

Broward Multifamily Portfolio

103 Units • 25 Properties • East-Central Broward County, Florida



Offering Contacts:

Julie Abolafia, CCIM

Managing Director

☎ (954) 918-4902

✉ ja@meridian-commercial.com

Doug Driver, CCIM, CMI

Managing Director


☎ (954) 865-1453

✉ dd@meridian-commercial.com

Exclusively Listed By:



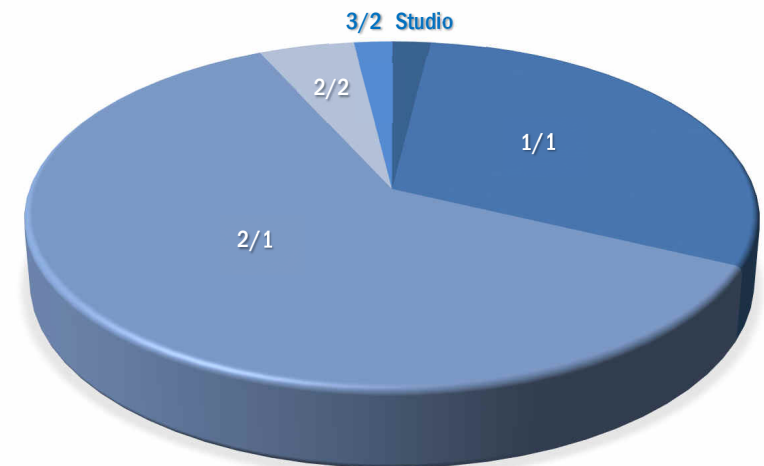
Investment Sales Advisors

 <p>Portfolio Price</p> <p>\$11.25_M</p>	 <p>Total Units</p> <p>103</p>
 <p>Price/Unit</p> <p>\$109_K</p>	 <p>Total Properties</p> <p>25</p>
 <p>Price/SF</p> <p>\$160</p>	 <p>Square Feet</p> <p>70_K</p>
 <p>Occupancy</p> <p>100%</p>	 <p>Cap Rate</p> <p>6.1%</p>



Highlights

- Rare 103-unit, 25 property Broward County portfolio sale!
- Majority of the properties are located in the City of Fort Lauderdale within a 5 mile radius!
- Approximately, half of the units have been renovated with upgraded kitchens and bathrooms! Potential rental upside by renovating the remaining units!
- All properties are concrete block (CBS) construction and most units have central air-conditioning!
- Many units are oversized and have large yards with 6' wood privacy fencing! Some have laundry rooms in the unit or on-site!
- All properties are currently 100% leased with high historical occupancy!
- The properties have been well-maintained by a dedicated management company that can continue to service the portfolio!
- Offered at \$11,250,000 or only 109,223 per unit!





Summary

Meridian Commercial has been exclusively retained to arrange the disposition of the Broward Multifamily Portfolio, a 103 unit, 25 property apartment portfolio located in east-central Broward County, Florida (the "Portfolio"). The majority of the properties are conveniently located within a five mile radius within the City of Fort Lauderdale. Additionally, three sets of the Properties are located adjacent to each other.

The properties in the Portfolio were built between 1986 to 1949 and are all concrete block construction. The majority of the units have central air-conditioning and tile flooring. Many of the properties have oversized units, large front or back yards, 6' wood privacy fencing, well-maintained landscaping and laundry rooms on site (or in the unit). Approximately, half of the units have been renovated with upgraded kitchens and baths. The next owner could realize significant rental upside by renovating the remaining units. The portfolio is currently 100% leased and has a high historical occupancy rate!

The properties are being offered as a single portfolio of 103 units, or as four separate "sub-portfolios". The asking price for the entire portfolio is \$11,250,000 or \$109,223 per unit, which is approximately a 3% discount over the sub-portfolio pricing. Offers may be submitted on the entire portfolio, a sub-portfolio, or any combination of sub-portfolios. Please do not hesitate to contact a member of the marketing team for more information.



Entire Portfolio:

103 Units | 25 Properties | Price: **\$11,250,000**

Also Offered as 4 Separate Sub-Portfolios:

Sub-Portfolio A:

46 Units | 11 Properties | Price: **\$5,360,000**

Sub-Portfolio B:

38 Units | 8 Properties | Price: **\$4,205,000**

Sub-Portfolio C:

