



SMALL BAY  
WAREHOUSE  
**FOR SALE**

**901 NE 30TH COURT**  
**OAKLAND PARK, FL 33334**



**APEX**  
CAPITAL REALTY





## ABOUT APEX CAPITAL REALTY

**APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.**

**APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.**

### ADVISORS

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## PROPERTY DESCRIPTION

# FOR SALE

Apex Capital Realty is proud to present an exceptional opportunity to acquire a small bay warehouse property of 7,550 square feet in Oakland Park, Florida. Situated on a 16,500 square foot lot overlooking the busy Oakland Park Boulevard corridor, and just a short drive from Downtown Fort Lauderdale. Featuring units ranging between 250-1,000 square feet. Great upside potential to increase net income by over 47%!

The property benefits from a unique Middle River District zoning designation, creating a mixed use neighborhood, with residential, retail, and commercial uses. All tenants are on month to month leases and paying below market lease rates.



### 901 NE 30th Court Oakland Park, FL 33334

Building SF:	7,550 SF
Lot SF:	16,500 SF
Zoning :	Middle River District
Available Units:	14
Allowable Uses:	Industrial
Gross Income:	\$159,360.00
N.O.I:	\$101,263.70
Cap Rate:	5.33%
Asking Price:	\$1,900,000



