

CROCODHOUSE

1112 NE 5th Ave | Fort Lauderdale, FL

OFFERING MEMORANDUM

WELCOME TO CROCODHOUSE

Waiting For You!



BROKER'S
REAL ESTATE • INVESTMENT • MANAGEMENT

CROCODHOUSE

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Demographics

Waiting For You!



Exclusively Marketed by:



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BROKER'S
REAL ESTATE • INVESTMENT • MANAGEMENT



01

Executive Summary

Investment Summary

Location Summary

CROCODHOUSE

OFFERING SUMMARY

ADDRESS	1112 NE 5th Ave Fort Lauderdale FL 33304
BUILDING SF	2,550 SF
LAND SF	6751
TOTAL BEDS	16
TOTAL ROOMS	8 SF
YEAR BUILT	1986
TOTALS APARTMENTS	2
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$990,000
PRICE PER KEY	\$61,875
PRICE PSF	\$388.24
OCCUPANCY	61.52%
NOI (2023)	\$93,672
NOI (Pro Forma)	\$181,268
CAP RATE (2023)	9.46%
CAP RATE (Pro Forma)	18.31%
ADR (2023)	\$42
ADR (Pro Forma)	\$85
REV PAR (2023)	\$26
REV PAR (Pro Forma)	\$43

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	27,680	160,306	323,699
2023 Median HH Income	\$68,796	\$71,401	\$64,279
2023 Average HH Income	\$101,622	\$115,139	\$104,096

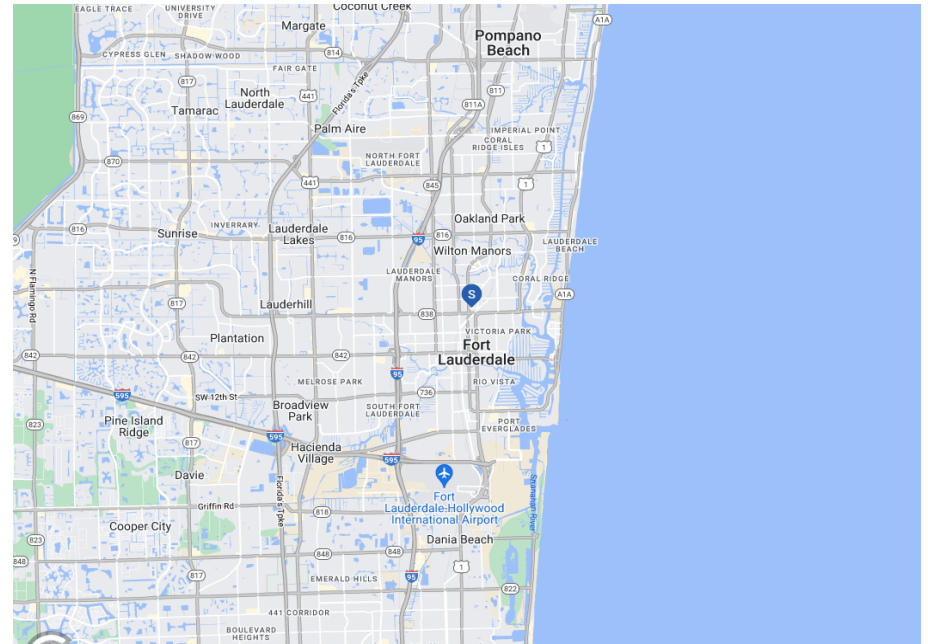


- Elevate your investment game and seize the opportunity to own a piece of prime real estate that promises exceptional ROI. This Hospitality property at 1112 NE 5th Ave is more than just a property; it's a gateway to financial prosperity and long-term success. Embrace the allure of this investment opportunity and embark on a journey toward financial freedom and wealth accumulation in the dynamic world of commercial real estate.
- This prime Hospitality property boasts a strategic location—just 15 minutes from the beach and Fort Lauderdale airport and close to restaurants, banks, and a shopping plaza.
-

INVESTMENT SUMMARY

- The hostel is composed of a duplex with eight bedrooms and 16 available beds.
- This prime Hospitality property boasts a strategic location—just 15 minutes from the beach and Fort Lauderdale airport and close to restaurants, banks, and a shopping plaza.

