



**MATTHEWS™**

**1030 N VICTORIA PARK RD**

Fort Lauderdale, FL 33304

**Multifamily  
Investment Opportunity**

Offering Memorandum

# EXCLUSIVELY LISTED BY



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**03** Property  
Overview

**10** Financial  
Overview

**18** Market  
Overview



# PROPERTY OVERVIEW

1030 N Victoria Park Rd  
Fort Lauderdale, FL 33304



Downtown Fort Lauderdale ±2.1 Mi

**1958**

Year Built

**13**

Number of Units

**±6,044 SF**

Building Size

**±0.31 AC**

Lot Size

**±465 SF**

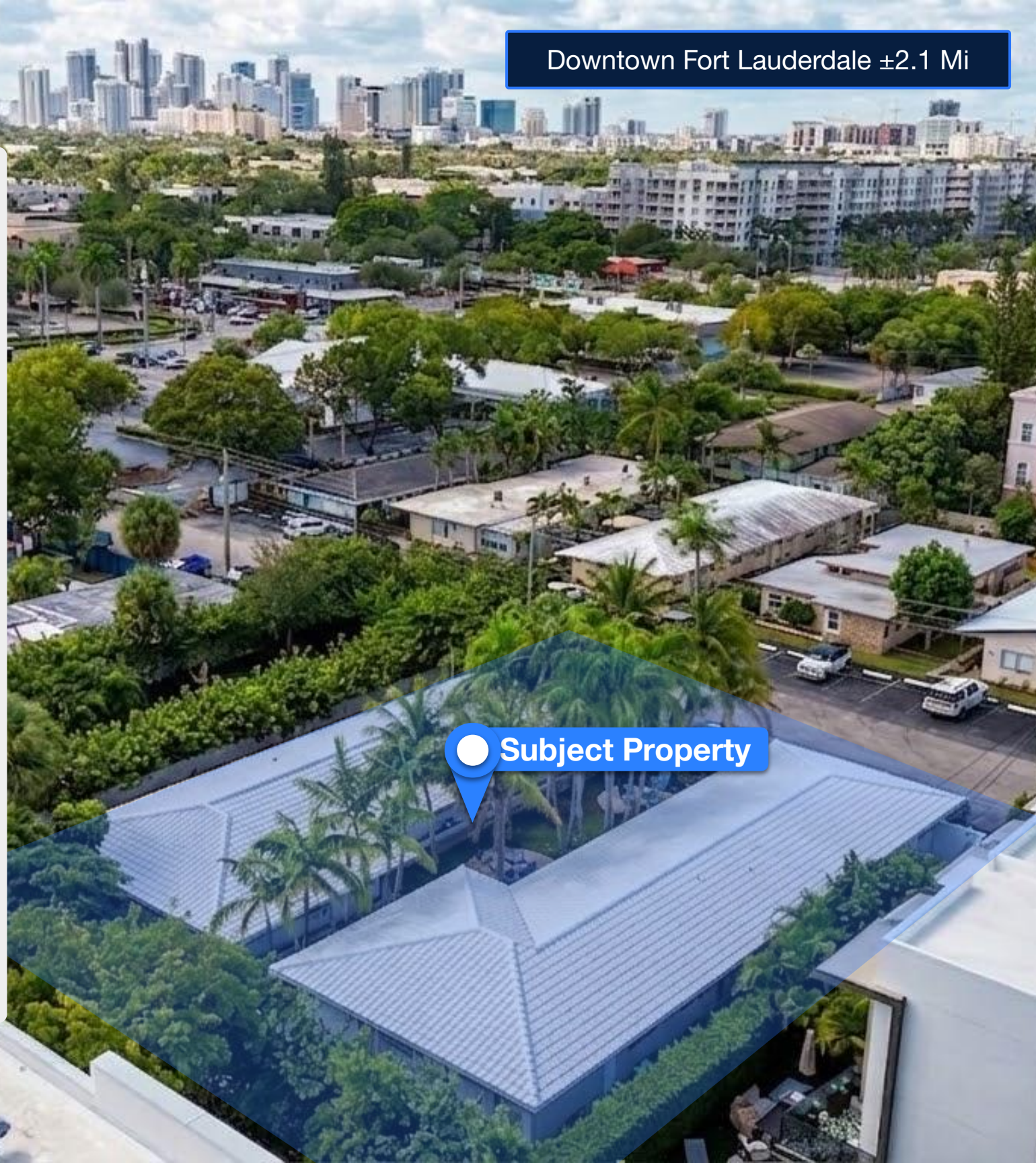
Avg Unit Size

**B1**

Zoning

**Broward**

County



# INVESTMENT HIGHLIGHTS

## A Rare Victoria Park Apartment Investment

A renovated, boutique 13-unit community positioned within one of Fort Lauderdale's most established and supply-constrained rental neighborhoods — pairing immediate cash flow with a clear path to rent growth. Stable in-place operations paired with a clear, low-capital path to rent growth in a supply-constrained coastal submarket.

