

# BLUE SEAS COURTYARD

UNIQUE AND RARE OPPORTUNITY LOCATED ON EL MAR DRIVE, LAUDERDALE BY THE SEA. A TRUE OCEAN OASIS, WELL ESTABLISHED COURTYARD INN!

*4525 El Mar Drive, Lauderdale By The Sea, Florida*



SPECTACULAR BUSINESS ALONG WITH A 2 BEDROOM / 3 BATH RESIDENCE FOR OWNER OCCUPANT AND/OR ADDITIONAL INCOME

- IDEAL FOR OWNER/FAMILY LIVE
- WORK AND PLAY IN A PERFECT SEASIDE COMMUNITY
- NEAR AIRPORT FOR EASY COMMUTING
- IDEAL FOR A VISA PURCHASER

- EXCELLENT LOCATION
- OCEAN ACCESS ACROSS THE STREET
- A SEASIDE COMMUNITY WITH RESTAURANTS & ENTERTAINMENT
- A FISHING PIER
- BOUTIQUE SHOPS
- INTERNATIONALLY RENOWED DIVING REEF



**Marta Logusz** P.A.  
Realtor® | Florida 1st Commercial Services

**954-684-9358** [Marta@martapa.com](mailto:Marta@martapa.com)

Florida 1st Realty  
Commercial Services

# THIS HACIENDA STYLE INN BOASTS AND PRIVATE COURTYARD POOL, DESIGNED FOR SWIMMING AND SUNNING ALL DAY.

PRIVATE ENCLAVES, TERRACE AREAS, AND A BARBEQUE SITTING AREA

*4525 El Mar Drive, Lauderdale By The Sea, Florida*



LOT SIZE: 13,665 SQUARE FEET

BUILDING SIZE: 6,531 SQUARE FEET

- HIGH ADR
- EXCELLENT OCCUPANCY RATE!

- 13 KEYS IN TOTAL
- 2 STORIES
- ONE BEDROOM 2 BATH SUITE, ONE BEDROOM 1 BATH SUITE, 10 LARGE STUDIO UNITS
- SPECTACULAR 2 BEDROOM 3 BATH HOME WITH SEPARATE ENTRANCES/ OFFICE/ AMPLE WINDOWS AND LIGHTING THROUGHOUT, FULL KITCHEN WITH AN OPEN FLOOR PLAN FLOWING INTO A DINING AND LIVING AREA
- SEASIDE LIVING AND BEACH BREEZES MAKES THIS A TRULY REMARKABLE HOTEL FEATURING AN ONSITE HOME FOR LIVING AND OR SUBSTANTIAL ADDITIONAL INCOME
- AN OFFICE TO WELCOME GUESTS/ON SITE LAUNDRY
- EXTREMELY WELL MANAGED, MAINTAINED, & MANICURED HURRICANE IMPACT WINDOWS/ DOORS THROUGHOUT
- EXCELLENT ADR/HIGH OCCUPANCY.
- FOR FURTHER INFORMATION AND ALL FINANCIAL REQUESTS, PLEASE CONTACT: Marta Logusz PA 954-684-9358!



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1702 N.E. 40th ST.  
565-7305

ACCURATE LAND SURVEYORS

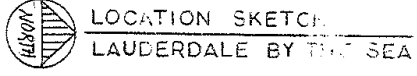
OAKLAND PARK, FLA.  
33334

SURVEY OF:  
LOTS 9 AND 10 AND THE SOUTH HALF OF LOT 11, BLOCK  
11 OF "LAUDERDALE BY THE SEA"  
AS RECORDED IN PLAT BOOK 6, PAGE 2  
OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