Regional Map



Locator Map





02

Property Description

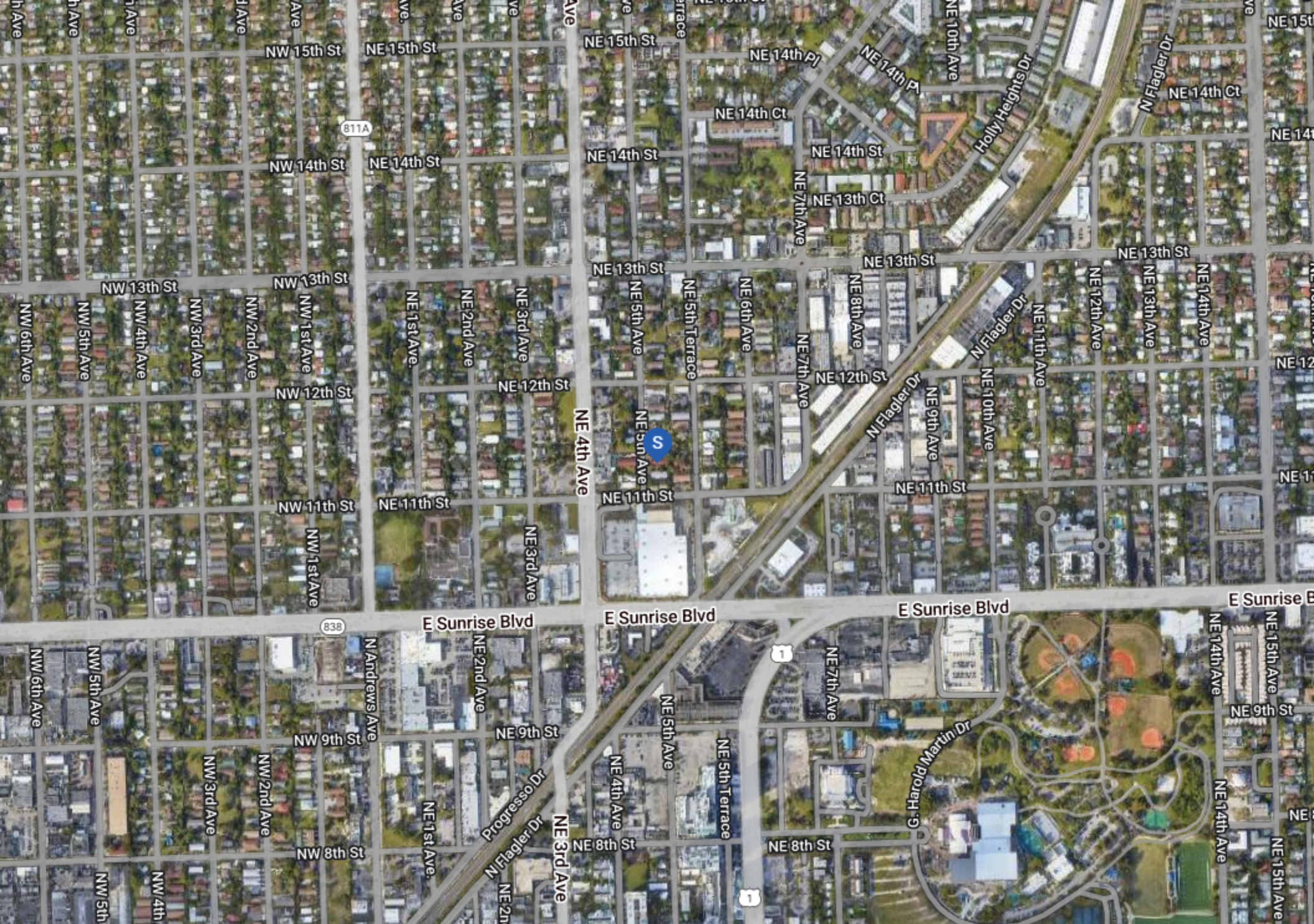
Property Features

Aerial Map

Property Images

PROPERTY FEATURES

TOTAL BEDS	16
BUILDING SF	2,550
TOTAL ROOMS	8
LAND SF	6751
YEAR BUILT	1986
TOTALS APARTMENTS	2
ZONING TYPE	RMM-25
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4









