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FOR SALE

FOUR PROPERTY TRIPLEX PORTFOLIO

LAUDERHILL, FL 33313

CONSISTING OF 12 TOTAL APARTMENTS



OVERVIEW

STL Commercial has been exclusively retained to facilitate the sale of a four property triplex portfolio in Lauderhill FL. The portfolio consists of a total of 12 apartments all of which are 3 bedrooms and 2 baths approximately 1,215 SF. Each unit has 2 designated parking spaces, for a total of 24 parking spaces across the entire portfolio. All the buildings have been recently renovated, and are extremely well maintained, making it very attractive for prospective tenants.

Currently the average rent per unit is \$2,750 per month. Section 8 for three bedroom units within the properties zip code has approvals for rent up to \$3,157 per month. Providing a value add component for section 8 investors.

The property is strategically located on the border of Lauderhill and Sunrise FL. Just one mile west of the FL Turnpike and Oakland Park Blvd. Providing tenants with easy access and plenty of nearby retail, restaurants and commercial uses. This portfolio presents a phenomenal option for investors looking to own valuable, stabilized assets and potential for long term growth.

ADDRESS SUMMARY

- 1) 2770 NW 58TH TER, LAUDERHILL FL 33313
- 2) 5721 NW 28TH ST, LAUDERHILL FL 33313
- 3) 5711 NW 28TH ST, LAUDERHILL FL 33313
- 4) 5701 NW 28TH ST, LAUDERHILL FL 33313

SITE SUMMARY

ASKING PRICE : \$4,100,000

NOI : \$274,955

CAP RATE : 6.7%

TYPE : Multifamily Triplex Portfolio

NO. BUILDINGS : 4

NO. UNITS : 12

UNIT MIX : (3) Three Bedroom & 2 Bathrooms

UNIT SIZE : 1,215 SF

BUILDING SIZE : 14,600 SF

LAND SIZE: 33,478 SF



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DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

MAX LORIA | MANAGING BROKER | 561.901.1402

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INVESTMENT HIGHLIGHTS

- 6.70% CAP RATE
- SELLER FINANCING AVAILABLE
- 65% LTV
- AVERAGE RENT PER UNIT \$2,750
- RENOVATED UNITS
- UPDATED KITCHENS
- UPDATED BATHROOMS
- LARGE UNITS - 1,215 SF
- 3 BEDROOMS X 2 BATHROOMS
- 2 DEDICATED PARKING SPACES/ UNIT