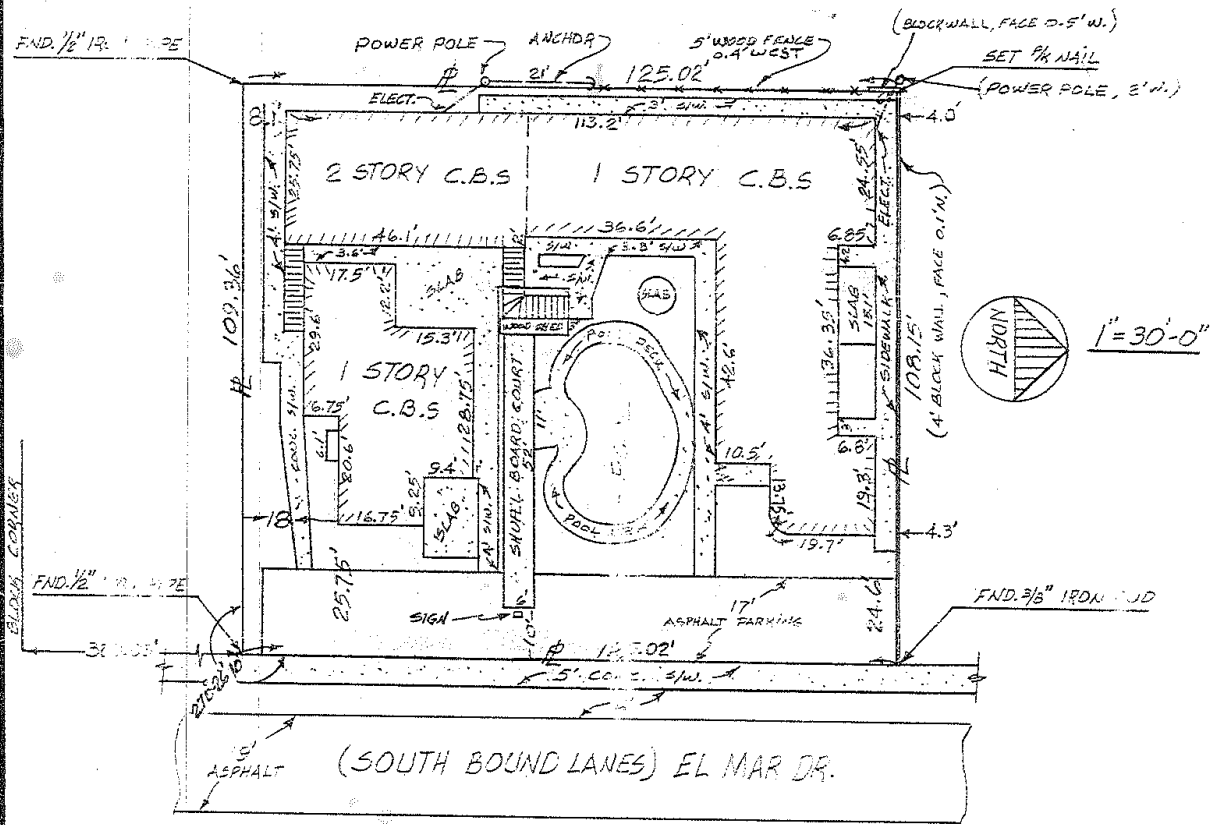
OCEAN DR.

1																			
2	33	32	31	30	29	28	27	26	25	24	23	22	21	20					
3																			
4	6	7	8	9	10	11	12	13	14	15	16	17	18	19					
5																			

EL MAR DR.



ADDRESS: 4525 EL MAR DR.  
LAUDERDALE BY THE SEA, FL.



OWNER: FURTH

SEAL  
NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED LAND  
SURVEYOR'S SEAL.

NOTE: THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS.

**CERTIFICATE**  
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARD FOR LAND SURVEYING UNDER RULE 21HH-6, F.A.C. ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, SEPT. 1, 1981.

REVISIONS	DATE	BY	<i>Robert L. Thompson</i> PROFESSIONAL LAND SURVEYOR NO. 3869 - STATE OF FLORIDA		
DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	SKETCH NO. SU-334	
5-23-86	ELL	RLT			

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## PROFIT AND LOSS YEAR COMPARISON

- 2 Bedroom/3 Full Bath House with office/Separate Entrances
- Pro-Froma
- \$399.00 Per Night=\$2,793.00 Weekly/52 Weeks=\$145,236.00
- 75% Occupancy=\$108,927.00
- Expenses at 15%=\$15,356.00 (Managed and Maintained within the entire hotel)
- NOI=\$92,587.95 (Pro-Froma)
- Hotel, 12 Units NOI=\$265,457.40 Averaged over 2 Years
- NOI with House Income (proforma)\$358,045.00

\*Numbers produced by seller/seller's accountant. Subject to errors and omission