

26 SE 13th Terrace

Dania Beach, FL 33004

Multifamily
Investment Opportunity

Offering Memorandum

A 7-unit, fully occupied, renovated multi family asset east of US-1 in the Fort Lauderdale MSA.



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PROPERTY OVERVIEW

26 SE 13th Terrace
Dania Beach, FL 33004





±2,524 SF
Building Size

3 -1+1, 4 - Studio
Unit Mix

±361 SF
Average Unit Size

7
Unit Count

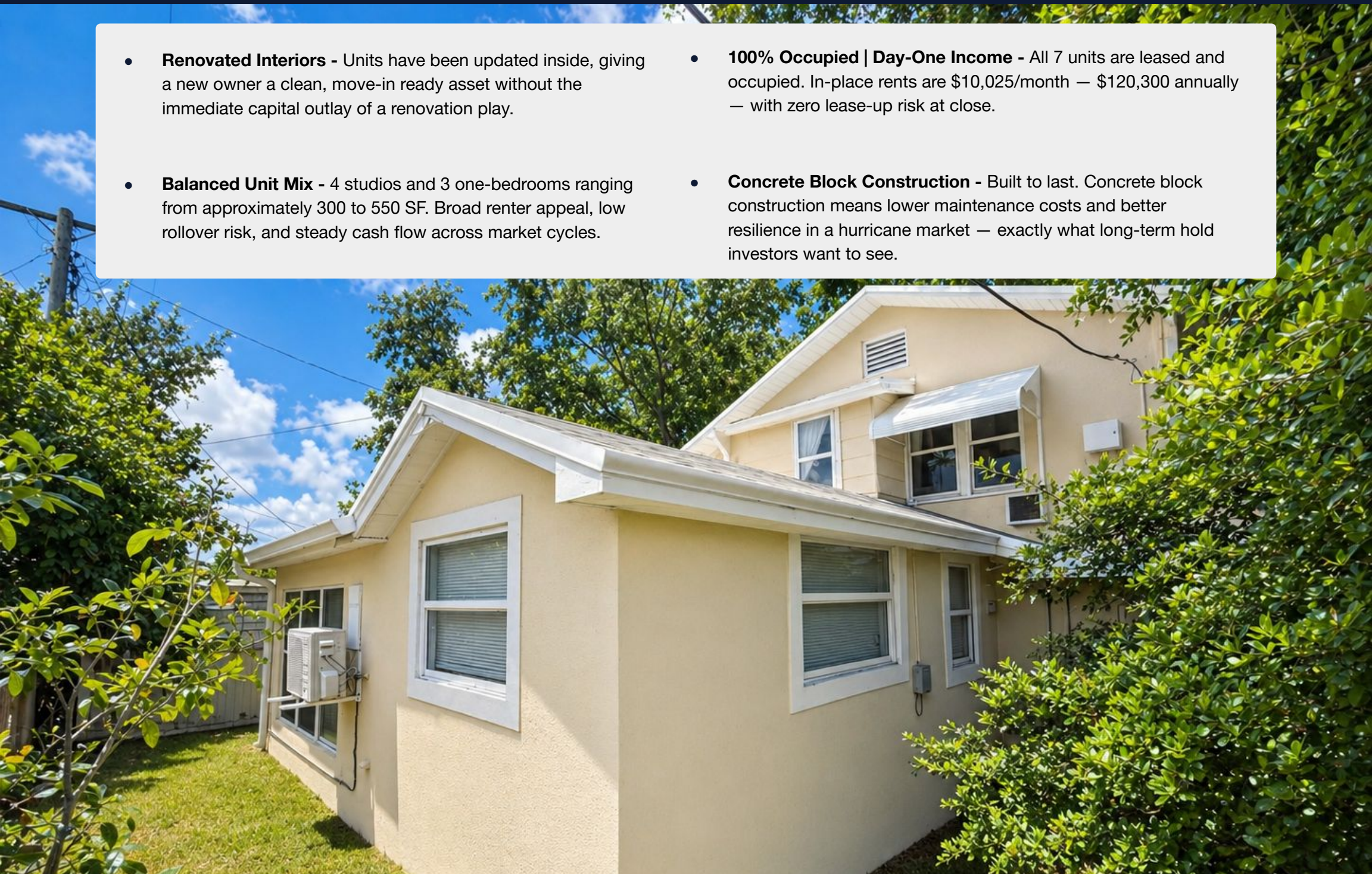
7

4

GU

INVESTMENT HIGHLIGHTS

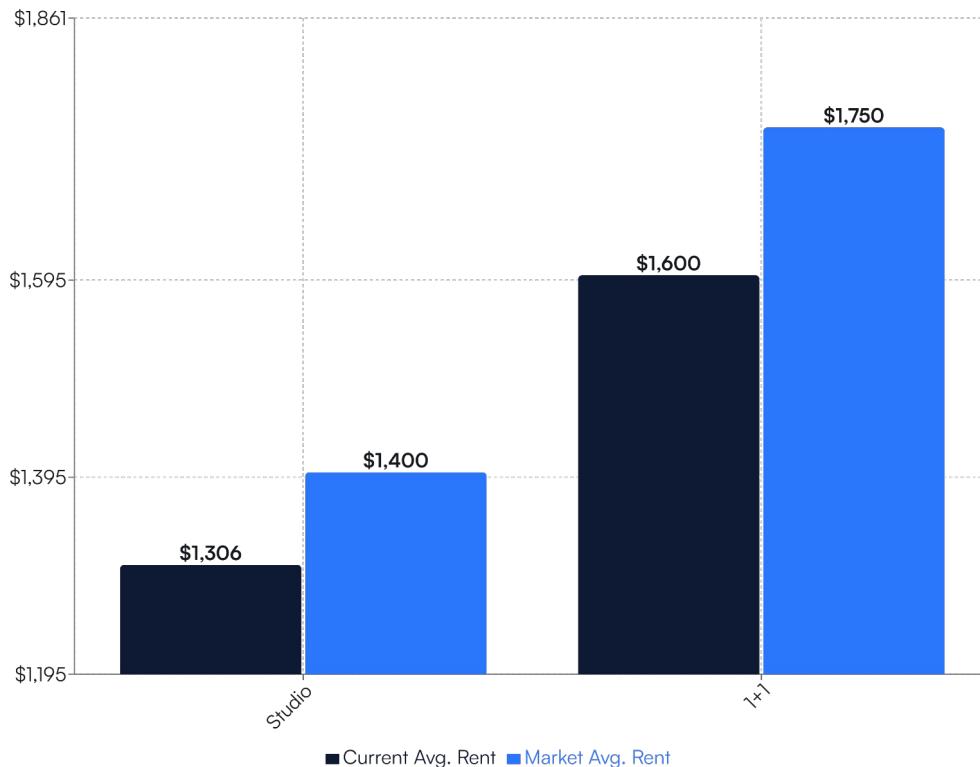
- **Renovated Interiors** - Units have been updated inside, giving a new owner a clean, move-in ready asset without the immediate capital outlay of a renovation play.
- **Balanced Unit Mix** - 4 studios and 3 one-bedrooms ranging from approximately 300 to 550 SF. Broad renter appeal, low rollover risk, and steady cash flow across market cycles.
- **100% Occupied | Day-One Income** - All 7 units are leased and occupied. In-place rents are \$10,025/month — \$120,300 annually — with zero lease-up risk at close.