**01**

### Renovated Product

Updated kitchens, baths and hardwood-style flooring reduce capital exposure and support immediate stabilization.

**02**

### Premier Location

Walkable Victoria Park address minutes from Las Olas, downtown and Fort Lauderdale Beach.

**03**

### Rent Growth

In-place rents trail modeled market rents across the unit mix, with upside captured on turnover.

Stainless Steel Appliances

Granite Countertops

Renovated Bathrooms

Limited Deferred Maintenance

Attractive Unit Mix

Supply-Constrained Neighborhood

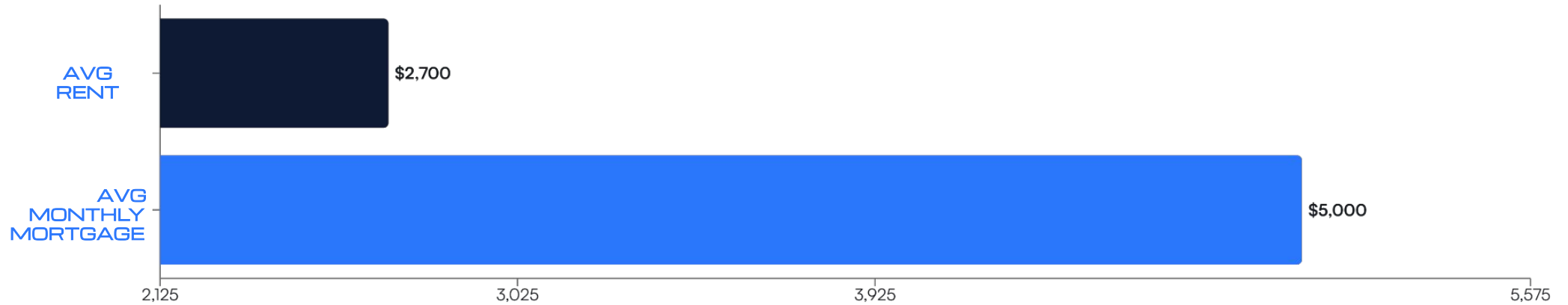
# VICTORIA PARK HOUSING COST COMPARISON

## Renting Vs. Owning In Victoria Park

Monthly cost to own is significantly higher than renting, reinforcing renter demand and sustained occupancy.

