

# 2210 NW 7th Ct

Fort Lauderdale, FL 33311

Renovated Workforce Housing Investment with Strong In-Place Cash Flow | 100% Occupied

**Multifamily  
Investment Opportunity**

Offering Memorandum



**MATTHEWS™**

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

2210 NW 7th Ct  
Fort Lauderdale, FL 33311





**1965**  
Year Built

**±6,892 SF**  
Building Size

**10 | 2 Bed/1 Bath Units**  
Unit Mix

**±689 SF**  
Average Unit Size



## INVESTMENT HIGHLIGHTS

**All 2-Bedroom / 1-Bath Units** — 100% two-bedroom layout throughout, offering strong rental demand and above-average rent potential for the submarket

**Value-Add Opportunity** — Below-market rents with significant upside through interior renovations and rent repositioning

**10 Separate Electrical Meters** — Each unit individually metered, allowing tenants to pay their own electric and reducing owner utility expenses

**On-Site Laundry Room** — Amenity that drives tenant retention and provides potential additional income

**10 Parking Spaces** — Dedicated off-street parking with one space per unit, a coveted feature in this market

**Two-Story Garden-Style Building** — Classic South Florida architecture with exterior walkways and ample natural light

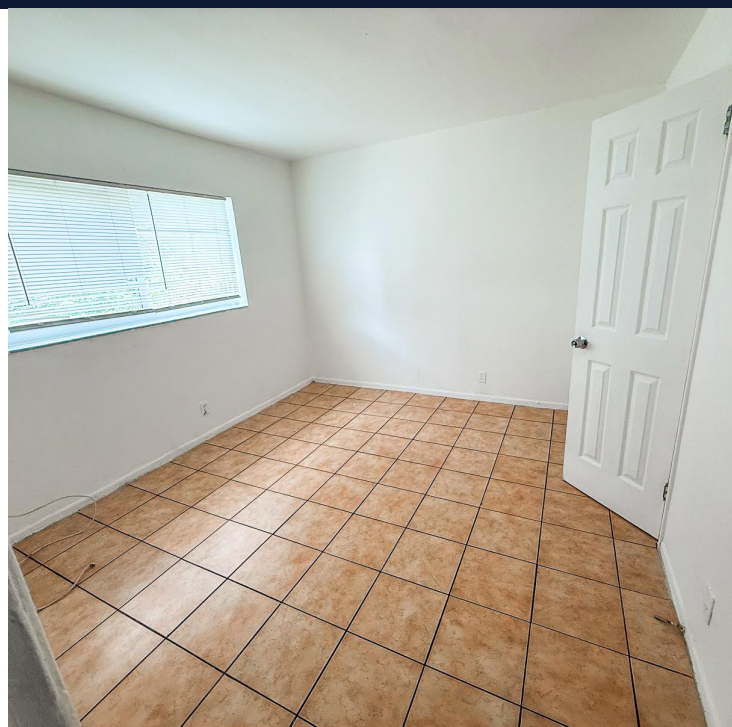
**Flat Roof** — Roof is visible and accessible; ideal for evaluation and future capital improvement budgeting

**Mature Landscaping** — Tree-lined lot provides shade and curb appeal throughout the property, also requires minimal landscaping costs