- **Concrete Block Construction** - Built to last. Concrete block construction means lower maintenance costs and better resilience in a hurricane market — exactly what long-term hold investors want to see.



INVESTMENT HIGHLIGHTS

Organic rent growth. No heavy lift required.

Upside is driven by lease rollover — not construction risk. Interiors are already renovated; the operational lever is patient mark-to-market over a 12–24 month window.



\$850

Monthly Upside

\$9.9k

Annualized Upside

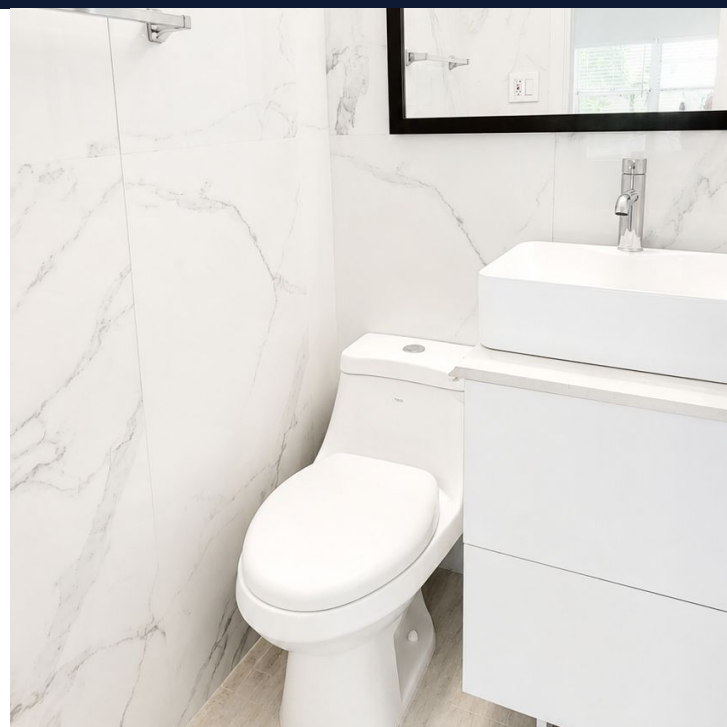
±11.5%

Blended Market to Market

Property Highlights

- **East of Federal** A hard-to-find location east of US-1 in Dania Beach — one of Broward's most in-demand rental pockets with coastal proximity, tight vacancy, and consistent tenant demand.
- **Rental Upside Still on the Table** Most units are sitting below market. Bringing rents to market-rate (\$1,400 studios / \$1,750 one-bedrooms) adds \$825/month — nearly \$10,000 a year in additional income as leases naturally roll.

