated on a 0.17-acre lot with 2,997 square feet of gross building area in Broward County, Florida.

Constructed in 1976, the property features a balanced unit mix of two-bedroom and one-bedroom apartments with on-site parking. All four units are currently occupied with leases in place, providing immediate stabilized cash flow with minimal management overhead and a strong foundation for long-term wealth creation in one of South Florida's most resilient rental markets.

PROPERTY PHOTOS



Front Elevation — 1481 NW 22nd Street, Fort Lauderdale, FL



Side Elevation



Corner View



Aerial View — Property & Neighborhood



Rear Elevation & HVAC

INVESTMENT HIGHLIGHTS

Asking Price	\$900,000
Unit Count	4 Units
Unit Mix	2 × Two Bed / One Bath + 2 × One Bed / One Bath
Gross Building Area	2,997 SF
Year Built	1976
Building Class	Class B — Low Rise
Lot Size	0.17 Acres
Parking	On-Site Surface (~4–5 Spaces)
Occupancy	100% Occupied — All Units Leased
Cap Rate	7.61%

Net Operating Income	\$68,520
Gross Annual Rent	\$87,600
Gross Rent Multiplier	10.27x
Price per Unit	\$225,000
Price per SF	\$300.30
APN / Parcel ID	49-42-28-19-0150

UNIT MIX & CURRENT RENT ROLL

Unit	Type	Bed/Bath	Monthly Rent	Annual Rent	Status	SF Est.
A	2 Bed / 1 Bath	2/1	\$2,350	\$28,200	Occupied	~820 SF
B	2 Bed / 1 Bath	2/1	\$1,850	\$22,200	Occupied	~740 SF
C	1 Bed / 1 Bath	1/1	\$1,600	\$19,200	Occupied	~640 SF
D	1 Bed / 1 Bath	1/1	\$1,500	\$18,000	Occupied	~597 SF
—	TOTAL / AVG	4 Units	\$7,300	\$87,600	100% Occ.	2,797 SF

All four units are currently occupied with in-place leases. Rents reflect current contracted rents as of the date of this memorandum.

UNIT MIX SUMMARY

Unit Type	# Units	Avg Rent/Mo	Annual Revenue	% of Mix	Avg SF
2 Bed / 1 Bath	2	\$2,100	\$50,400	57.9%	~780 SF
1 Bed / 1 Bath	2	\$1,550	\$37,200	42.1%	~619 SF
TOTAL / AVG	4	\$1,825	\$87,600	100%	2,997 SF

PRO FORMA INCOME & EXPENSE ANALYSIS

INCOME	
Gross Potential Rent (Annual)	\$87,600
Vacancy & Credit Loss (5.0%)	(\$4,380)
Effective Gross Income (EGI)	\$83,220

OPERATING EXPENSES	
Property Taxes (Est.)	\$9,500
Insurance	\$5,200

Total Operating Expenses	\$14,700
NET OPERATING INCOME (NOI)	\$68,520

Operating expenses are estimates based on comparable Broward County multifamily properties and are provided for underwriting guidance only. Property taxes reflect estimated current assessment; taxes may change post-sale. Buyers should independently verify all income and expense figures.

PRICING & RETURN METRICS

Asking Price	\$900,000
Net Operating Income (NOI)	\$68,520
Cap Rate (Current)	7.61%
Gross Potential Rent (Annual)	\$87,600
Effective Gross Income (EGI)	\$83,220
Total Operating Expenses	\$14,700
Gross Rent Multiplier (GRM)	10.27x
Price per Unit	\$225,000
Price per Square Foot	\$300.30
Vacancy Assumption	5.0%

LOCATION OVERVIEW

1481 NW 22nd Street is strategically positioned in Fort Lauderdale, Broward County — one of the most dynamic real estate markets in the United States. The property sits within close proximity to major employment corridors, retail centers, and critical transportation infrastructure serving South Florida's growing population base.

City / County	Fort Lauderdale, Broward County, FL 33311
Neighborhood	Lauderdale Manors / NW Fort Lauderdale Corridor
Highway Access	Direct access to I-95 via NW 22nd Street corridor
Airport	~5 miles to Fort Lauderdale-Hollywood International (FLL)
Downtown FTL	~2.5 miles to Downtown Fort Lauderdale
Port Everglades	~6 miles — Broward County's largest private employer
Medical / Healthcare	Broward Health Medical Center within 2 miles
Walk Score	50 — Car-Dependent (neighborhood amenities accessible)

SOUTH FLORIDA MULTIFAMILY MARKET OVERVIEW

Population	Broward County exceeds 1.9 million residents with continued net in-migration
Rental Demand	Vacancy rates consistently below 5% across the Fort Lauderdale MSA
Rent Trends	Average asking rents elevated materially over past three years; stabilizing at high levels
Employment Base	Healthcare, hospitality, aviation, finance, and professional services
Tax Environment	No Florida state income tax — sustained driver of population and business growth
Supply Constraints	Limited land, rising construction costs, and entitlement delays restrict new supply
Capital Markets	Strong institutional and private investor demand for Broward multifamily assets

PROPERTY DESCRIPTION

The subject property is a single-story, low-rise apartment complex constructed in 1976 utilizing concrete block (CBS) construction. The 2/1 units feature tile flooring, wood cabinetry, granite-style countertops, appliance package, and updated bathrooms. The 1/1 units feature tile flooring, functional kitchen layouts, and well-maintained bathrooms. All units include individual central air conditioning systems.

Construction	Concrete Block / CBS — Single Story
Exterior Finish	Stucco
Roof System	Pitched Hip Roof
Flooring	Tile Throughout All Units
Kitchen Finishes	Cabinetry, Granite-Style Countertops, Full Appliance Package
Bathrooms	Full Bath with Tub/Shower Combination
HVAC	Individual Central A/C per Unit
Parking	On-Site Surface Parking — ~4–5 Spaces
Utilities	Tenants responsible for individual unit utilities
Common Areas	Grassed common areas with mature shade trees

DISCLAIMER & CONFIDENTIALITY

This Offering Memorandum has been prepared by Lifestyle International Realty for use by a limited number of qualified parties. All financial projections and pro forma figures are estimates only and are based on assumptions that may differ materially from actual results. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information herein. Prospective investors are encouraged to conduct their own independent investigation and due diligence, and to engage qualified legal, tax, and financial advisors. This Offering Memorandum is subject to errors, omissions, changes in price, prior sale or lease, and withdrawal without notice.

EXCLUSIVE LISTING AGENT



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