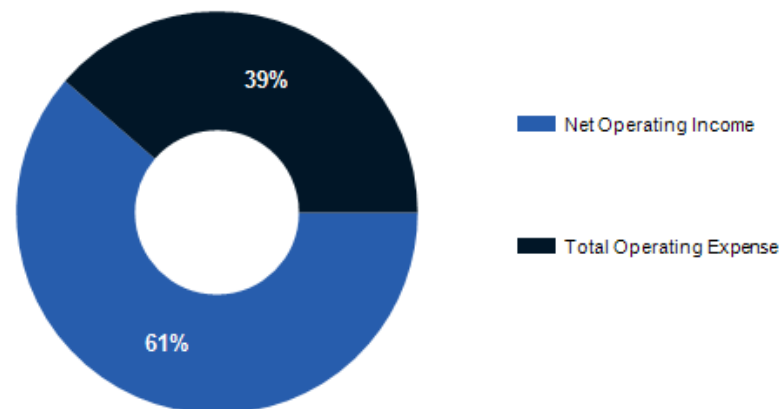


03

Financial Analysis

Income & Expense Analysis

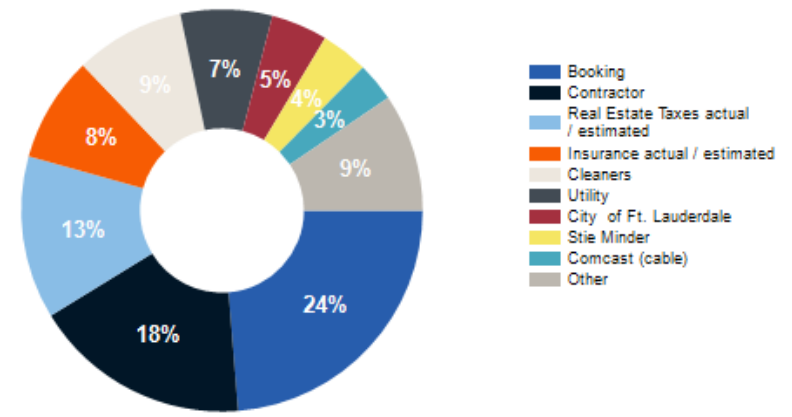
INCOME	2023	PRO FORMA		
Occupancy	61.52%	50.00%		
Room Revenue	\$152,693	\$248,200		
Total Revenue	\$152,693	\$248,200		
Less Expenses	\$59,021	38.65%	\$66,932	26.96%
Net Operating Income	\$93,672	\$181,268		



EXPENSES	2023	PRO FORMA
Real Estate Taxes actual / estimated	\$7,737	\$10,000
Insurance actual / estimated	\$5,000	\$7,000
Cleaners	\$5,220	\$5,742
Booking	\$13,996	\$15,395
City of Ft. Lauderdale	\$2,681	\$2,950
Comcast (cable)	\$1,851	\$2,036
Contractor	\$10,345	\$11,379
DBPR	\$200	\$200
Fee Charge	\$502	\$552
Marketing-Google Ads	\$730	\$803
Internet	\$294	\$324
Accountant	\$750	\$750
Hostel World	\$120	\$132
Little Hotelier	\$1,298	\$1,428
PMT Broward Tax/ License	\$100	\$100
Stie Minder	\$2,243	\$2,468
Utility	\$4,360	\$4,796
Other	\$797	\$877
Other	\$797	
Total Operating Expense	\$59,021	\$66,932
Expense / SF	\$23.15	\$26.25
% of EGI	38.65%	26.96%