INTERIOR PHOTOS





Fort Lauderdale Country Club
Golf Course

TRADER JOE'S
BEST BUY
Chick-fil-A
TWIN PEAKS

Walmart
Supercenter

SARINAI
± 2000 Emp/yr

Fort Lauderdale
± 6.7 Miles Away



± 220,000 VPD

St. Thomas Aquinas High
± 2,094 Students

± 283,000 VPD

Fort Lauderdale-Hollywood International Airport
± 3 Miles Away
± 30,000 Employees

PORT EVERGLADES
BROWARD COUNTY
± 500 Employees

Nova Southeastern University
± 21,000 Students

Dania Pointe
HOBBY LOBBY **five BE'W**
SPROUTS FARMERS MARKET
REGAL
Starbucks *SEPHORA* *ULTA*
URBAN OUTFITTERS

Grande Oaks
Golf Course

SEMINOLE
Hard Rock
HOTEL & CASINO
HOLLYWOOD, FL
± 5,000 Employees

spirit
± 10,000 Employees

THE CASINO @ DANIA BEACH

Dania Beach Pier
± 3.5 Miles Away

Oakwood Plaza
ROSS **BJ's**
FAMOUS *Rainbow* **PET SMART**
Old Navy **OfficeMax**
Marshall's *Dorland's* *sears* *HOME SERVICES*

Subject Property

Sheridan Plaza
Publix *LA FITNESS*
KOHL'S *Darlington*
ROSS **five BE'W** **Marshall's**
Fabric *Chick-fil-A* *PET SUPPLIES PLUS*

Memorial Regional Hospital
± 863 Beds

Walmart
Neighborhood Market

± 39,000 VPD

Hollywood Beach Golf Club
Golf Course

Memorial Hospital Pembroke
± 301 Beds

TARGET
Publix



Orangebrook Golf & Country Club
Golf Course

Google Earth

FINANCIAL OVERVIEW

26 SE 13th Terrace
Dania Beach, FL 33004



FINANCIAL SUMMARY

\$1,475,000

List Price

\$210,714

Price Per Unit

\$584.39

Price Per SF

±361

Avg Unit Size (SF)

4.95%

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
4	Studio	57%	375	\$3.48	\$1,306	\$1,400	\$3.73	\$1,400	\$5,225	\$5,600
3	1+1	43%	550	\$2.91	\$1,600	\$1,750	\$3.18	\$1,750	\$4,800	\$5,250
	Average		450	\$3.27	\$1,432	\$1,550	\$3.53	\$1,550	\$10,025	\$10,850
7	Total		3,150	\$22.66	\$10,025	\$10,850	\$24.48	\$9,968	\$120,300	\$130,200

