



PRICE: \$12,000,000

3020/3024 SEVILLE ST, FORT LAUDERDALE, FL 33304

Presenting 3020/3024 Seville St, Eden Hotel – a newly renovated, 25-unit hospitality gem just steps from the beach in Fort Lauderdale. This prime property features 17 studios, 7 one-bedroom units, and 1 two-bedroom unit, all beautifully updated. Guests will enjoy the convenience of nearby shopping, dining, and beach access, as well as ample parking and a stunning pool area. With projected income yielding an 8%+ cap rate, Eden Hotel offers a rare and exceptional investment opportunity in a highly sought-after location.

Building Size: 8,973 SF

Land Size: 12,500 SF

Zoning: ABA - A-1A

Year Built: 1970

CONTACT US TODAY!

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Income Short Term Rental Projections

Unit 1 – Studio	\$4,859
Unit 2 - Studio	\$4,859
Unit 3 - Studio	\$4,859
Unit 4 - Studio	\$4,859
Unit 5 - Studio	\$4,859
Unit 6 - Studio	\$4,859
Unit 7- Studio	\$4,859
Unit 8- Studio	\$4,859
Unit 9- Studio	\$4,859
Unit 10- Studio	\$4,859
Unit 11- Studio	\$4,859
Unit 12- Studio	\$4,859
Unit 13- Studio	\$4,859
Unit 14- Studio	\$4,859
Unit 15- Studio	\$4,859
Unit 16- Studio	\$4,859
Unit 17- Studio	\$4,859
Unit 18- 1 bedroom	\$5,154
Unit 19- 1 bedroom	\$5,154
Unit 20- 1 bedroom	\$5,154
Unit 21- 1 bedroom	\$5,154
Unit 22- 1 bedroom	\$5,154
Unit 23- 1 bedroom	\$5,154
Unit 24- 1 bedroom	\$5,154
Unit 25- 2 bedroom	\$5,890

Gross Income \$1,494,852

Operating Expenses

Real Estate Taxes	\$216,000
Management	\$160,000
Insurance	\$70,000
Water & Sewer	\$2,520
Gas	\$1,740
Maintenance & Repairs	\$6,000
Electric	\$14,400
Trash	\$1,440
Landscaping /Pool Service	\$7,000
Total Expenses	\$479,100
Net Operating Income	\$1,015,752
Cap Rate	8.46%