COST GAP

+\$2,300



## VICTORIA PARK NEIGHBORHOOD

75  
WALK SCORE

4%  
AVG VACANCY

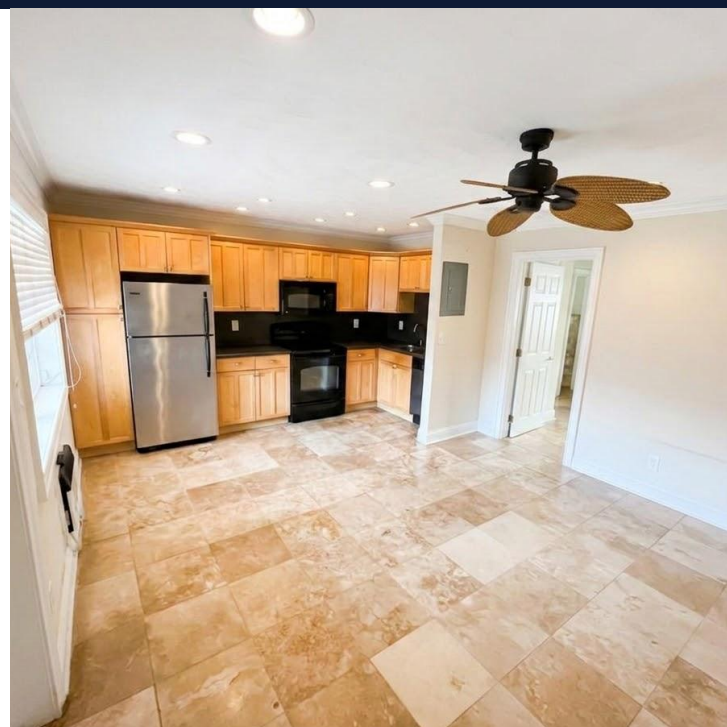


## NEIGHBORHOOD & LIFESTYLE

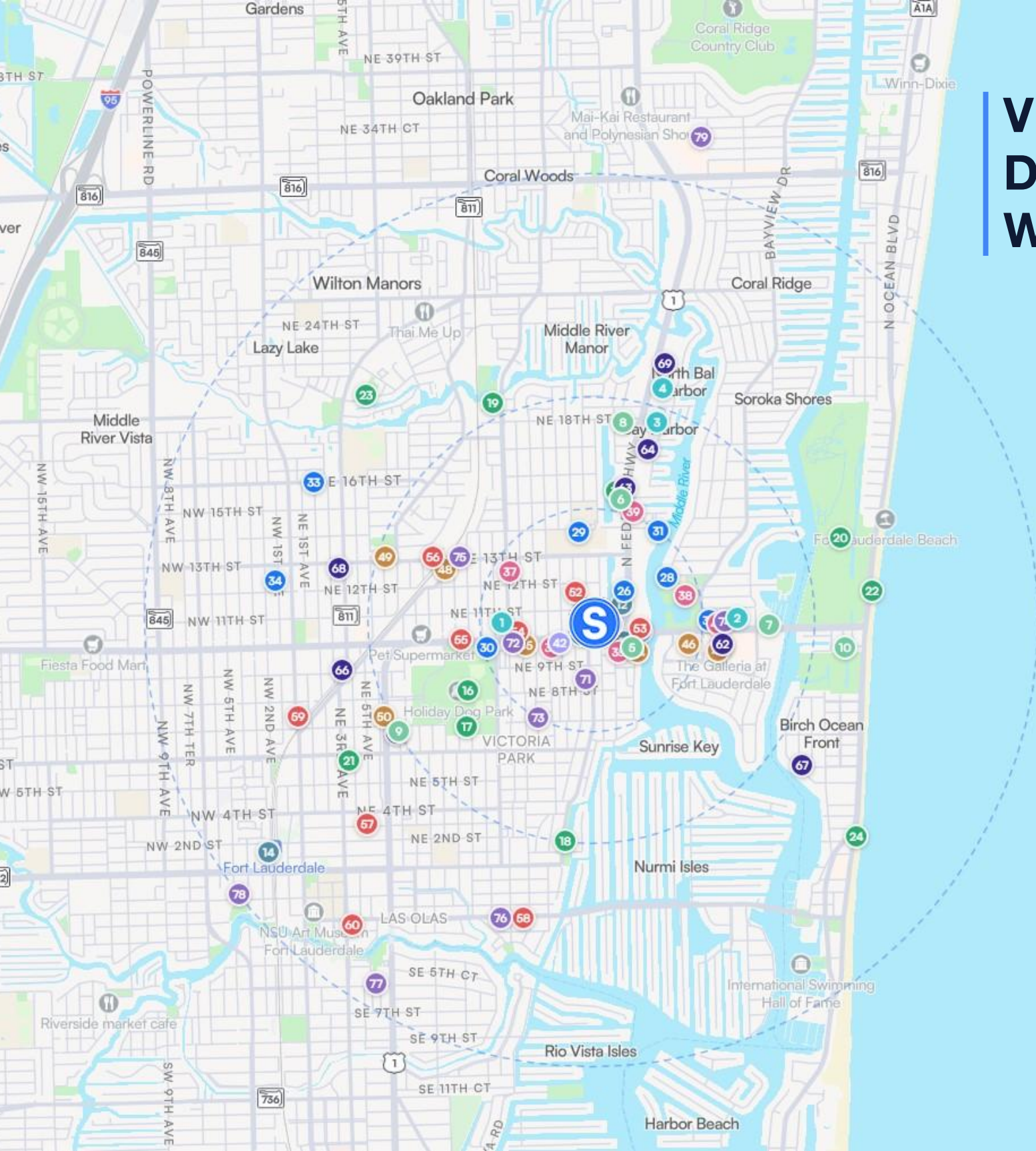
Victoria Park is one of Fort Lauderdale's **most sought-after neighborhoods**, combining historic charm, walkability, and proximity to the city's premier destinations.