CASH FLOW

Operating Data	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$130,200	\$134,106	\$138,129	\$142,273	\$146,541	\$150,937	\$155,466	\$160,130	\$164,933	\$169,881
Loss/Gain to Lease	(\$5,208)	(\$1,341)	(\$1,381)	(\$1,423)	(\$1,465)	(\$1,509)	(\$1,555)	(\$1,601)	(\$1,649)	(\$1,699)
Parking Fees	\$1,400	\$1,428	\$1,457	\$1,486	\$1,515	\$1,546	\$1,577	\$1,608	\$1,640	\$1,673
Laundry Fees	\$1,400	\$1,428	\$1,457	\$1,486	\$1,515	\$1,546	\$1,577	\$1,608	\$1,640	\$1,673
Gross Potential Income	\$127,792	\$135,621	\$139,661	\$143,822	\$148,107	\$152,520	\$157,064	\$161,745	\$166,565	\$171,529
Less Vacancy	(\$3,906)	(\$4,023)	(\$4,144)	(\$4,268)	(\$4,396)	(\$4,528)	(\$4,664)	(\$4,804)	(\$4,948)	(\$5,096)
Effective Gross Income	\$123,886	\$131,598	\$135,517	\$139,554	\$143,710	\$147,991	\$152,400	\$156,941	\$161,617	\$166,432
Expenses										
Property Management Fee	\$4,955	\$5,264	\$5,421	\$5,582	\$5,748	\$5,920	\$6,096	\$6,278	\$6,465	\$6,657
Real Estate Taxes	\$18,715	\$19,183	\$19,662	\$20,154	\$20,658	\$21,174	\$21,704	\$22,246	\$22,802	\$23,372
Insurance	\$9,800	\$10,045	\$10,296	\$10,554	\$10,817	\$11,088	\$11,365	\$11,649	\$11,940	\$12,239
General and Administrative	\$525	\$538	\$552	\$565	\$580	\$594	\$609	\$624	\$640	\$656
Landscaping/Grounds	\$1,050	\$1,076	\$1,103	\$1,131	\$1,159	\$1,188	\$1,218	\$1,248	\$1,279	\$1,311
Contract Services	\$875	\$897	\$919	\$942	\$966	\$990	\$1,015	\$1,040	\$1,066	\$1,093
Repairs & Maintenance	\$2,450	\$2,511	\$2,574	\$2,638	\$2,704	\$2,772	\$2,841	\$2,912	\$2,985	\$3,060
Electricity	\$6,000	\$6,150	\$6,304	\$6,461	\$6,623	\$6,788	\$6,958	\$7,132	\$7,310	\$7,493
Water/Sewer	\$4,800	\$4,920	\$5,043	\$5,169	\$5,298	\$5,431	\$5,567	\$5,706	\$5,848	\$5,995
Trash Removal	\$1,920	\$1,968	\$2,017	\$2,068	\$2,119	\$2,172	\$2,227	\$2,282	\$2,339	\$2,398
Total Expenses	\$51,090	\$52,552	\$53,891	\$55,264	\$56,673	\$58,117	\$59,598	\$61,118	\$62,676	\$64,274
Net Operating Income	\$72,796	\$79,045	\$81,626	\$84,289	\$87,038	\$89,874	\$92,802	\$95,823	\$98,941	\$102,159
Debt Service	(\$57,844)	(\$57,844)	(\$57,844)	(\$57,844)	(\$57,844)	(\$57,844)	(\$57,844)	(\$57,844)	(\$57,844)	(\$57,844)
Interest Payments	(\$47,218)	(\$46,591)	(\$45,926)	(\$45,223)	(\$44,477)	(\$43,688)	(\$42,852)	(\$41,967)	(\$41,030)	(\$40,037)
Net Cash Flow After DS	\$14,952	\$21,202	\$23,782	\$26,445	\$29,194	\$32,030	\$34,958	\$37,979	\$41,097	\$44,315
Debt Coverage Ratio	1.26x	1.37x	1.41x	1.46x	1.50x	1.55x	1.60x	1.66x	1.71x	1.77x

FINANCIAL SUMMARY

Annual Operating Summary

	Pro Forma Estimates	Total	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent	0% Over Actual	\$122,160		\$130,200	Market Rent	\$138,129	15%
Less Vacancy	-3.0%	\$0	0.00%	-\$3,906	-3.0%	-\$4,144	-3.0%
Loss/Gain to Lease	-4.0%	\$0	0.00%	-\$5,208	-4.0%	-\$1,381	-1.0%
Parking Fees	\$200 Per Unit	\$0	\$0	\$1,400	\$200	\$1,457	\$208
Laundry Fees	\$200 Per Unit	\$0	\$0	\$1,400	\$200	\$1,457	\$208
Gross Operating Income		\$122,160		\$123,886		\$135,517	
Expenses		\$49,155	40.2%	\$51,090	39.98%	\$53,891	38.59%
Net Operating Income		\$73,005	\$10,429	\$72,796	\$10,399	\$81,626	\$11,661
Loan Payments		\$57,844		\$57,844		\$57,844	
Pre-Tax Cash Flow		\$15,161	2.3%	\$14,952	2.30%	\$23,782	3.66%
Plus Principal Reduction		\$10,626		\$10,626		\$10,626	
Total Return Before Taxes		\$25,787	3.97%	\$25,578	3.94%	\$34,408	5.30%