# Property Location

## Drive Time

I-95 - 5 Min

A1A - 5 Min

Downtown Fort-Lauderdale - 10 Min



OAKLAND PARK BLVD

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# Single Bay Unit

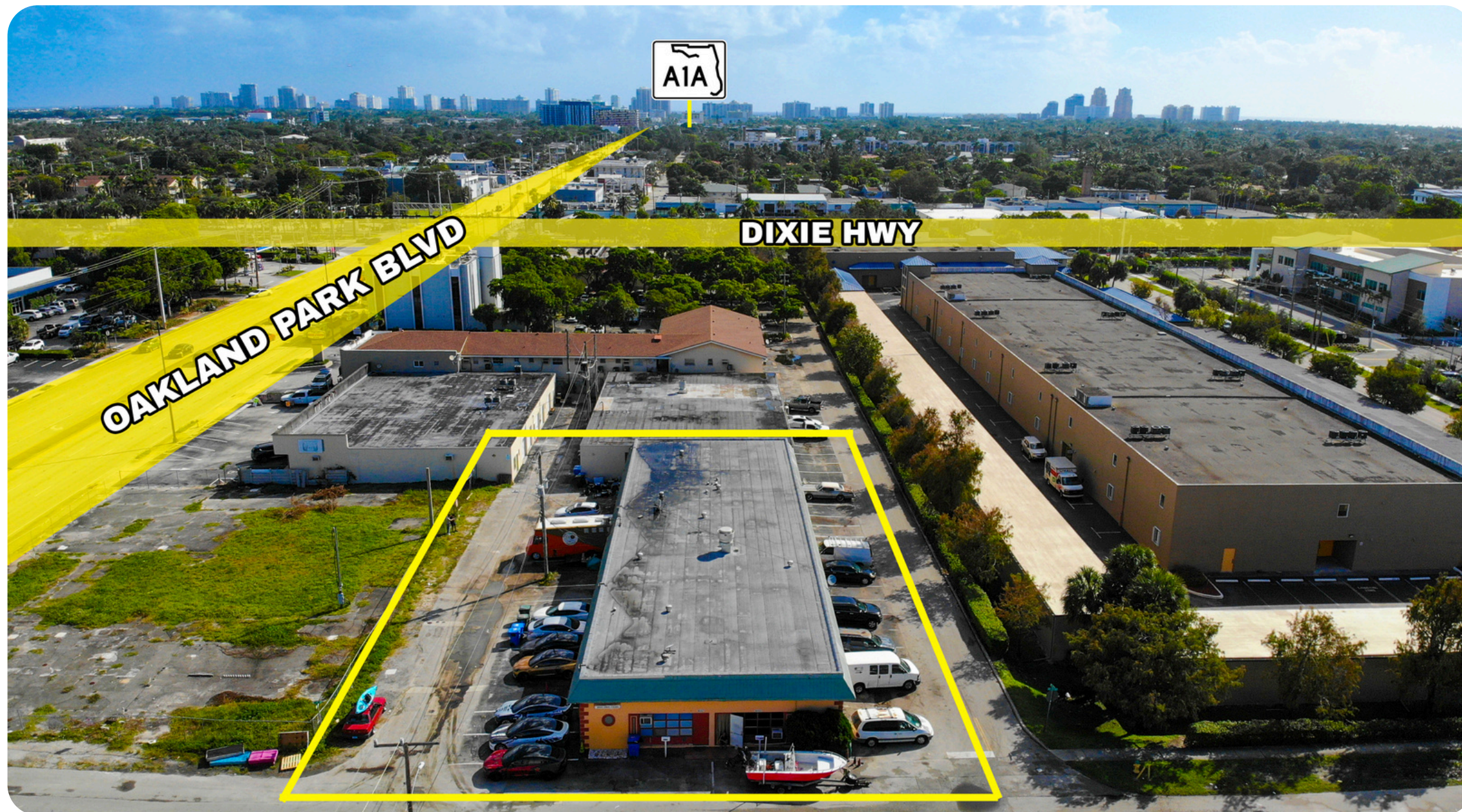




# Dual Bay Pass Through Unit









# INCOME

Tenant	GLA	Lease Commence	Lease Expire	Monthly Rent	Annual Rent	Rent PSF	Annual Increases
1	400	MTM	MTM	\$820.00	\$9,840	\$24.60	5%
2	400	MTM	MTM	\$975.00	\$11,700	\$29.25	5%
3	600	MTM	MTM	\$975.00	\$11,700	\$19.50	5%
4	600	MTM	MTM	\$1,000.00	\$12,000	\$20.00	5%
5	800	MTM	MTM	\$1,220.00	\$14,640	\$18.30	5%
6	800	MTM	MTM	\$1,230.00	\$14,760	\$18.45	5%
7	800	MTM	MTM	\$1,240.00	\$14,880	\$18.60	5%
8	400	MTM	MTM	\$830.00	\$9,960	\$24.90	5%
9	400	MTM	MTM	\$950.00	\$11,400	\$28.50	5%
10	400	MTM	MTM	\$840.00	\$10,080	\$25.20	5%
11	400	MTM	MTM	\$800.00	\$9,600	\$24.00	5%
12	1,000	MTM	MTM	\$1,650.00	\$19,800	\$19.80	5%
13	300	MTM	MTM	\$375.00	\$4,500	\$15.00	5%
14	250	MTM	MTM	\$375.00	\$4,500	\$18.00	5%
<b>TOTALS</b>	<b>7,550</b>			<b>\$13,280.00</b>	<b>\$159,360</b>	<b>\$21.11</b>	



## EXPENSES

Expenses	Yearly Total	Price/Sqft
Real Estate Taxes (Reassessed)	\$ 30,400.00	\$ 4.03
Insurance	\$ 9,437.50	\$ 1.25
Electric/Water/Trash	\$ 5,510.00	\$ 0.73
Maintenance/Repairs (4%)	\$ 6,374.40	\$ 0.84
Management Fee (4%)	\$ 6,374.40	\$ 0.84
<b>TOTAL</b>	<b>\$58,096</b>	<b>\$7.69</b>

Pro Forma Expenses	Yearly Total	Price/Sqft
Adjusted Real Estate Taxes:	\$ 30,400.00	\$ 4.03
Insurance:	\$ 9,437.50	\$ 1.25
Electric/Water/Trash:	\$ 5,750.00	\$ 0.76
Maintenace/Repairs:	\$ 7,550.00	\$ 1.00
Management Fee:	\$ 8,420.00	\$ 1.12
<b>TOTAL:</b>	<b>\$ 61,557.50</b>	<b>\$ 8.15</b>



<b>2024 Financial Analysis</b>	
<b>Asking Price:</b>	\$ 1,900,000.00
<b>Gross Income:</b>	\$ 159,360.00
<b>Estimated Operating Expenses:</b>	\$ 58,096.30
<b>Effective Rental Income:</b>	\$ 101,263.70
Other Income:	\$ -
CAM Recoverables:	\$ -
<b>Cap Rate:</b>	<b>5.33%</b>

<b>2025 Pro Forma Financial Analysis</b>	
<b>Asking Price:</b>	\$ 1,900,000.00
<b>Gross Income:</b>	\$ 210,500.00
<b>Estimated Operating Expenses:</b>	\$ 61,557.50
<b>Effective Rental Income:</b>	\$ 148,942.50
Other Income:	\$ -
CAM Recoverables:	\$ -
<b>Pro Forma Cap Rate:</b>	<b>7.84%</b>