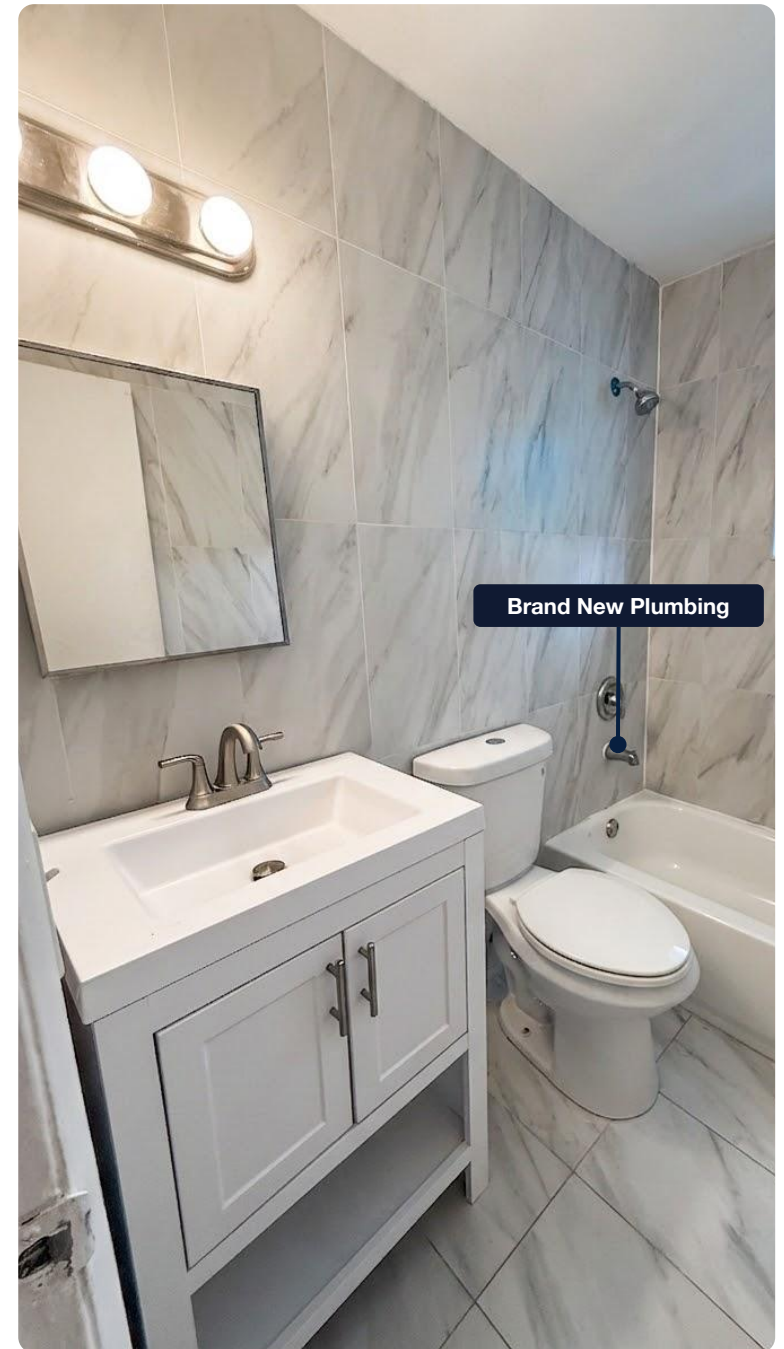
**100% Occupancy** — Tenants in place at closing, providing strong immediate cash flow

**Recertification Completed** - Recertification was last completed in 2020

# INTERIOR PHOTOS



# RENOVATIONS



## Capital Improvement Upgrades

- Roof: \$39K (Completed)
- Windows: \$50K (Completed)
- Central Air Conditioning: \$50K (Completed for All Units)

## Interior Renovations

- Bathroom Remodels: \$50K (9 of 10 Units Completed)
- Flooring: \$47K (8 of 10 Units Completed)
- Plumbing Upgrades: \$50K (Completed)
- New Kitchen Cabinets & Countertops: \$40K (Completed in More Than Half of Units)



Publix  
Marshalls  
CRUNCH FITNESS



Fort Lauderdale  
Executive Airport

6.6 Miles  
Fort Lauderdale Beach

Walmart  
Supercenter



KEISER  
UNIVERSITY  
Serves over 20,000 Students

7.7 Miles  
Fort Lauderdale-Hollywood  
International Airport

Florida Medical Center  
±459 Beds | ±900 Employees

Sunrise

W Oakland Park Blvd ± 58,500 VPD

28 Miles  
Downtown Miami

Walmart  
Supercenter

Ashe Middle School  
±620 Students

The Galleria at Fort Lauderdale  
macy's Dillard's  
SEPHORA ALDO H&M BANANA REPUBLIC  
Bath & Body Works Abercrombie & Fitch

Chick-fil-A  
FirstWatch  
CAVA

DUNKIN'  
AutoZone

Larkdale Elementary  
±399 Students

Dillard High School  
±2,200 Students

FAT Village  
±900,000 SF Mixed-Use Arts District

Florida's Tpk ± 138,000 VPD

Lauderhill

W Broward Blvd ± 58,000 VPD

Subject  
Property

Downtown  
Fort Lauderdale

Broward Mall  
macy's JCPenney  
REGAL Dillard's  
EXPRESS  
HOLLISTER Bath & Body Works Starbucks