Pro Forma Annual Operating Summary

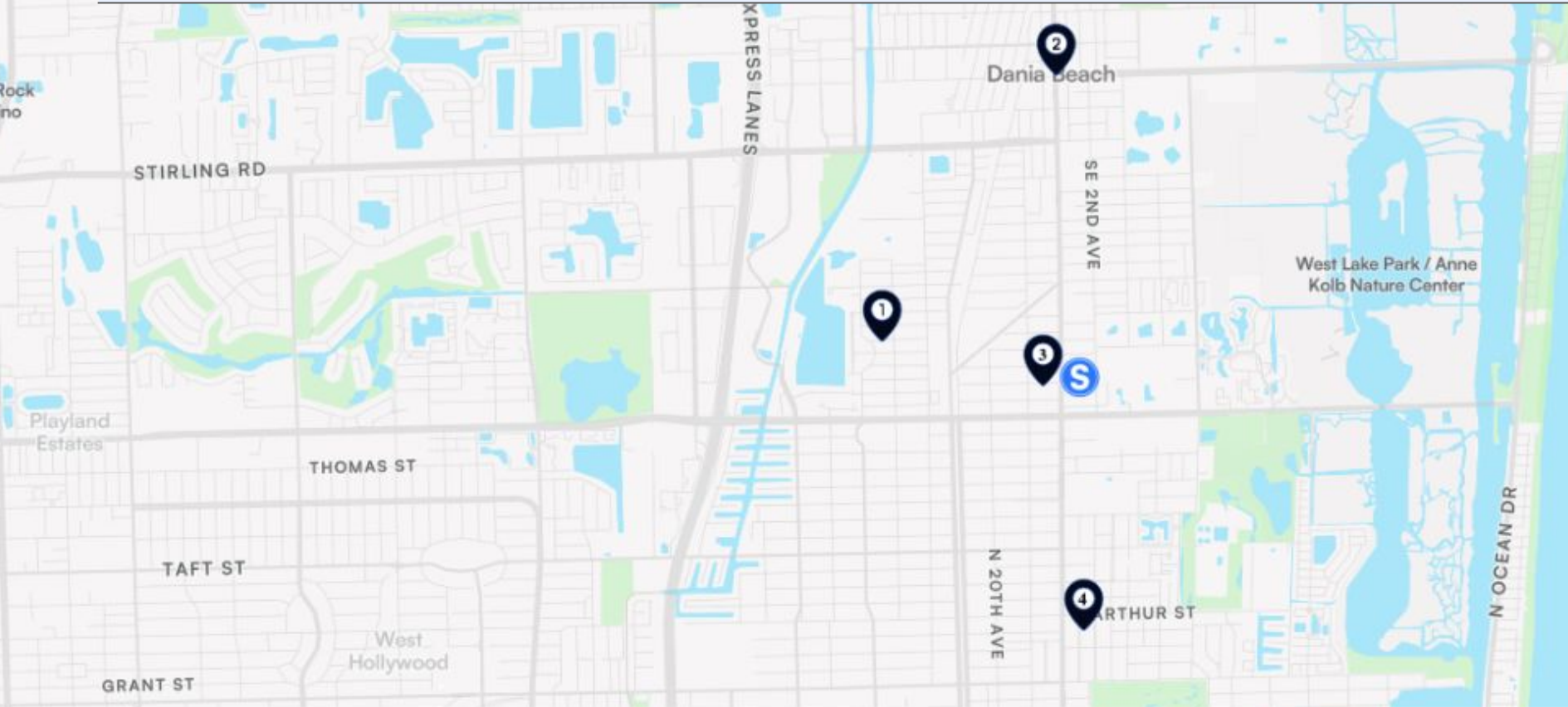
	Pro Forma Estimates	% of Current SGI	Total	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	0% Over Actual	15.32%	\$18,715	\$2,674	\$18,715	\$2,674	\$19,662	\$2,809	14.2%
Property Management Fee	4.0% GOI	0.00%	\$0	\$0	\$4,955	\$708	\$5,421	\$774	3.9%
Insurance	\$1,400 Per Unit	9.82%	\$12,000	\$1,714	\$9,800	\$1,400	\$10,296	\$1,471	7.5%
General and Administrative	\$75 Per Unit	0.41%	\$500	\$71	\$525	\$75	\$552	\$79	0.4%
Contract Services	\$125 Per Unit	0.83%	\$1,020	\$146	\$875	\$125	\$919	\$131	0.7%
Landscaping/Grounds	\$150 Per Unit	0.98%	\$1,200	\$171	\$1,050	\$150	\$1,103	\$158	0.8%
Repairs & Maintenance	\$350 Per Unit	1.64%	\$2,000	\$286	\$2,450	\$350	\$2,574	\$368	1.9%
Electricity	0% Over Actual	4.91%	\$6,000	\$857	\$6,000	\$857	\$6,304	\$901	4.6%
Water/Sewer	0% Over Actual	3.93%	\$4,800	\$686	\$4,800	\$686	\$5,043	\$720	3.7%
Trash Removal	0% Over Actual	1.57%	\$1,920	\$274	\$1,920	\$274	\$2,017	\$288	1.5%
Total Expenses		40.24%	\$49,155	\$7,022	\$51,090	\$7,299	\$53,891	\$7,699	39.0%
			Current	Per Unit	% of SGI				
Non-Controllable Expenses Taxes, Ins., Reserves			\$31,915	\$4,559	24.5%				
Total Expense without Taxes & Reserves			\$29,440	\$4,206	22.61%				

RENT ROLL

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease
Studio	UNIT1	1	400	\$1,200.00	\$3.00	\$1,400	\$3.50	-\$200
1+1	UNIT2	1	550	\$1,550.00	\$2.82	\$1,750	\$3.18	-\$200
Studio	UNIT3	1	300	\$1,300.00	\$4.33	\$1,400	\$4.67	-\$100
1+1	UNIT4	1	550	\$1,750.00	\$3.18	\$1,750	\$3.18	\$0
Studio	UNIT5	1	400	\$1,400.00	\$3.50	\$1,400	\$3.50	\$0
Studio	UNIT6	1	400	\$1,325.00	\$3.31	\$1,400	\$3.50	-\$75
1+1	UNIT7	1	550	\$1,500.00	\$2.73	\$1,750	\$3.18	-\$250
Totals		7	3,150	\$10,025	\$22.87	\$10,850	\$3.53	-\$825
Averages			450	\$1,432	\$3.27	\$1,550	\$3.53	-\$118