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STL
COMMERCIAL

INTERIOR PHOTOS - SITE 1



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ADDITIONAL PHOTOS - SITE 2

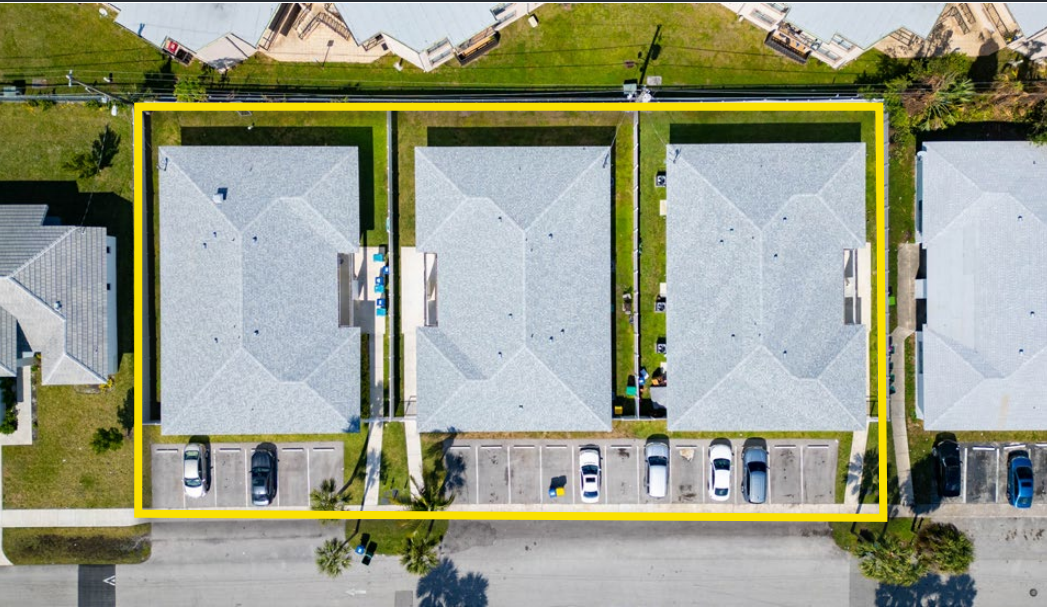


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AERIAL PHOTOS - SITE 2



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RENT ROLL + FINANCIALS

Name	Unit	Base Rent	Security	Rent Due Date	Lease Expires
2770 NW 58th Terrace Lauderhill FL 33313	2770	\$2,600.00	\$5,400.00	1st	5/31/2025
2770 NW 58th Terrace Lauderhill FL 33313	2774	\$2,780.00	\$2,600.00	1st	6/30/2025
2770 NW 58th Terrace Lauderhill FL 33313	2778	\$2,700.00	\$2,600.00	1st	12/31/2025
5701 NW 28th Street Lauderhill FL 33313	5701	\$2,600.00	\$2,600.00	1st	10/31/2025
5701 NW 28th Street Lauderhill FL 33313	5705	\$2,780.00	\$2,600.00	1st	8/31/2025
5701 NW 28th Street Lauderhill FL 33313	5709	\$2,800.00	\$2,800.00	1st	5/14/2025
5711 NW 28th Street Lauderhill FL 33313	5711	\$2,600.00	\$2,600.00	1st	10/31/2025
5711 NW 28th Street Lauderhill FL 33313	5715	\$2,780.00	\$2,600.00	1st	8/31/2025
5711 NW 28th Street Lauderhill FL 33313	5719	\$3,100.00	\$0.00	1st	
5721 NW 28th Street Lauderhill FL 33313	5721	\$2,736.00	\$2,338.00	1st	8/31/2025
5721 NW 28th Street Lauderhill FL 33313	5725	\$2,600.00	\$2,600.00	1st	8/31/2025
5721 NW 28th Street Lauderhill FL 33313	5729	\$2,780.00	\$2,600.00	1st	12/1/2025

Lauderhill Portfolio Gross Income	Monthly	Annual
	\$32,856.00	\$394,272.00

Expenses Description	Monthly	Annual
Property Tax	\$4,815.83	\$57,789.96
Insurance	\$1,333.33	\$15,999.96
Misc	\$600.00	\$7,200.00
Landscaping	\$720.00	\$8,640.00
Utility	\$480.00	\$5,760.00
Other	\$1,993.84	\$23,926.08
Total Expenses	\$9,943.00	\$119,316.00
Net Income after expenses	\$22,913.00	\$274,956.00

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PRO FORMA SECTION 8 RENT ROLL

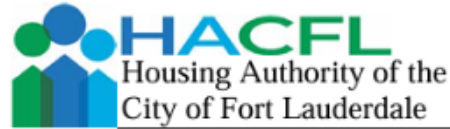
Pro Forma RR - 100% Section 8 Tenants

Area Code: 33313, Zone 4, 3 Bedroom, Approved at \$3,157

Name	Unit	Base Rent
2770 NW 58th Terrace Lauderhill FL 33313	2770	\$3,157.00
2770 NW 58th Terrace Lauderhill FL 33313	2774	\$3,157.00
2770 NW 58th Terrace Lauderhill FL 33313	2778	\$3,157.00
5701 NW 28th Street Lauderhill FL 33313	5701	\$3,157.00
5701 NW 28th Street Lauderhill FL 33313	5705	\$3,157.00
5701 NW 28th Street Lauderhill FL 33313	5709	\$3,157.00
5711 NW 28th Street Lauderhill FL 33313	5711	\$3,157.00
5711 NW 28th Street Lauderhill FL 33313	5715	\$3,157.00
5711 NW 28th Street Lauderhill FL 33313	5719	\$3,157.00
5721 NW 28th Street Lauderhill FL 33313	5721	\$3,157.00
5721 NW 28th Street Lauderhill FL 33313	5725	\$3,157.00
5721 NW 28th Street Lauderhill FL 33313	5729	\$3,157.00