Parkway Middle School  
±1,084 Students

NSU ART  
MUSEUM  
FORT LAUDERDALE

W Broward Blvd ± 76,000 VPD

KOHL'S HomeGoods  
Total Wine & MORE Marshalls

Riverbend Marketplace  
Walmart Supercenter planet fitness  
IHOP crumbl cookies McDonald's CHIPOTLE

E Las Olas Blvd  
WARBY PARKER Tommy Bahama WINE + DINE  
Lilly Pulitzer MARLIN BAR SIXTY VINES  
LUIGI'S TUSCAN GRILL Earls capital One café

Fort Lauderdale Country Club  
±200 Employees

Stranahan High School  
±1,500 Students



# FINANCIAL OVERVIEW

2210 NW 7th Ct  
Fort Lauderdale, FL 33311



\*Enhanced with AI

# FINANCIAL SUMMARY

**\$2,100,000**

List Price

**\$210,000**

Price Per Unit

**\$304.70**

Price Per SF

**±689**

Avg Unit Size (SF)

**5.88%**

Cap Rate

## Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. SF	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
10	2+1	100%	689	\$2.62	\$1,803	\$2,100	\$3.05	\$2,050	\$16,225	\$21,000
10	Total		6,890	\$26.17	\$16,225	\$21,000	\$30.48	\$5,364	\$194,700	\$252,000

# FINANCIAL SUMMARY

## Annual Operating Summary

		T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent	Pro Forma Estimates	\$195,060		\$252,000	Market Rent	\$267,347	37%
Less Vacancy	-5.0%	\$0	0.00%	-\$12,600	-5.0%	-\$13,367	-5.0%
Loss/Gain to Lease	Actual	\$0	0.00%	-\$32,100	-12.7%	-\$2,673	-1.0%
Laundry Fees	\$150.00 Per Unit	\$0	\$0	\$1,500	\$150	\$1,561	\$156
<b>Gross Operating Income</b>		<b>\$195,060</b>		<b>\$208,800</b>		<b>\$252,867</b>	
Expenses		\$76,102	39.0%	\$85,424	38.58%	\$90,753	34.09%
<b>Net Operating Income</b>		<b>\$118,958</b>	<b>\$11,896</b>	<b>\$123,376</b>	<b>\$12,338</b>	<b>\$162,113</b>	<b>\$16,211</b>
Loan Payments		\$98,206		\$98,206		\$98,206	
Pre-Tax Cash Flow		\$20,752	2.8%	\$25,170	3.42%	\$63,907	8.69%
Plus Principal Reduction		\$16,762		\$16,762		\$16,762	
Total Return Before Taxes		\$37,514	5.10%	\$41,932	5.71%	\$80,669	10.98%

# FINANCIAL SUMMARY

## Pro Forma Annual Operating Expenses

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	Sales Price x 2025 Millage Rate x 75% Re-assessment Ratio minus 4% prepayment	22.28%	\$43,462	\$4,346	\$38,724	\$3,872	\$40,684	\$4,068	15.2%
Property Management Fee	3.0% x GOI	0.00%	\$0	\$0	\$6,264	\$626	\$7,586	\$759	2.8%
Insurance	\$1,600.00 Per Unit	10.10%	\$19,704	\$1,970	\$16,000	\$1,600	\$16,810	\$1,681	6.3%
General and Administrative	\$150.00 Per Unit	0.00%	\$0	\$0	\$1,500	\$150	\$1,576	\$158	0.6%
Contract Services	\$100.00 Per Unit	0.00%	\$0	\$0	\$1,000	\$100	\$1,051	\$105	0.4%
Turnover	\$200.00 Per Unit	0.00%	\$0	\$0	\$2,000	\$200	\$2,101	\$210	0.8%
Repairs & Maintenance	\$500.00 Per Unit	0.00%	\$0	\$0	\$5,000	\$500	\$5,253	\$525	2.0%
Electricity	Owner P&L	1.85%	\$3,600	\$360	\$3,600	\$360	\$3,782	\$378	1.4%
Water/Sewer	Owner P&L	1.85%	\$3,600	\$360	\$3,600	\$360	\$3,782	\$378	1.4%
Trash Removal	Owner P&L	2.94%	\$5,736	\$574	\$5,736	\$574	\$6,026	\$603	2.3%
Reserves	\$200 Per Unit	0.00%	\$0	\$0	\$2,000	\$200	\$2,101	\$210	0.8%
<b>Total Expenses</b>		<b>39.01%</b>	<b>\$76,102</b>	<b>\$7,610</b>	<b>\$85,424</b>	<b>\$8,542</b>	<b>\$90,753</b>	<b>\$9,075</b>	<b>33.9%</b>
			Current	Per Unit	% of SGI				
Non-Controllable Expenses: Taxes, Ins., Reserves:			\$63,166	\$6,317	25.1%				
Total Expense without Taxes & Reserves			\$32,640	\$3,264	12.95%				