DISTRIBUTION OF EXPENSES

2023

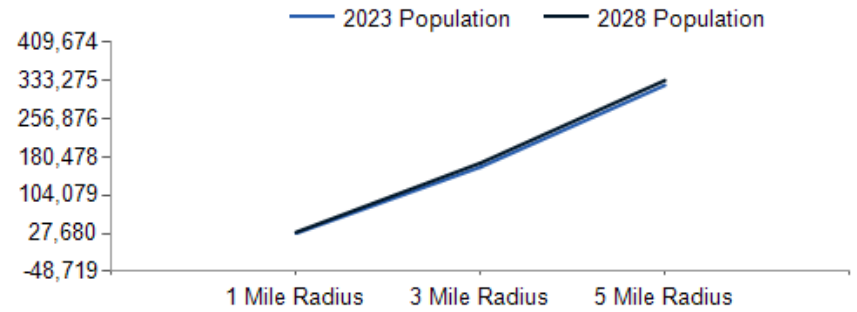




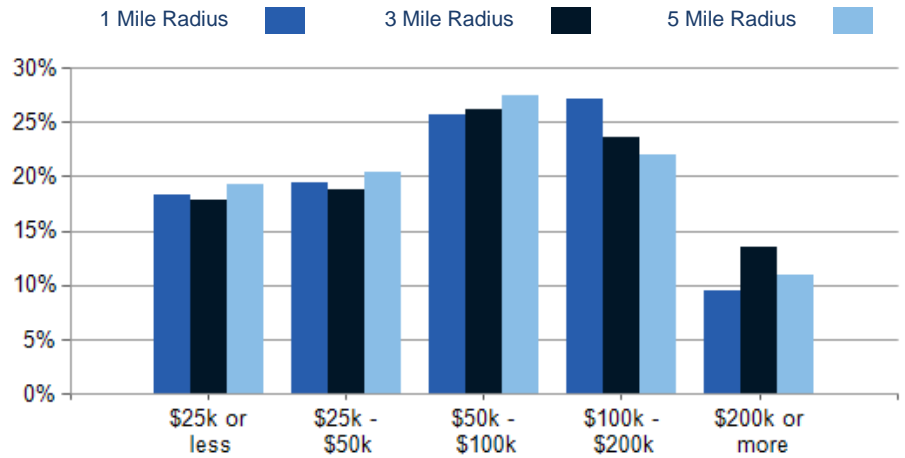
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,542	140,624	292,411
2010 Population	21,596	137,029	287,560
2023 Population	27,680	160,306	323,699
2028 Population	30,009	168,273	333,275
2023-2028: Population: Growth Rate	8.15%	4.85%	2.90%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,653	8,431	16,452
\$15,000-\$24,999	1,015	5,075	10,703
\$25,000-\$34,999	1,043	5,626	11,204
\$35,000-\$49,999	1,795	8,658	17,661
\$50,000-\$74,999	2,219	11,377	22,300
\$75,000-\$99,999	1,533	8,504	16,502
\$100,000-\$149,999	2,806	12,977	22,454
\$150,000-\$199,999	1,162	4,999	8,578
\$200,000 or greater	1,380	10,243	15,390
Median HH Income	\$68,796	\$71,401	\$64,279
Average HH Income	\$101,622	\$115,139	\$104,096

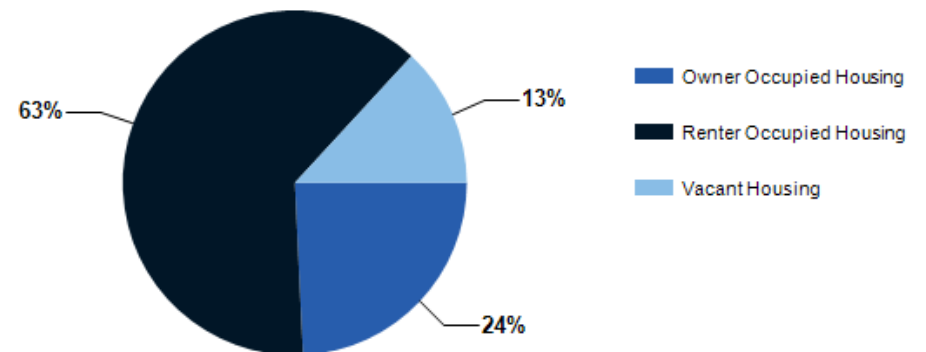
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,740	68,822	139,987
2010 Total Households	10,354	62,300	122,731
2023 Total Households	14,606	75,890	141,245
2028 Total Households	16,028	80,549	146,401
2023 Average Household Size	1.89	2.08	2.27
2023-2028: Households: Growth Rate	9.40%	6.00%	3.60%