Lauderhill Portfolio Gross Income	Monthly	Annual
	\$37,884.00	\$454,608.00

Expenses Description	Monthly	Annual
Property Tax	\$6,250.00	\$75,000.00
Insurance	\$1,833.33	\$22,000.00
Misc	\$600.00	\$7,200.00
Landscaping	\$720.00	\$8,640.00
Utility	\$480.00	\$5,760.00
Other	\$1,993.84	\$23,926.08
Total Expenses	\$11,877.17	\$142,526.08
Net Income after expenses	\$26,006.83	\$312,081.92



SAFMR Payment Standard Look-up Tables Effective January 1, 2025

Payment standards are used to calculate the maximum subsidy that the PHA will pay toward rent and utilities for families with Housing Choice Vouchers. Effective January 1, 2025, the PHA will use different payment standards in each of nineteen areas. Owners and tenants can identify the applicable payment standard area using the ZIP code where the unit is located.

To determine the applicable payment standard amount for a rental unit:

Step 1. Look for the ZIP code to identify the payment standard area.

Zip Code	Zone	Zip Code	Zone	Zip Code	Zone	Zip Code	Zone	Zip Code	Zone	Zip Code	Zone
33004	5	33061	10	33081	10	33310	10	33325	15	33351	12
33008	10	33062	12	33082	10	33311	1	33326	16	33355	10
33009	6	33063	7	33083	10	33312	8	33327	18	33359	10
33019	13	33064	6	33084	10	33313	4	33328	14	33388	10
33020	5	33065	7	33093	10	33314	7	33329	10	33394	10
33021	9	33066	3	33097	10	33315	9	33330	18	33441	8
33022	10	33067	15	33301	17	33316	3	33331	18	33442	13
33023	4	33068	7	33302	10	33317	9	33332	18	33443	10
33024	8	33069	7	33303	10	33318	10	33334	4		
33025	11	33071	14	33304	9	33319	5	33335	10		
33026	15	33073	16	33305	7	33320	10	33338	10		
33027	11	33074	10	33306	2	33321	9	33339	10		
33028	19	33075	10	33307	10	33322	15	33345	10		
33029	18	33076	18	33308	13	33323	17	33346	10		
33060	2	33077	10	33309	6	33324	15	33348	10		



Step 2. Look up the payment standard based on the size of the unit within the payment standard area.

2025 @ 110%	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	7 Bedroom
Zone 1	\$1,419	\$1,551	\$1,914	\$2,640	\$3,212	\$3,693	\$4,175	\$4,657
Zone 2	\$1,507	\$1,639	\$2,035	\$2,805	\$3,421	\$3,934	\$4,447	\$4,960
Zone 3	\$1,870	\$2,035	\$2,519	\$3,476	\$4,235	\$4,870	\$5,506	\$6,141
Zone 4	\$1,694	\$1,848	\$2,288	\$3,157	\$3,839	\$4,415	\$4,990	\$5,566
Zone 5	\$1,749	\$1,914	\$2,365	\$3,267	\$3,971	\$4,567	\$5,162	\$5,758
Zone 6	\$1,837	\$2,002	\$2,475	\$3,421	\$4,213	\$4,782	\$5,405	\$6,029
Zone 7	\$1,859	\$2,024	\$2,508	\$3,465	\$4,213	\$4,845	\$5,477	\$6,109
Zone 8	\$1,804	\$1,969	\$2,442	\$3,377	\$4,103	\$4,718	\$5,334	\$5,949
Zone 9	\$1,903	\$2,079	\$2,574	\$3,553	\$4,323	\$4,971	\$5,620	\$6,268
Zone 10	\$1,947	\$2,123	\$2,629	\$3,630	\$4,411	\$5,072	\$5,734	\$6,396
Zone 11	\$1,936	\$2,101	\$2,607	\$3,597	\$4,378	\$5,034	\$5,691	\$6,348
Zone 12	\$2,079	\$2,266	\$2,805	\$3,872	\$4,708	\$5,414	\$6,120	\$6,826