# CASH FLOW

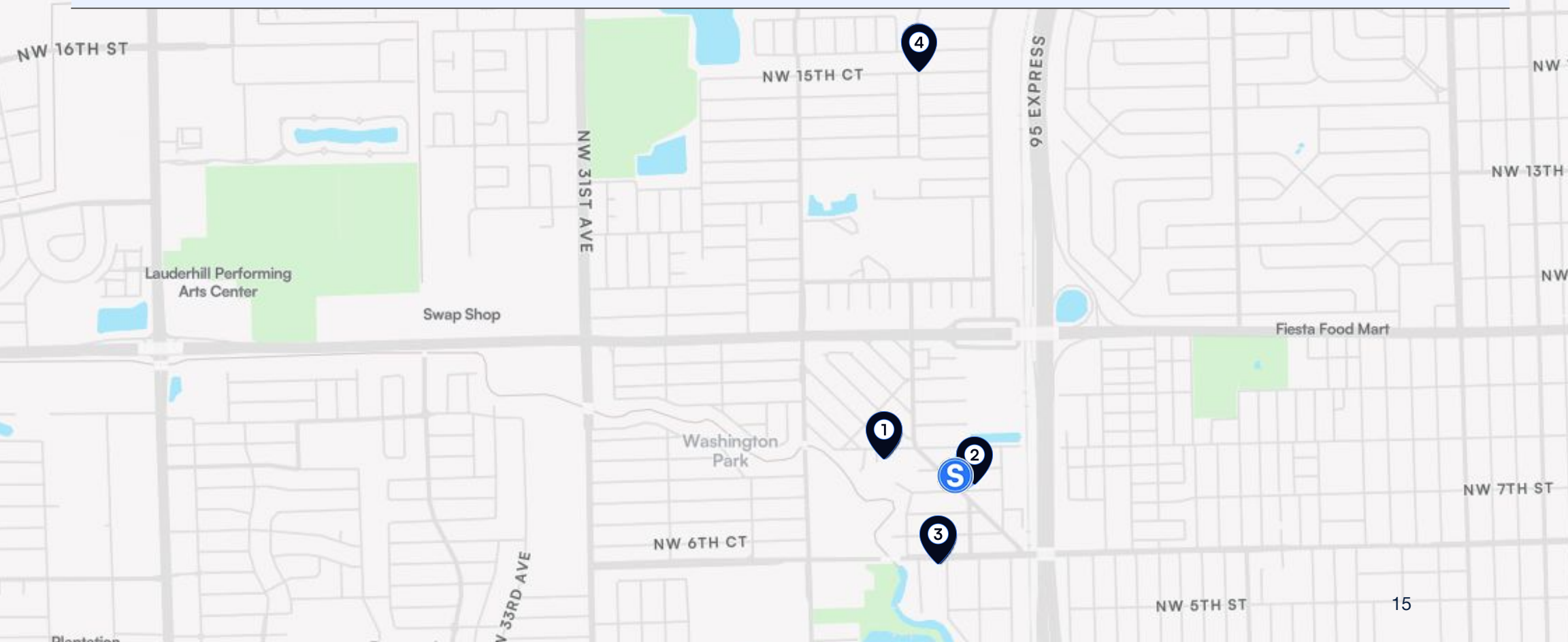
Operating Data										Reversion Year
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$252,000	\$259,560	\$267,347	\$275,367	\$283,628	\$292,137	\$300,901	\$309,928	\$319,226	\$328,803
Loss/Gain to Lease	(\$32,100)	(\$25,956)	(\$2,673)	(\$2,754)	(\$2,836)	(\$2,921)	(\$3,009)	(\$3,099)	(\$3,192)	(\$3,288)
Laundry Fees	\$1,500	\$1,530	\$1,561	\$1,592	\$1,624	\$1,656	\$1,689	\$1,723	\$1,757	\$1,793
Gross Potential Income	\$221,400	\$235,134	\$266,234	\$274,205	\$282,416	\$290,872	\$299,581	\$308,552	\$317,791	\$327,307
Less Vacancy	(\$12,600)	(\$12,978)	(\$13,367)	(\$13,768)	(\$14,181)	(\$14,607)	(\$15,045)	(\$15,496)	(\$15,961)	(\$16,440)
Effective Gross Income	\$208,800	\$222,156	\$252,867	\$260,437	\$268,234	\$276,265	\$284,536	\$293,056	\$301,830	\$310,867
Expenses										
Property Management Fee	\$6,264	\$6,665	\$7,586	\$7,813	\$8,047	\$8,288	\$8,536	\$8,792	\$9,055	\$9,326
Real Estate Taxes	\$38,724	\$39,692	\$40,684	\$41,702	\$42,744	\$43,813	\$44,908	\$46,031	\$47,181	\$48,361
Insurance	\$16,000	\$16,400	\$16,810	\$17,230	\$17,661	\$18,103	\$18,555	\$19,019	\$19,494	\$19,982
General and Administrative	\$1,500	\$1,538	\$1,576	\$1,615	\$1,656	\$1,697	\$1,740	\$1,783	\$1,828	\$1,873
Contract Services	\$1,000	\$1,025	\$1,051	\$1,077	\$1,104	\$1,131	\$1,160	\$1,189	\$1,218	\$1,249
Turnover	\$2,000	\$2,050	\$2,101	\$2,154	\$2,208	\$2,263	\$2,319	\$2,377	\$2,437	\$2,498
Repairs & Maintenance	\$5,000	\$5,125	\$5,253	\$5,384	\$5,519	\$5,657	\$5,798	\$5,943	\$6,092	\$6,244
Electricity	\$3,600	\$3,690	\$3,782	\$3,877	\$3,974	\$4,073	\$4,175	\$4,279	\$4,386	\$4,496
Water/Sewer	\$3,600	\$3,690	\$3,782	\$3,877	\$3,974	\$4,073	\$4,175	\$4,279	\$4,386	\$4,496
Trash Removal	\$5,736	\$5,879	\$6,026	\$6,177	\$6,331	\$6,490	\$6,652	\$6,818	\$6,989	\$7,163
Reserves	\$2,000	\$2,050	\$2,101	\$2,154	\$2,208	\$2,263	\$2,319	\$2,377	\$2,437	\$2,498
Total Expenses	\$85,424	\$87,804	\$90,753	\$93,060	\$95,425	\$97,850	\$100,337	\$102,888	\$105,504	\$108,186
Net Operating Income	\$123,376	\$134,352	\$162,113	\$167,377	\$172,809	\$178,415	\$184,199	\$190,168	\$196,326	\$202,681
Debt Service	(\$98,206)	(\$98,206)	(\$98,206)	(\$98,206)	(\$98,206)	(\$98,206)	(\$98,206)	(\$98,206)	(\$98,206)	(\$98,206)
Interest Payments	(\$81,444)	(\$80,410)	(\$79,313)	(\$78,147)	(\$76,910)	(\$75,596)	(\$74,202)	(\$72,721)	(\$71,150)	(\$69,481)
Net Cash Flow After DS	\$25,170	\$36,146	\$63,907	\$69,171	\$74,603	\$80,208	\$85,993	\$91,961	\$98,120	\$104,475
Debt Coverage Ratio	1.26x	1.37x	1.65x	1.70x	1.76x	1.82x	1.88x	1.94x	2.00x	2.06x