10 Units | 3 Properties | Price: **\$1,170,000**

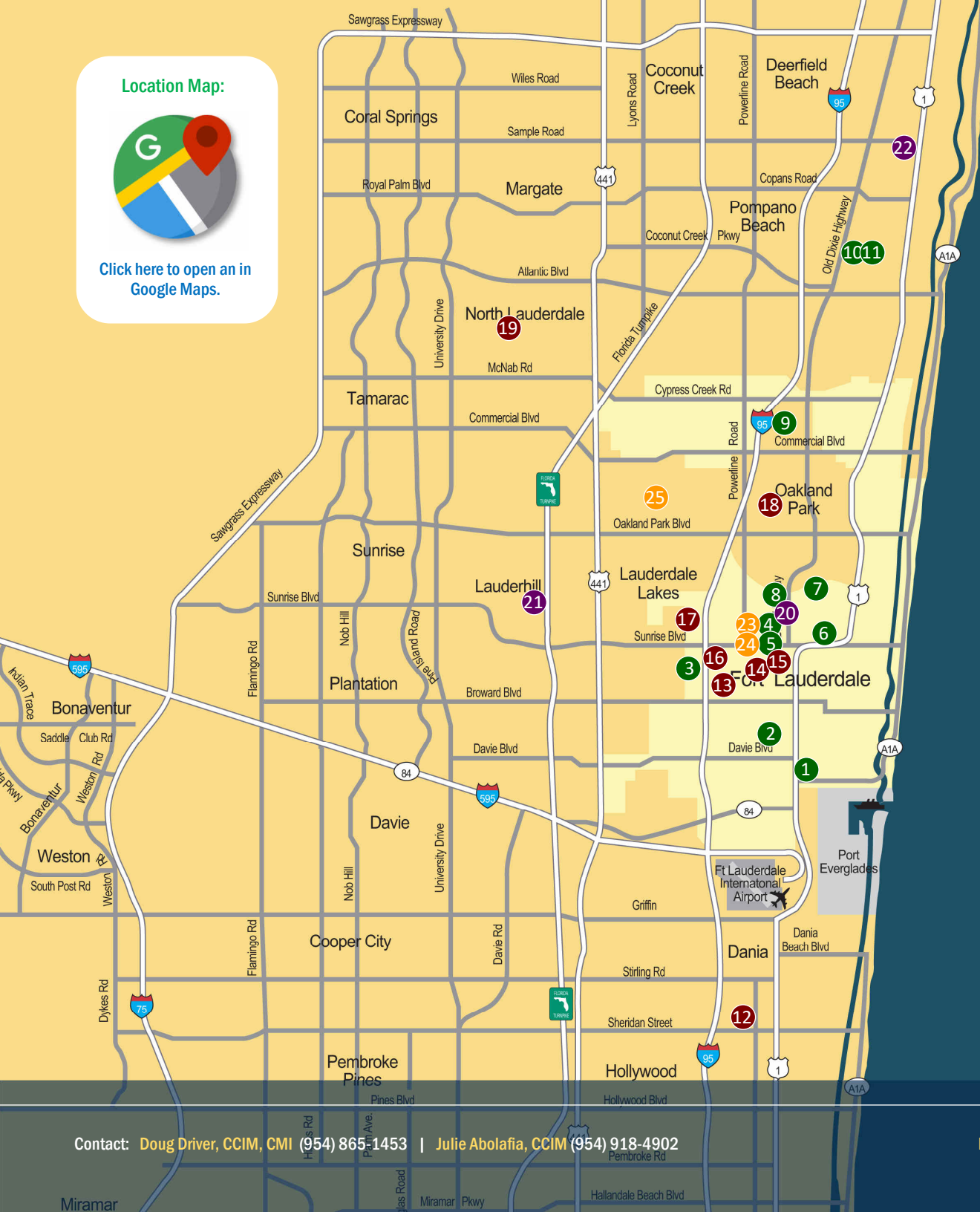
Sub-Portfolio D:

9 Units | 3 Properties | Price: **\$875,000**

Location Map:



Click here to open an in Google Maps.



Portfolio UNITS: **103** PROPERTIES: **25**

Sub-Portfolio A

46 Units

- 1 617 SE 16th St., Ft Lauderdale, FL 33316 4
- 2 400 SW 7th St., Ft Lauderdale, FL 33315 2
- 3 2210 NW 7 Ct., Ft Lauderdale, FL 33311 10
- 4 1021 NW 4th Ave., Ft Lauderdale, FL 33311 5
- 5 1011 NW 4th Ave., Ft Lauderdale, FL 33311 4
- 6 1016 NE 17th Ave., Ft Lauderdale, FL 33304 5
- 7 1700 N Dixie Hwy., Ft Lauderdale, FL 33305 2
- 8 1501 N Andrews Ave., Ft Lauderdale, FL 33311 2
- 9 497 NW 40th Ct., Oakland Park, FL 33309 4
- 10 115 NE 5th St., Pompano Beach, FL 33060 4
- 11 119 NE 5th St., Pompano Beach, FL 33060 4

Sub-Portfolio B

38 Units

- 12 2319 Farragut St., Hollywood, FL 33020 4
- 13 414 NW 15th Way., Ft Lauderdale, FL 33311 2
- 14 519 NW 8th Ave., Ft Lauderdale, FL 33311 7
- 15 848 NW 2nd Ave., Ft Lauderdale, FL 33311 5
- 16 1705 NW 8th Pl., Ft Lauderdale, FL 33311 2
- 17 2451 NW 13th Ct., Ft Lauderdale, FL 33311 7
- 18 86 NE 36th Ct., Oakland Pk, FL 33334 7
- 19 7740 SW 10th St., North Lauderdale, FL 33068 4