- **Las Olas Boulevard:** Minutes from upscale dining, boutique shopping, galleries, and entertainment venues.
- **Downtown Fort Lauderdale:** Convenient access to major employers, cultural attractions, and the central business district.
- **Recreation:** Close proximity to Holiday Park, Hugh Taylor Birch State Park, and Fort Lauderdale's renowned beaches.
- **Education:** Access to highly regarded public and private schools serving the surrounding area.
- **Connectivity:** Direct access to Brightline, I-95, Fort Lauderdale-Hollywood International Airport, and major regional transportation corridors.

# INTERIOR PHOTOS



# Victoria Park Places Daily Necessities Within Easy Reach



Legend	
<span style="color: #00A651;">●</span> Grocery (4)	<span style="color: #00A651;">●</span> Local Markets (6)
<span style="color: #0056B3;">●</span> Transit (4)	<span style="color: #00A651;">●</span> Parks (10)
<span style="color: #0056B3;">●</span> Schools (10)	<span style="color: #E91E63;">●</span> Fitness (6)
<span style="color: #9C27B0;">●</span> Dining (3)	<span style="color: #FF9800;">●</span> Coffee (7)
<span style="color: #E91E63;">●</span> Medical (10)	<span style="color: #393B79;">●</span> Retail (9)
<span style="color: #393B79;">●</span> Entertainment (10)	

**1.2 Miles**  
Fort Lauderdale Beach

**7.7 Miles**  
Fort Lauderdale-Hollywood International Airport

**28 Miles**  
Downtown Miami

**Fort Lauderdale Executive Airport**  
±170,000 Annual Takeoffs and ±7,000 Employees

**Train Line (FEC / Brightline)**  
±260,000 Annual Passengers

**The Galleria at Fort Lauderdale**

★ macy's Dillard's  
SEPHORA ALDO H&M BR  
Bath & Body Works Abercrombie & Fitch

**Westminster Academy**  
±1,200 Students and Teachers

**W. Oakland Park Blvd ± 58,500 VPD**

**Fort Lauderdale High School**  
±2,350 Students and Teachers

**Dillard High School**  
±2,100 Students and Teachers

**Lauderhill Golf Course**

**Central Broward Park & Broward County Stadium**

**FLAGLER VILLAGE**  
EAST FORT LAUDERDALE

**Subject Property**

**HolyCross Medical Group**  
±557 Beds and ±3,000 Employees

**PORT EVERGLADES**  
BROWARD COUNTY  
\$48.3 Billion Annual Economic Activity  
±3,140 Employees

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

**W Sunrise Blvd ± 40,000 VPD**

**Broward Mall**

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

**Broward College Downtown**  
±2,050 Students and Faculty

**Hugh Taylor Birch State Park**  
±2 Miles Away

**W Broward Blvd ± 58,000 VPD**

**INDUSTRIOUS Regus**

**theGalleria HQ**  
INSPIRING OFFICE SPACE  
Galleria Office District  
±15,000 Total Employees

**brightline**  
Fort Lauderdale Station

**Fort Lauderdale Beach**

**COSTCO WHOLESALE**  
**TRADER JOE'S**

**Grand Oaks Golf Club**

**Fort Lauderdale Country Club**

**E Las Olas Blvd**

WARBY PARKER Tommy Bahama WINE + DINE SIXTY VINES  
Lilly Pulitzer MARLIN BAR  
LUIGI'S TUSCAN GRILL Earls Capital One café