<b>Pro Forma Rent Roll 2025</b>							
<b>Tenant</b>	<b>GLA</b>	<b>Lease Start</b>	<b>Lease End</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>	<b>Rent SF</b>	<b>Annual Increases</b>
1	400	1/1/25	12/31/25	\$ 1,000.00	\$ 12,000.00	\$ 30.00	3%
2	400	1/1/25	12/31/25	\$ 1,000.00	\$ 12,000.00	\$ 30.00	3%
3	600	1/1/25	12/31/25	\$ 1,400.00	\$ 16,800.00	\$ 28.00	3%
4	600	1/1/25	12/31/25	\$ 1,400.00	\$ 16,800.00	\$ 28.00	3%
5	800	1/1/25	12/31/25	\$ 1,733.33	\$ 20,800.00	\$ 26.00	3%
6	800	1/1/25	12/31/25	\$ 1,733.33	\$ 20,800.00	\$ 26.00	3%
7	800	1/1/25	12/31/25	\$ 1,733.33	\$ 20,800.00	\$ 26.00	3%
8	400	1/1/25	12/31/25	\$ 1,000.00	\$ 12,000.00	\$ 30.00	3%
9	400	1/1/25	12/31/25	\$ 1,000.00	\$ 12,000.00	\$ 30.00	3%
10	400	1/1/25	12/31/25	\$ 1,000.00	\$ 12,000.00	\$ 30.00	3%
11	400	1/1/25	12/31/25	\$ 1,000.00	\$ 12,000.00	\$ 30.00	3%
12	1000	1/1/25	12/31/25	\$ 2,166.67	\$ 26,000.00	\$ 26.00	3%
13	300	1/1/25	12/31/25	\$ 750.00	\$ 9,000.00	\$ 30.00	3%
14	250	1/1/25	12/31/25	\$ 625.00	\$ 7,500.00	\$ 30.00	3%
<b>Totals</b>	<b>7550</b>			<b>\$ 17,541.67</b>	<b>\$ 210,500.00</b>	<b>\$ 27.88</b>	



# INDUSTRIAL SALES COMPS

Date	Address	Building SQFT	Sale Price	Building PPSF	Lot SQFT	Lot PPSF
1/10/2024	141-161 NE 32nd St	6599	\$1,500,000.00	\$ 227.31	9,500	\$ 157.89
2/6/2024	4380 NE 11th Ave	5331	\$1,400,000.00	\$ 262.61	10,080	\$ 138.89
3/21/2024	1042 NE 43rd Ct	4116	\$980,000.00	\$ 238.10	6,250	\$ 156.80
7/31/2024	2920-2924 NW 17 Ter	4982	\$1,175,000.00	\$ 235.85	7,010	\$ 167.62
8/6/2024	1029-1045 NE 44th Ct	7480	\$1,635,000.00	\$ 218.58	16,218	\$ 100.81
8/7/2024	1021 NE 44th Ct	6800	\$1,605,000.00	\$ 236.03	10,811	\$ 148.46
8/13/2024	3507-3530 NW 10th Ave	10113	\$2,100,000.00	\$ 207.65	22,109	\$ 94.98
10/8/2024	700 NE 42nd St	4246	\$875,000.00	\$ 206.08	7,061	\$ 123.92
10/17/2024	559 NE 42nd St	7253	\$1,567,500.00	\$ 216.12	12,500	\$ 125.40
					101,539	
	<b>Total Bldg SF Sold 2024</b>	<b>Average Sold Bldg Size</b>	<b>Total Volume Sold 2024</b>	<b>Avg PPSF Bldg</b>	<b>Average Sold Land Size</b>	<b>Avg PPSF Lot</b>
<b>TOTAL/AVG</b>	<b>56,920</b>	<b>6,324</b>	<b>\$ 12,837,500.00</b>	<b>\$ 225.54</b>	<b>11,282</b>	<b>\$ 126.43</b>
<b>Subject Property</b>	<b>901 NE 30th Court</b>	<b>7,550</b>	<b>\$ 1,900,000.00</b>	<b>\$ 251.66</b>	<b>16,500</b>	<b>\$ 115.15</b>



# RETAIL MAP







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