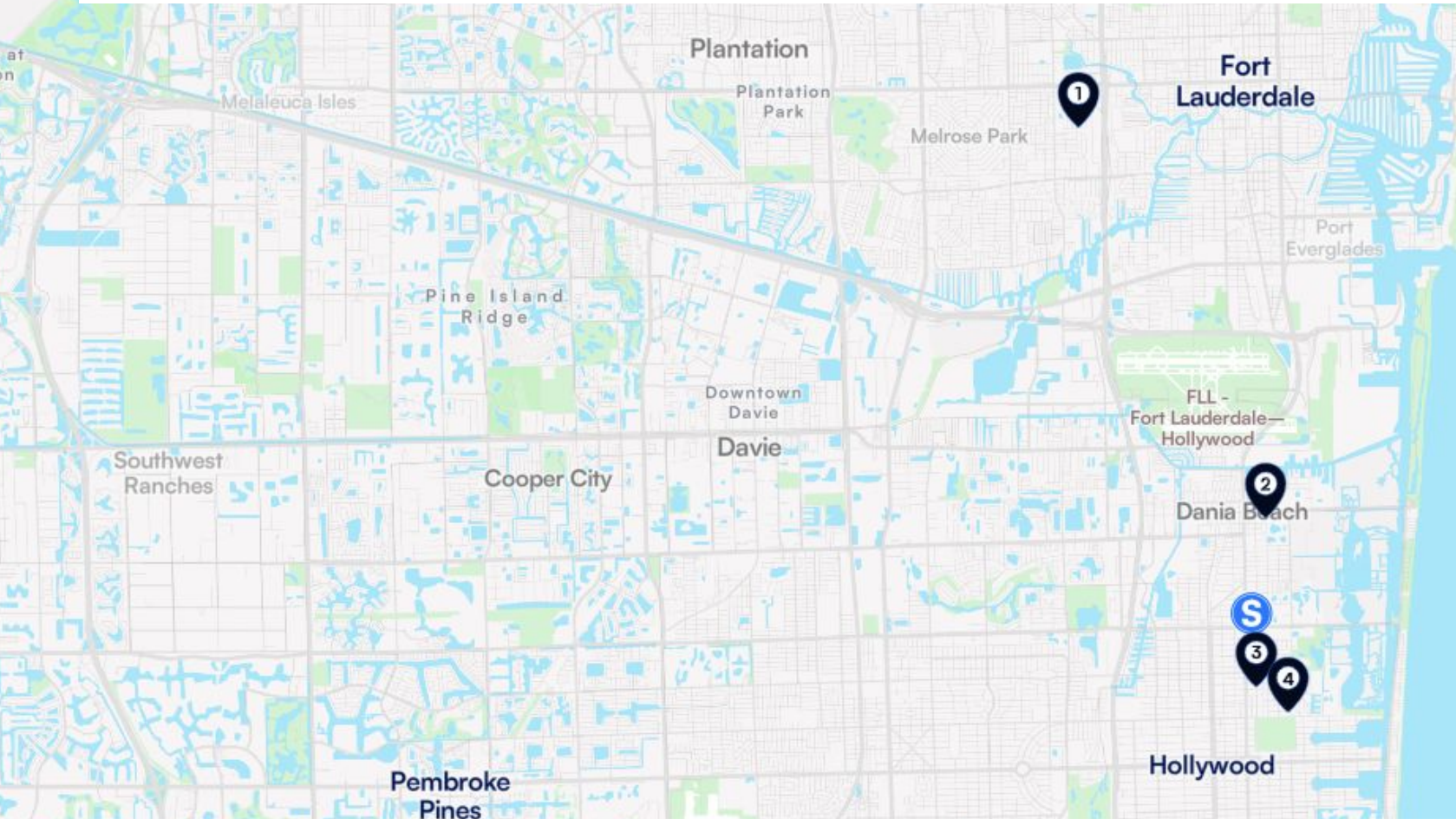
SALES COMPARABLES

Street Address	City	State	Postal Code	# of Units	Sale Price	Price Per Unit	Sale Date	Building Size (SF)	Price Per SF	Year Built	Cap Rate	Unit Mix
 26 SE 13th Ter	Dania Beach	Florida	33004	7	\$1,475,000	\$210,714	-	2,524	\$584.39	1950	4.95%	(4) Studio (3) 1+1
 2316 Freedom St	Hollywood	Florida	33020	8	\$1,400,000	\$175,000	1/6/26	4,695	\$298	1961	6.78%	(8) 2+1
 237 - 241 SE Park St	Dania Beach	Florida	33004	8	\$1,540,000	\$192,500	7/28/25	4,886	\$315	1970	6.54%	(4) 1+1 (2) 2+2 (2) Studio
 37 Sw 14th St	Dania	Florida	33004	21	\$4,500,000	\$214,285	4/9/25	12,374	\$363	1970	6.65%	(14) 2+1 (6) 1+1s
 1203 N 17th Ct	Hollywood	Florida	33020	8	\$1,550,000	\$193,750	5/20/25	3,489	\$444	1951	9.00%	(7) 1+1 (1) studio
Average					\$2,247,500	\$193,883		5,594	\$355	1963	6.74%	