**Nova Southeastern University**  
±22,500 Students and Faculty

**BrowardHealth MEDICAL CENTER**  
±716 Beds and ±3,140 Employees

**Davie Golf Course**

**Fort Lauderdale-Hollywood International Airport**  
±32.2 Million Annual Passengers and ±16,000 Employees

**ICW**  
INTRACOASTAL WATERWAY

# FINANCIAL OVERVIEW

1030 N Victoria Park Rd  
Fort Lauderdale, FL 33304



# FINANCIAL SUMMARY

**\$2,600,000**

List Price

**\$200,000**

Price Per Unit

**\$430.18**

Price Per SF

**5.97%**

Cap Rate

**10.12**

GRM

## Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
3	Studio	23%	400	\$3.42	\$1,367	\$1,550	\$3.88	\$1,375	\$4,100	\$4,650
9	1+1	69%	465	\$3.60	\$1,675	\$1,822	\$3.92	\$1,800	\$15,075	\$16,400
1	2+2	8%	1,000	\$2.23	\$2,225	\$2,475	\$2.48	\$2,225	\$2,225	\$2,475
<b>Average</b>			<b>465</b>	<b>\$3.46</b>	<b>\$1,646</b>	<b>\$1,810</b>	<b>\$3.80</b>	<b>\$1,735</b>		
<b>13</b>	<b>Total</b>		<b>6,389</b>	<b>\$44.86</b>	<b>\$21,400</b>	<b>\$23,525</b>	<b>\$49.34</b>	<b>\$16,126</b>		

# FINANCIAL SUMMARY

## Annual Operating Summary

	Pro Forma Estimates	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent		\$256,800		\$282,300	Market Rent	\$299,492	17% Upside
Less Vacancy	-3.0%	\$0	0.00%	-\$8,469	-3.0%	-\$8,985	-3.0%
Loss/Gain to Lease	-7.0%	\$0	0.00%	-\$19,761	-7.0%	-\$2,995	-1.0%
Laundry Fees	2% Over Actual	\$1,200	\$92	\$1,224	\$94	\$1,273	\$98
<b>Gross Operating Income</b>		<b>\$258,000</b>		<b>\$255,294</b>		<b>\$288,786</b>	
Expenses		\$73,099	28.3%	\$100,012	37.92%	\$106,103	35.63%
<b>Net Operating Income</b>		<b>\$184,901</b>	<b>\$14,223</b>	<b>\$155,282</b>	<b>\$11,945</b>	<b>\$182,682</b>	<b>\$14,052</b>
Loan Payments		\$121,589		\$121,589		\$121,589	
Pre-Tax Cash Flow		\$63,312	7.0%	\$33,693	3.70%	\$61,094	6.71%
Plus Principal Reduction		\$20,753		\$20,753		\$20,753	
Total Return Before Taxes		\$84,066	9.24%	\$54,447	5.98%	\$81,847	8.99%