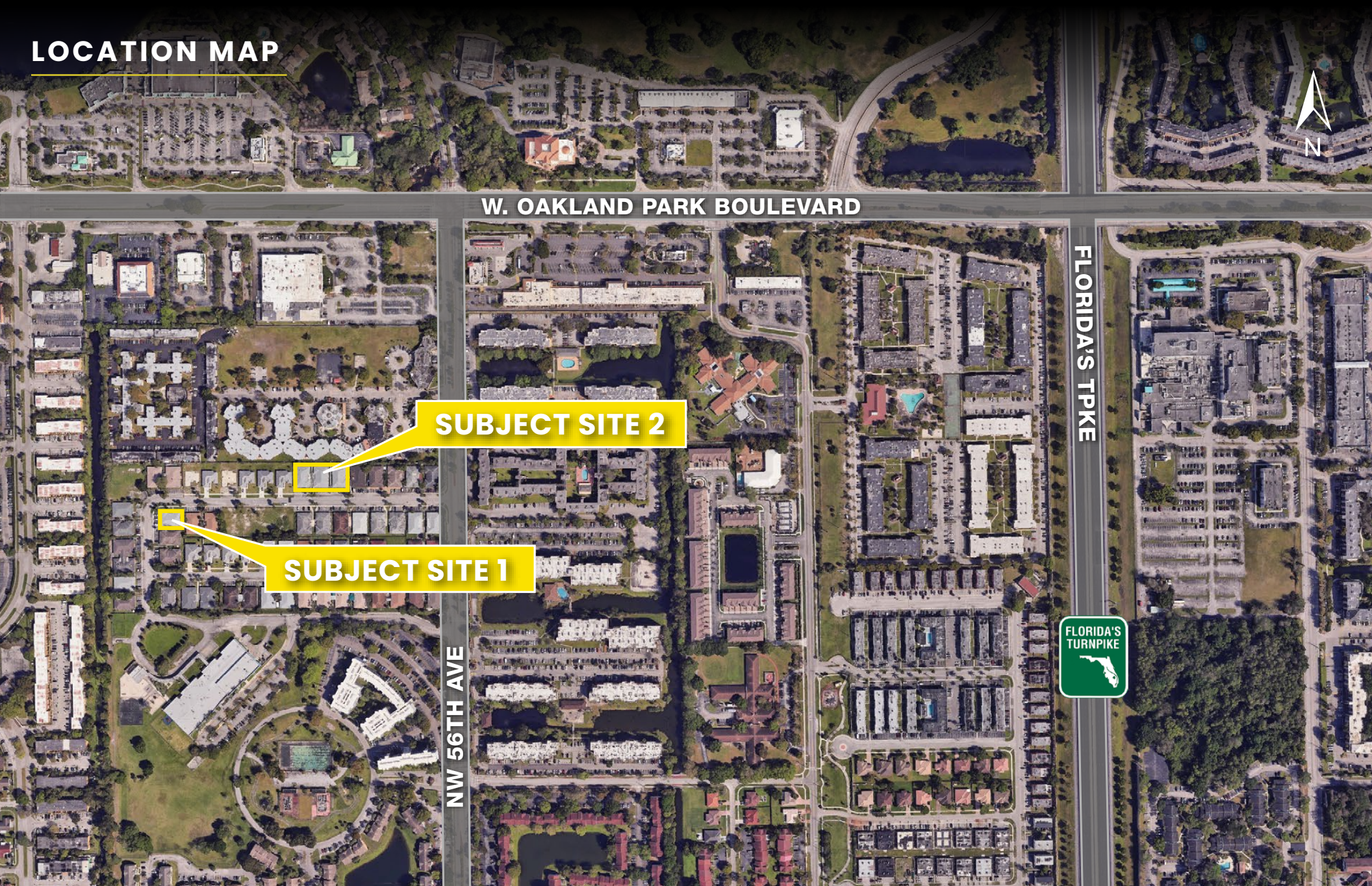
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LOCATION MAP



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