# RENT ROLL

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)
2+1	1	1	689	\$1,800	\$2.61	\$2,100	\$3.05	-\$300	17%
2+1	2	1	689	\$2,050	\$2.98	\$2,100	\$3.05	-\$50	2%
2+1	3	1	689	\$1,700	\$2.47	\$2,100	\$3.05	-\$400	24%
2+1	4	1	689	\$1,750	\$2.53	\$2,100	\$3.05	\$350	20%
2+1	5	1	689	\$2,050	\$2.98	\$2,100	\$3.05	-\$50	2%
2+1	6	1	689	\$2,050	\$2.98	\$2,100	\$3.05	-\$50	2%
2+1	7	1	689	\$1,600	\$2.32	\$2,100	\$3.05	-\$500	31%
2+1	8	1	689	\$1,675	\$2.43	\$2,100	\$3.05	-\$425	25%
2+1	9	1	689	\$1,700	\$2.47	\$2,100	\$3.05	-\$400	24%
2+1	10	1	689	\$1,600	\$2.32	\$2,100	\$3.05	-\$500	31%
<b>Totals</b>		<b>10</b>	<b>6,890</b>	<b>\$16,225</b>	<b>\$23.55</b>	<b>\$21,000</b>	<b>\$3.05</b>	<b>-\$2,675</b>	<b>29%</b>
<b>Averages</b>			<b>689</b>	<b>\$1,803</b>	<b>\$2.62</b>	<b>\$2,100</b>	<b>\$3.05</b>	<b>-\$268</b>	