# FINANCIAL SUMMARY

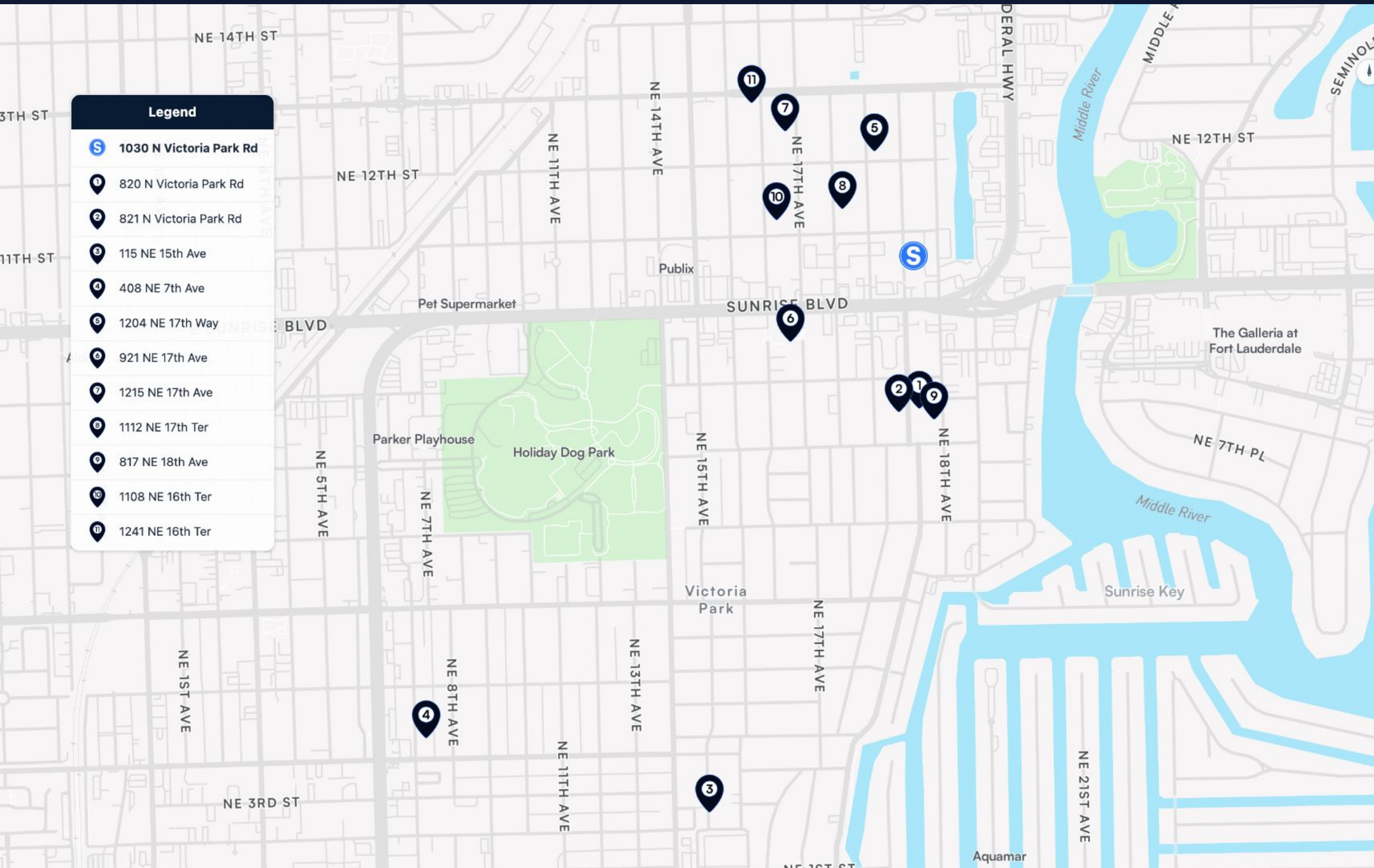
## Pro Forma Annual Operating Summary

	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		12.49%	\$32,079	\$2,468	\$37,027	\$2,848	\$38,902	\$2,992	13.0%
Property Management Fee	5.0% x GOI	0.00%	\$0	\$0	\$12,765	\$982	\$14,439	\$1,111	4.8%
Insurance	\$1,700 Per Unit	8.57%	\$22,000	\$1,692	\$22,100	\$1,700	\$23,219	\$1,786	7.8%
General and Administrative	\$100 Per Unit	0.00%	\$0	\$0	\$1,300	\$100	\$1,366	\$105	0.5%
Landscaping/Grounds	Owner T-12	0.47%	\$1,200	\$92	\$1,200	\$92	\$1,261	\$97	0.4%
Repairs & Maintenance	\$400 Per Unit	0.00%	\$0	\$0	\$5,200	\$400	\$5,463	\$420	1.8%
Electricity	Owner T-12	2.10%	\$5,400	\$415	\$5,400	\$415	\$5,673	\$436	1.9%
Water/Sewer	Owner T-12	3.04%	\$7,800	\$600	\$7,800	\$600	\$8,195	\$630	2.7%
Trash Removal	Owner T-12	1.80%	\$4,620	\$355	\$4,620	\$355	\$4,854	\$373	1.6%
Reserves	\$200 Per Unit	0.00%	\$0	\$0	\$2,600	\$200	\$2,732	\$210	0.9%
<b>Total Expenses</b>		<b>28.33%</b>	<b>\$73,099</b>	<b>\$5,623</b>	<b>\$100,012</b>	<b>\$7,693</b>	<b>\$106,103</b>	<b>\$8,162</b>	<b>35.4%</b>
			Current	Per Unit	% of SGI				
Non-Controllable Expenses: Taxes, Ins., Reserves			\$55,279	\$4,252	19.6%				
Total Expense Without Taxes & Reserves			\$41,020	\$3,155	14.53%				