Sub-Portfolio C

10 Units

- 20 1340 NE 1st Ave., Ft Lauderdale, FL 33304 2
- 21 5208 NW 18th Pl., Lauderhill, FL 33313 4
- 22 3420 NE 16th Ter., Pompano Beach, FL 33064 4

Sub-Portfolio D

9-Units

- 23 1028 NW 6th Ave., Ft Lauderdale, FL 33311 2
- 24 1030 NW 6th Ave., Ft Lauderdale, FL 33311 2
- 25 3920 NW 30th Ter., Lauderdale Lakes, FL 33309 5

Contact: **Doug Driver, CCIM, CMI (954) 865-1453** | **Julie Abolafia, CCIM (954) 918-4902**

Exclusively Listed by: **meridian commercial**

Property List

SP	ID #	Street Address	City, State & Zip	Units		General Property Info					Major Systems	
				Units	Total	SF	Avg./SF	Built	Bldgs	Story	Walls	HVAC
A	#1	617 SE 16th St.	Ft Lauderdale, FL 33316	4		2,585	646	1965	1	1	CBS	Central
A	#2	400 SW 7th St.	Ft Lauderdale, FL 33315	2		1,304	652	1955	2	1	CBS	Mixed
A	#3	2210 NW 7th Ct.	Ft Lauderdale, FL 33111	10		6,892	689	1965	1	2	CBS	Central
A	#4	1021 NW 4th Ave.	Ft Lauderdale, FL 33311	5		2,849	570	1961	1	1	CBS	Window
A	#5	1011 NW 4th Ave.	Ft Lauderdale, FL 33311	4		2,374	594	1949	1	1	CBS	Window
A	#6	1016 NE 17th Ave.	Ft Lauderdale, FL 33304	5		2,779	556	1959	1	1	CBS	Mixed)
A	#7	1700 N Dixie Hwy.	Ft Lauderdale, FL 33305	2		2,002	1,001	1959	1	1	CBS	Central
A	#8	1501 N Andrews Ave.	Ft Lauderdale, FL 33311	2		1,372	686	1951	1	1	CBS	Window
A	#9	497 NW 40th Ct.	Oakland Park, FL 33309	4		3,047	762	1970	1	1	CBS	Central
A	#10	115 NE 5th St.	Pompano Beach, FL 33060	4		2,844	711	1968	1	1	CBS	Mixed
A	#11	119 NE 5th St.	Pompano Beach, FL 33060	4	46	2,332	583	1968	1	1	CBS	Window
B	#12	2319 Farragut St.	Hollywood, FL 33020	4		2,253	563	1963	1	1	CBS	Central
B	#13	414 NW 15th Way.	Ft Lauderdale, FL 33311	2		1,372	686	1953	1	1	CBS	Central
B	#14	519 NW 8th Ave.	Ft Lauderdale, FL 33311	7		4,037	577	1960	2	1 & 2	CBS	Central
B	#15	848 NW 2nd Ave.	Ft Lauderdale, FL 33311	5		1,936	387	1972	1	1	CBS	Window
B	#16	1705 NW 8th Pl.	Ft Lauderdale, FL 33311	2		1,304	652	1962	1	1	CBS	Window
B	#17	2451 NW 13th Ct.	Ft Lauderdale, FL 33311	7		3,868	553	1960	1	1	CBS	Window
B	#18	86 NE 36th Ct.	Oakland Pk, FL 33334	7		6,571	939	1971	1	1	CBS	Central
B	#19	7740 SW 10th St.	North Lauderdale, FL 33068	4	38	3,732	933	1974	1	1	CBS	Central
C	#20	1340 NE 1st Ave.	Ft Lauderdale, FL 33304	2		1,771	886	1955	1	1	CBS	Central
C	#21	5208 NW 18th Pl.	Lauderhill, FL 33313	4		3,170	793	1971	1	1	CBS	Central
C	#22	3420 NE 16th Ter.	Pompano Beach, FL 33064	4	10	3,252	813	1967	1	2	CBS	Central
D	#23	1028 NW 6th Ave.	Ft Lauderdale, FL 33311	2		1,350	675	1986	1	1	CBS	Central
D	#24	1030 NW 6th Ave.	Ft Lauderdale, FL 33311	2		1,350	675	1986	1	1	CBS	Central
D	#25	3920 NW 30th Ter.	Lauderdale Lakes, FL 33309	5	9	3,780	756	1972	1	1	CBS	Central
		25		103	103	70,126	693	1965	27			



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Meridian Commercial

10101 W. Sample Road, Suite 428
Coral Springs, Florida 33065
www.meridian-commercial.com
Main: (754) 900-1900

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For more information on this exclusive investment offering or to schedule a property tour, please contact one of the marketing below:

Julie Abolafia, CCIM

Managing Director

(954) 918-4902

ja@meridian-commercial.com

Certified Commercial Investment Member (CCIM)

Florida Licensed Real Estate Associate

Realtor

Douglas E. Driver, CCIM, CMI

Managing Director

(954) 865-1453

dd@meridian-commercial.com

Certified Commercial Investment Member (CCIM)

Certified Master Inspector (CMI)

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