2023 Household Income

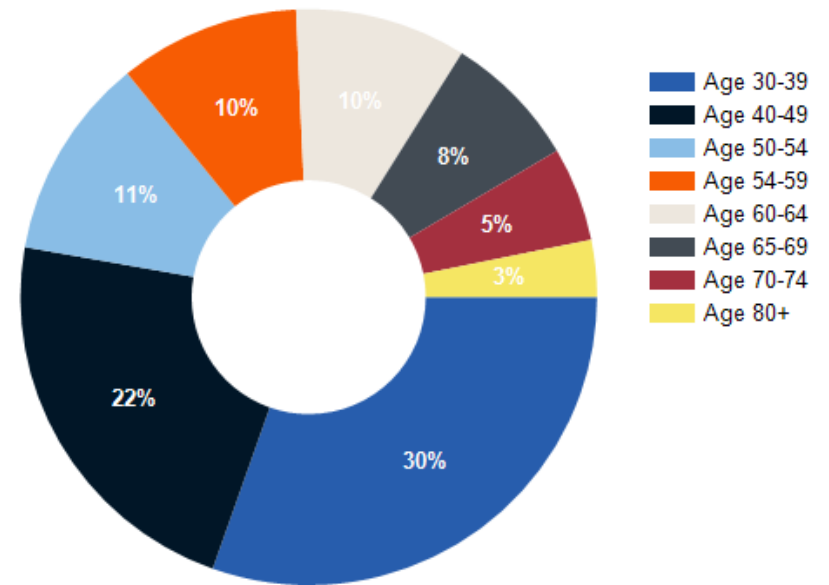


2023 Own vs. Rent - 1 Mile Radius

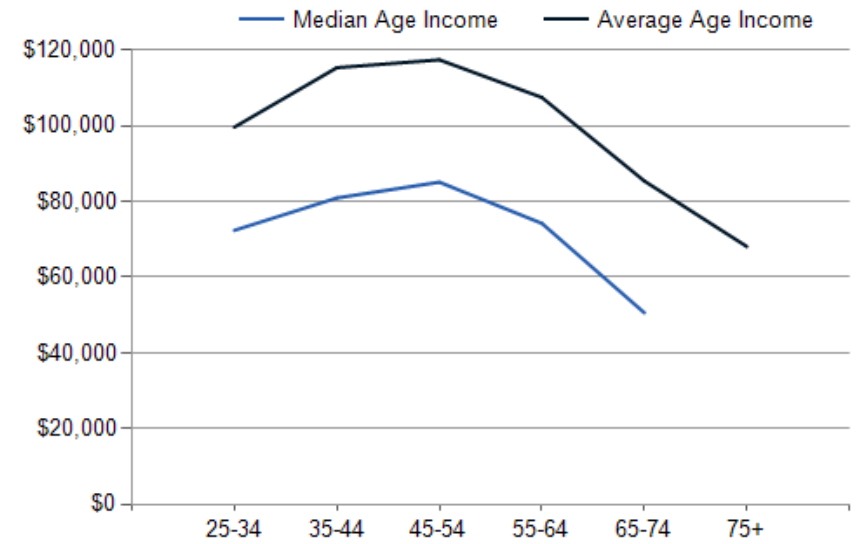


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,978	12,828	24,363
2023 Population Age 35-39	2,372	11,923	22,538
2023 Population Age 40-44	2,095	10,820	20,589
2023 Population Age 45-49	1,841	10,192	19,405
2023 Population Age 50-54	2,002	11,386	21,786
2023 Population Age 55-59	1,782	11,283	22,395
2023 Population Age 60-64	1,691	11,749	23,304
2023 Population Age 65-69	1,338	10,316	20,882
2023 Population Age 70-74	930	7,873	16,637
2023 Population Age 75-79	563	5,257	11,628
2023 Population Age 80-84	286	3,273	7,173
2023 Population Age 85+	251	2,958	6,705
2023 Population Age 18+	23,565	133,698	264,775
2023 Median Age	38	42	42
2028 Median Age	38	42	42



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,374	\$71,727	\$63,242
Average Household Income 25-34	\$99,646	\$104,698	\$92,878
Median Household Income 35-44	\$80,938	\$81,458	\$76,981
Average Household Income 35-44	\$115,364	\$125,630	\$114,422
Median Household Income 45-54	\$85,115	\$88,529	\$81,498
Average Household Income 45-54	\$117,438	\$133,949	\$122,106
Median Household Income 55-64	\$74,212	\$79,745	\$72,909
Average Household Income 55-64	\$107,501	\$128,323	\$115,835
Median Household Income 65-74	\$50,602	\$63,282	\$56,801
Average Household Income 65-74	\$85,403	\$106,975	\$97,770
Average Household Income 75+	\$68,105	\$88,966	\$80,838



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The information contained herein is not a substitute for a thorough due diligence investigation. Broker's LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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