# SALES COMPARABLES

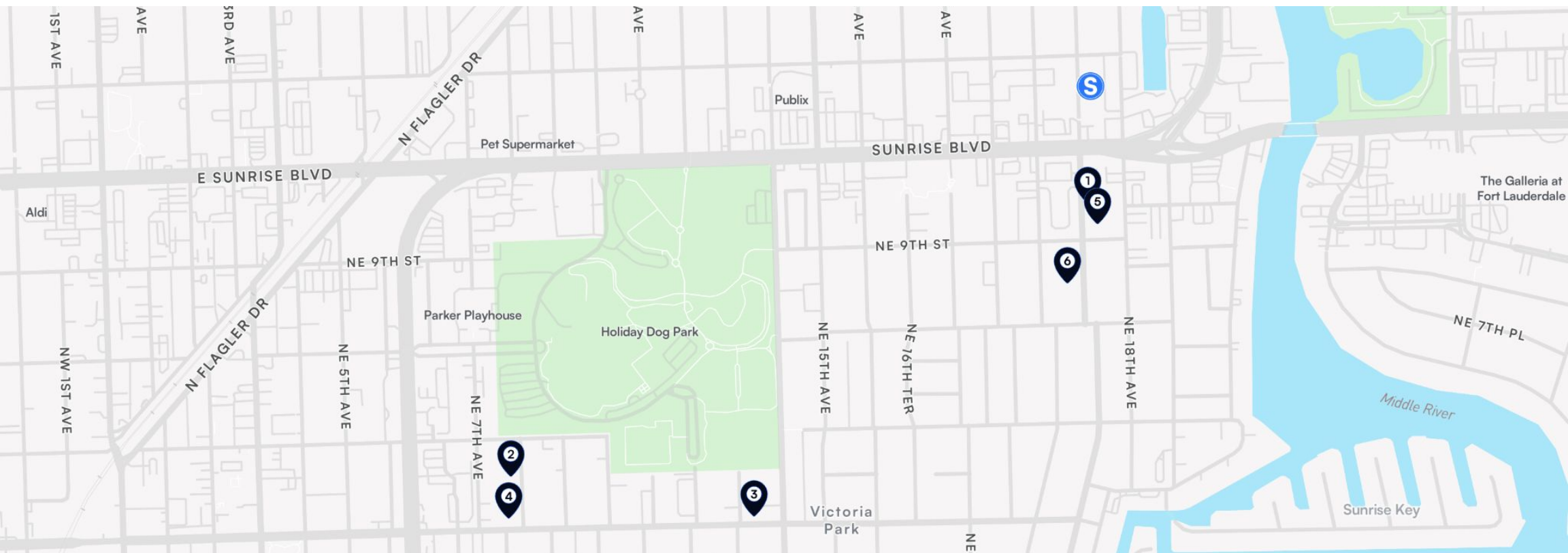
	Street Address	City	State	Postal Code	Number of Units	Sale Price	Price Per Unit	Sale Date	Building Size (SF)	\$ Per SF	Year Built	Cap Rate
<b>S</b>	1030 N Victoria Park Rd	Fort lauderdale	FL	33304	13	\$2,600,000	\$200,000	-	6,044	\$430.18	1958	7.11%
<b>1</b>	820 N Victoria Park Rd	Fort lauderdale	FL	33304	5	\$1,100,000	\$220,000	6/16/26	2,653	\$414.62	1958	5.30%
<b>2</b>	821 N Victoria Park Rd	Fort Lauderdale	FL	33304	12	\$2,750,000	\$229,166.67	8/25/25	7,613	\$361.22	1965	5.82%
<b>3</b>	115 NE 15th Ave	Fort Lauderdale	FL	33304	5	\$1,050,000	\$210,000	1/30/26	2,826	\$371.55	1952	6.00%
<b>4</b>	408 NE 7th Ave	Fort lauderdale	FL	33301	16	\$3,370,000	\$210,313	12/9/26	9,968	\$338.08	1968	6.00%
<b>5</b>	1204 NE 17th Way	Fort Lauderdale	FL	33304	5	\$1,029,000	\$205,800	6/5/25	2,716	\$378.87	1969	5.23%
<b>6</b>	921 NE 17th Ave	Fort Lauderdale	FL	33304	10	\$2,250,000	\$225,000	5/16/25	5,276	\$426.46	1959	4.53%
<b>7</b>	1215 NE 17th Ave	Fort Lauderdale	FL	33304	9	\$2,051,000	\$227,888.89	5/9/25	4,767	\$430.25	1952	5.30%
<b>8</b>	1112 NE 17th Ter	Fort Lauderdale	FL	33304	5	\$1,125,000	\$225,000	4/22/25	4,089	\$275.13	1946	5.50%
<b>9</b>	817 NE 18th Ave	Fort Lauderdale	FL	33304	5	\$1,025,000	\$205,000	4/14/25	2,270	\$451.54	1962	5.16%
<b>10</b>	1108 NE 16th Ter	Fort Lauderdale	FL	33304	5	\$1,225,000	\$245,000	3/14/25	3,300	\$371.21	1946	5.00%
<b>11</b>	1241 NE 16th Ter	Fort Lauderdale	FL	33304	8	\$1,750,000	\$218,750	2/20/25	3,930	\$445.29	1968	6.00%
	<b>Averages</b>				<b>80</b>	<b>\$1,702,273</b>	<b>\$220,174.41</b>		<b>4,492</b>	<b>\$387.66</b>	<b>1959</b>	<b>5.44%</b>