# Sales Comparables

Street Address	City	State	Postal Code	Number of Units	Sale Price	Price Per Unit	Sale Date	Building Size (SF)	\$ Per Square Foot	Year Built
<b>S</b> 2210 NW 7th Ct	Fort Lauderdale	FL	33311	10	\$2,200,000	\$220,000	-	6,892	\$319.21	1965
<b>1</b> 720 Harris Ter	Fort Lauderdale	FL	33311	8	\$1,175,000	\$146,875	7/21/25	2983	\$393.90	1958
<b>2</b> 2151 NW 7th St	Fort Lauderdale	FL	33311	14	\$2,800,000	\$200,000	7/1/25	9423	\$297.15	1964
<b>3</b> 2300 NW 6th St	Fort Lauderdale	FL	33311	12	\$1,800,000	\$150,000	4/18/25	4497	\$400.27	1959
<b>4</b> 480-510 NW 24 Ave	Fort Lauderdale	FL	33311	26	\$8,300,000	\$319,231	10/6/25	36,493	\$227.44	1968
<b>Total/Average</b>				<b>60</b>	<b>\$3,518,750</b>	<b>\$204,026</b>		<b>13,349</b>	<b>\$329.69</b>	<b>1962</b>





# Market Overview

2210 NW 7th Ct  
Fort Lauderdale, FL 33311



# Fort Lauderdale, FL

**186,000+**  
Total Population

**108,000+**  
Employed Population

**15.7%**  
Growth Rate

**\$84,026**  
Average HH Income

## Local Market Overview

Located just northwest of Downtown Fort Lauderdale, the area surrounding NW 7th Court benefits from strong regional connectivity via Interstate 95, Broward Boulevard, and State Road 7. The neighborhood provides convenient access to major employment centers including Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale-Hollywood International Airport, supporting steady residential and commercial demand. Continued redevelopment and infrastructure investment throughout the urban core have contributed to increased activity and long-term growth in surrounding neighborhoods.

The immediate area features a diverse residential base, accessible workforce housing, and proximity to transit, healthcare, education, and neighborhood retail amenities. Its central Broward County location and relative affordability compared to eastern coastal submarkets continue to attract residents seeking convenient access to employment, transportation, and urban services throughout the Fort Lauderdale market.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,869	127,124	262,728
2020 Census	14,890	112,958	229,901
Growth 2020-Current Year	13.29%	12.55%	14.27%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,353	59,493	116,486
2020 Census	7,385	51,943	100,246
Growth 2020-Current Year	13.11%	14.54%	16.22%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$71,839	\$86,184	\$95,273

# COASTAL LIVING, STRATEGICALLY POSITIONED IN THE HEART OF SOUTH FLORIDA'S BUSINESS CORRIDOR.

Fort Lauderdale is strategically positioned along the I-95 corridor between Miami and Boca Raton, offering immediate access to South Florida's major employment hubs, transportation infrastructure, and coastal lifestyle amenities. The city's central location supports strong residential demand and connectivity throughout Broward County and the broader tri-county region.