ON-MARKET SALES COMPARABLES

Address	City	State	Sale Price	Number Of Units	Size (SF)	Cap Rate	Price Per Unit	Price Per SF	Price Per Land (SF)	One Bedroom Mix	Two Bedroom Mix	Studio Mix	Land Area (SF)
S 26 SE 13th Ter	Dania Beach	FL	\$1,475,000	7	2,524	4.95%	\$210,714	\$584.39	-	(3) 1+1	-	4	-
1 707-715 SW 5th St	Dania Beach	FL	\$2,150,000	12	8,776	5.90%	\$179,167	\$244.99	\$133.58	-	(12) 2 + 1	-	16,095
2 250 SE Park St	Dania	FL	\$1,195,000	6	3,444	6.15%	\$199,167	\$346.98	\$133.97	(3) 1 + 1	-	(3) 0 + 1	8,920
3 1400 N 17th Ave	Hollywood	FL	\$4,700,000	22	14,472	-	\$213,636	\$324.77	\$276.66	(18) 1 + 1	(4) 2 + 2	-	16,988
4 930 N 14th Ct	Hollywood	FL	\$4,000,000	14	10,660	6.43%	\$285,714	\$375.23	\$321.41	(14) (1 + 1)	-	-	12,445



MARKET OVERVIEW

26 SE 13th Terrace
Dania Beach, FL 33004



DANIA BEACH, FL

32,000+

Total Population

20,000+

Employed Population

19.6%

Growth Rate

\$111,748

Average HH Income

Local Market Overview

Dania Beach is a coastal Broward County community positioned within the South Florida metro area, benefiting from steady population growth and strong household income trends driven by in-migration and tourism. The city's proximity to Fort Lauderdale and Miami supports a diverse economic base while maintaining a more accessible cost structure than neighboring coastal markets. Residents are drawn to the area's waterfront access, expanding retail corridors, and connectivity to major employment hubs, contributing to consistent housing demand across both rental and ownership segments.

The surrounding region continues to experience redevelopment activity, particularly near the Dania Pointe mixed-use district and along key transportation corridors. With a blend of industrial, retail, and residential expansion, the area attracts both workforce and professional populations. Its appeal is further strengthened by nearby beaches, entertainment venues, and year-round climate, positioning Dania Beach as a strategic location for investment across multiple property types.

Population	1-Mile	3-Mile	5-Mile
2025 Year Estimate	21,881	111,539	315,211
2020 Census	18,303	98,048	272,543
Growth 2020-Current Year	19.55%	13.76%	15.66%
Households	1-Mile	3-Mile	5-Mile
2025 Year Estimate	9,553	48,369	135,705
2020 Census	7,700	42,247	116,126
Growth 2020-Current Year	24.07%	14.49%	16.86%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$98,958	\$111,748	\$109,686

COASTAL LIVING, STRATEGICALLY POSITIONED BETWEEN TWO MAJOR JOB CENTERS.

Dania Beach sits along the I-95/US-1 corridor between Fort Lauderdale and Hollywood — small enough to feel residential, central enough to reach every major employer in Broward in under 20 minutes.

0.4mi

Dania Beach Pier

2.1mi

FLL Airport

2.8mi

Dania Pointe (Kimco)

3.0mi

Port Everglades

4.2mi

Fort Lauderdale CBD

5.1mi

Memorial Healthcare System

A DIVERSIFIED JOB ENGINE AT THE PROPERTY'S DOORSTEP.

With a population of approximately 32,000 residents, Dania Beach is one of Broward County's most strategically positioned coastal cities, located between Fort Lauderdale and Hollywood. The city benefits from a strong employment base, with **over 80,000 jobs available in the immediate area** and access to a broader regional labor market of **hundreds of thousands of jobs across the Miami-Fort Lauderdale metro**.

Dania Beach is home to key employers across logistics, aviation, healthcare, hospitality, and marine industries, including businesses tied to **Fort Lauderdale-Hollywood International Airport, Port Everglades, Memorial Healthcare System, and major distribution and marine service companies**. Its economy is supported by **millions of square feet of office and industrial space**, reinforcing its role as a growing employment hub.

Positioned as a true **coastal infill pocket**, Dania Beach offers unmatched accessibility—just minutes from two major job centers in **Downtown Fort Lauderdale and the broader Miami metro area**. Residents benefit from **extremely short local commute times (as low as ~5 minutes)** compared to the county average, while also maintaining seamless regional connectivity via I-95, US-1, the airport, and Brightline rail.