# SALES COMPARABLES MAP



# RENT COMPARABLES

Name/Address	Zip	Year Built	Units	Floorplan	Avg Unit Size	Rent Per Unit	Rent PSF
<b>S</b> 1030 N Victoria Park Rd	33304	1958	13	Studio	400	\$1,367	\$3.42
				1+1	465	\$1,675	\$3.60
				2+2	1,000	\$2,225	\$2.23
<b>1</b> 912 N Victoria Park Rd	33304	1953	3	studio	450	\$1,500	\$3.33
<b>2</b> 627 NE 8th Ave	33302	1953	4	studio	400	\$1,500	\$3.75
<b>3</b> 1301 NE 6th St	33304	1954	4	1+1	690	\$1,800	\$2.61
<b>4</b> 715 NE 6th St	33304	1970	12	1+1	600	\$1,800	\$3.00
<b>5</b> 916 N Victoria Park Rd	33304	1953	5	2+2	900	\$2,400	\$2.67
<b>6</b> 821 N Victoria Park Rd	33304	1964	12	2+2	1000	\$2,400	\$2.40
<b>Total/Average</b>		<b>1958</b>	<b>40</b>		<b>735</b>	<b>\$2,002.50</b>	<b>\$2.96</b>



# MARKET OVERVIEW

1030 N Victoria Park Rd  
Fort Lauderdale, FL 33304



# FORT LAUDERDALE, FL

**186,000+**  
Total Population

**108,000+**  
Employed Population

**15.7%**  
Growth Rate

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

## Neighborhood Overview

Located just north of Downtown Fort Lauderdale, Victoria Park benefits from strong regional connectivity via Federal Highway, Sunrise Boulevard, and Interstate 95. 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, property values, and long-term growth across nearby residential and mixed-use districts.

The immediate area features a mix of historic residences, updated homes, and proximity to parks, dining, shopping, and neighborhood amenities. Its central location and established character compared to denser coastal submarkets continue to attract residents seeking convenient access to employment, transportation, recreation, and urban services throughout the greater Fort Lauderdale market area.

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.

**2.1 Mi**

Las Olas Boulevard

**7.5 Mi**

Fort Lauderdale-Hollywood  
International Airport

**6.0 Mi**

Port Everglades

**2.5 Mi**

Brightline Fort Lauderdale  
Station

**2.0 Mi**

Downtown Fort Lauderdale  
CBD

**3.7 Mi**

Broward Health Medical Center

# FORT LAUDERDALE, FL MSA

With a city population of over ±3.77 million 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.

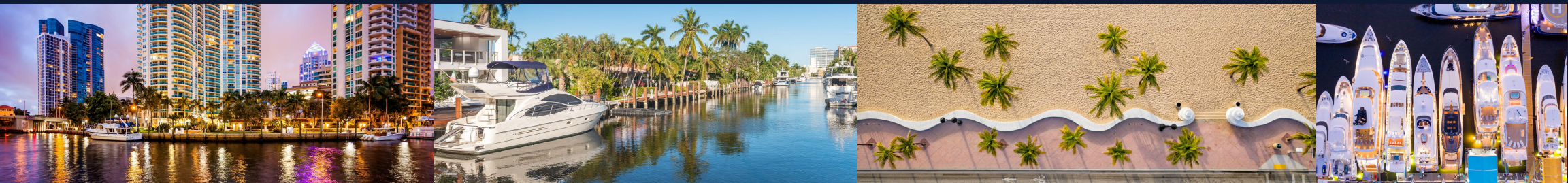
Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the 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**



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## 1030 N Victoria Park Pl | Fort Lauderdale, FL 33304

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1030 N Victoria Park Pl, Fort Lauderdale, FL 33304 ("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.

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.