**3.8 Mi**

Las Olas Boulevard

**7.7 Mi**

Fort Lauderdale-Hollywood International Airport

**5 Mi**

Port Everglades

**3.1 Mi**

Brightline Fort Lauderdale Station

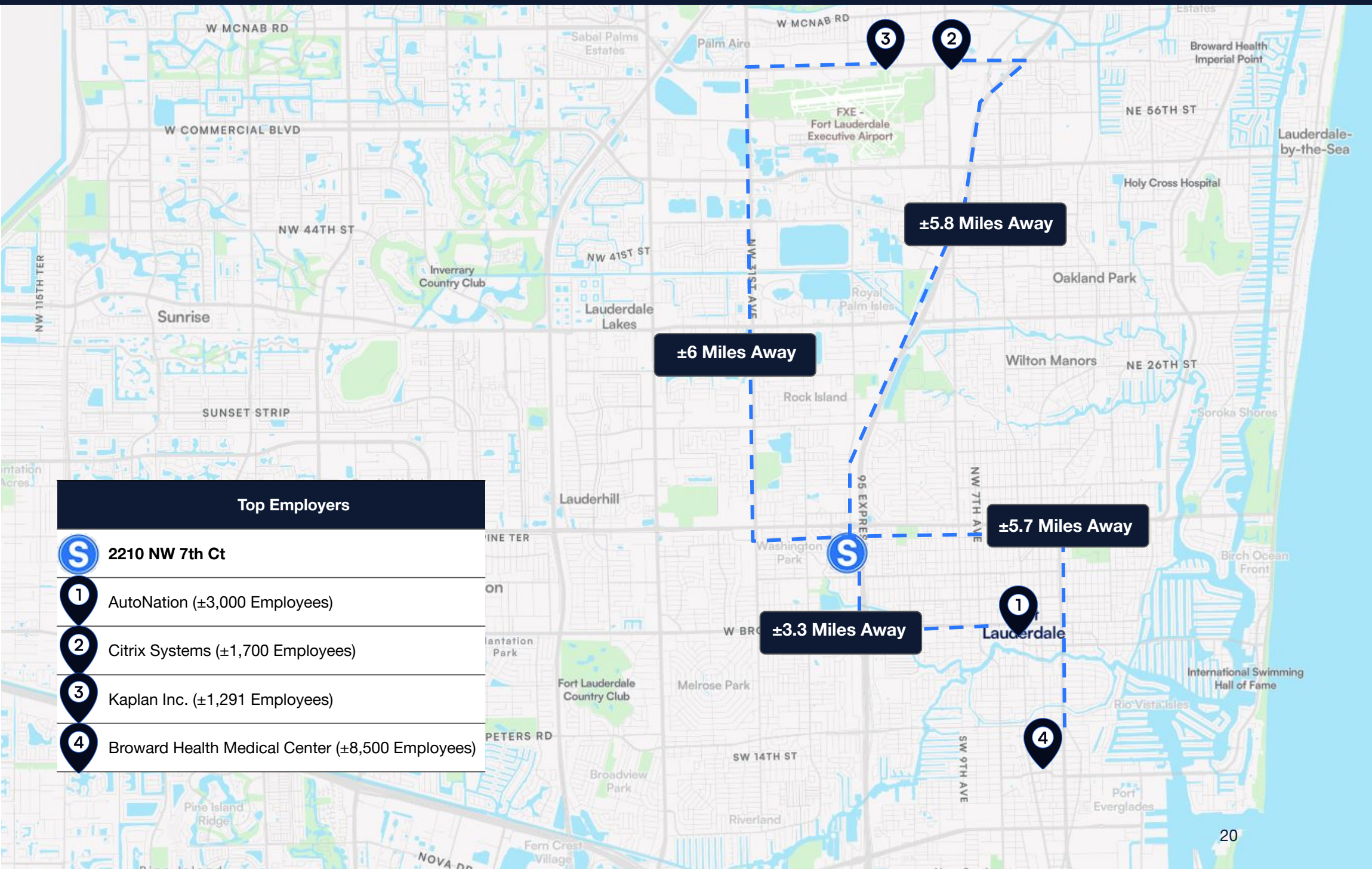
**3.8 Mi**

Downtown Fort Lauderdale CBD

**5.4 Mi**

Broward Health Medical Center

# Connectivity to Key Employment Hubs



**Top Employers**

- S** 2210 NW 7th Ct

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- 1** AutoNation (±3,000 Employees)

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- 2** Citrix Systems (±1,700 Employees)

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- 3** Kaplan Inc. (±1,291 Employees)

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- 4** Broward Health Medical Center (±8,500 Employees)



## FORT LAUDERDALE, FL

With a city population of over ±180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

**Total Population**  
**3,770,958**

**Annual Visitors**  
**50 Million**

**Tourism Economic Impact**  
**\$157.3 Billion**

**GDP**  
**\$1.29+ Trillion**

# MATTHEWS™

## EXCLUSIVELY LISTED BY



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## 2210 NW 7th Ct | Fort Lauderdale, FL 33311

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at ### 2210 NW 7th Ct, Fort Lauderdale, FL, 33311 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.