With its unique blend of coastal lifestyle, strong employment access, and central location between two of South Florida's largest economic hubs, Dania Beach continues to emerge as a highly desirable place to live, work, and invest.

FLL Airport
\$37B

Port Everglades
\$36B

Hospitality
\$14M

Healthcare & Tech
\$110B



REGIONAL MAP

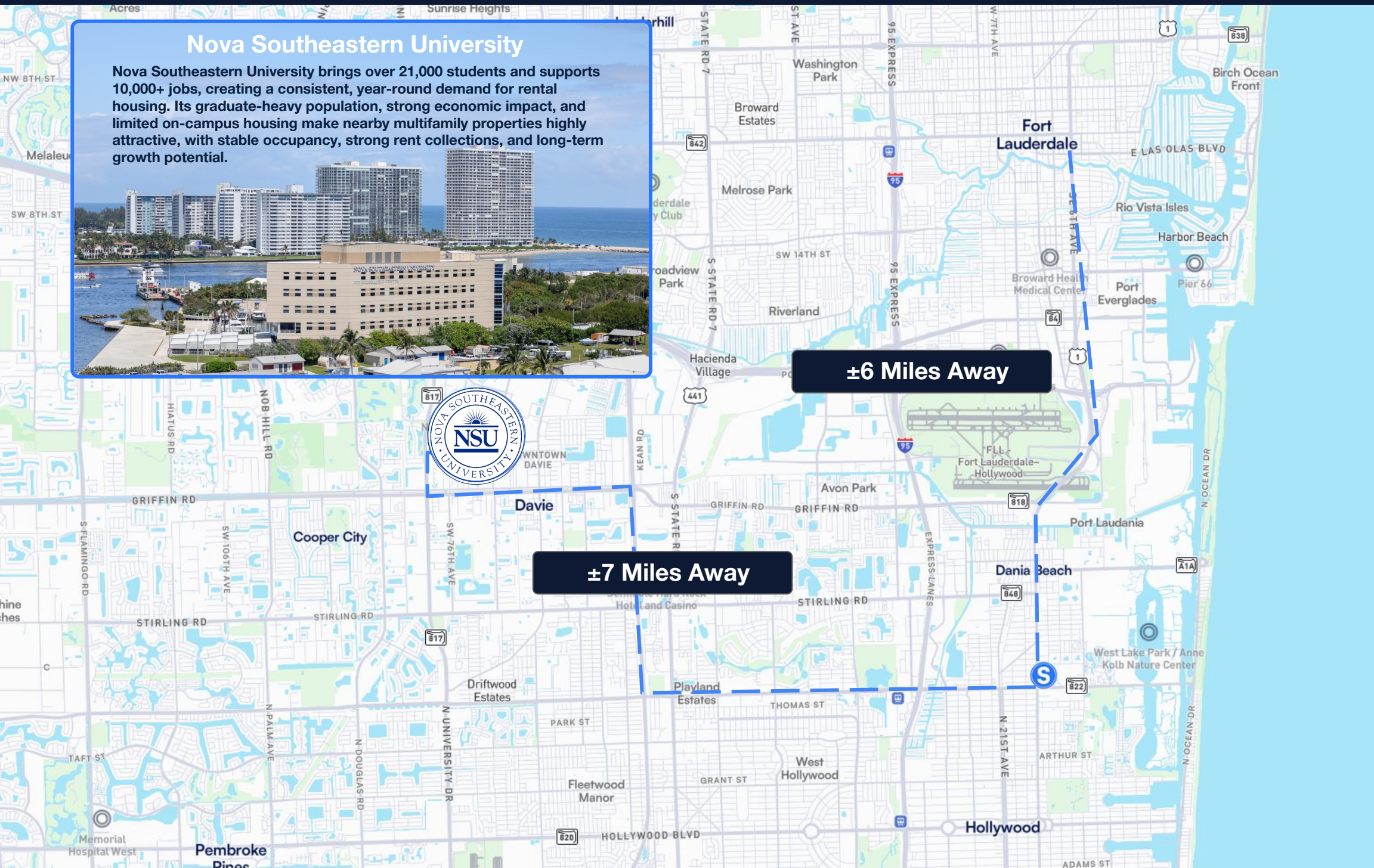
Nova Southeastern University

Nova Southeastern University brings over 21,000 students and supports 10,000+ jobs, creating a consistent, year-round demand for rental housing. Its graduate-heavy population, strong economic impact, and limited on-campus housing make nearby multifamily properties highly attractive, with stable occupancy, strong rent collections, and long-term growth potential.



±6 Miles Away

±7 Miles Away



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26 SE 13th Terrace | Dania Beach, FL 33004

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 26 SE 13th Terrace, Dania Beach, FL, 33004 ("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 Memorandum 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.

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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.