

Aqua Isles

# EXCEPTIONAL VALUE- ADD OPPORTUNITY

LOCATED IN FORT LAUDERDALE, FL



WALKER & DUNLOP  
INVESTMENT SALES



**Aqua Isles** (“Property”) is a premier 127-unit townhome apartment community built in 2012 in Fort Lauderdale, Florida. The property is ideally situated between I-595, I-95 and Florida’s Turnpike. The property also benefits from a strategic central location with access to all major job centers including the Fort Lauderdale CBD, Plantation, Davie, the Miami CBD and Palm Beach. The Property is being offered for sale on an “unpriced” basis and represents an unparalleled multifamily investment opportunity to acquire a unique, well-maintained townhome community.



## 4761 SW 39TH WAY FORT LAUDERDALE, FL 33312

**Year Built:** 2012

**Units:** 127

**Site Size (acres):** 10.35

**Density:** 12.3 units per acre

**Parking Spaces:** 292

**(per unit):** 2.3

UNIT TYPE	NO. OF UNITS	UNIT SF	% SHARE
2 BD / 2.5 BA TOWNHOME	16	1,100	12.6%
2 BD / 2.5 BA TOWNHOME	20	1,379	15.7%
3 BD / 3 BA TOWNHOME	19	1,379	15.0%
3 BD / 2.5 BA TOWNHOME	16	1,391	12.6%
3 BD / 2.5 BA TOWNHOME	16	1,396	12.6%
3 BD / 2.5 BA TOWNHOME	40	1,613	31.5%
<b>TOTAL/AVERAGES</b>	<b>127</b>	<b>1,421</b>	<b>100.0%</b>

## ONE OF A KIND PRODUCT



**100% TOWNHOME UNITS**



**EXPANSIVE FLOOR PLANS**  
1,421 Avg. SF



**2.3 SPACES**  
Per Unit



**WATERVIEWS & INTRACOASTAL ACCESS**  
(Private Boat Slips)

## VALUE-ADD OPPORTUNITY

UNDERMOUNT SINK

GRANITE  
COUNTERTOPS

WOOD VINYL PLANK FLOORING

## SIGNIFICANT ABILITY TO BOOST PROFIT THROUGH VALUE-ADD STRATEGY

a highly accretive value-add program can be employed, enabling new ownership to enjoy 20% - 25% return on costs.

## POTENTIAL UPGRADES

### Unit Upgrades

- Granite Countertops
- New Cabinet Fronts and Hardware
- USB Outlets
- Upgraded Plumbing & Lighting Fixtures
- Framed Bathroom Mirrors
- Undermount Sinks
- Tiled Backsplash

## PREMIER RESIDENTIAL ENCLAVE 1-MILE DEMOGRAPHICS



**\$314K MEDIAN  
HOME VALUE**  
(31% higher than MSA)



**\$87K AVG HH INCOME**



**"A RATED"  
ELEMENTARY SCHOOL**



## PROPERTY STATS

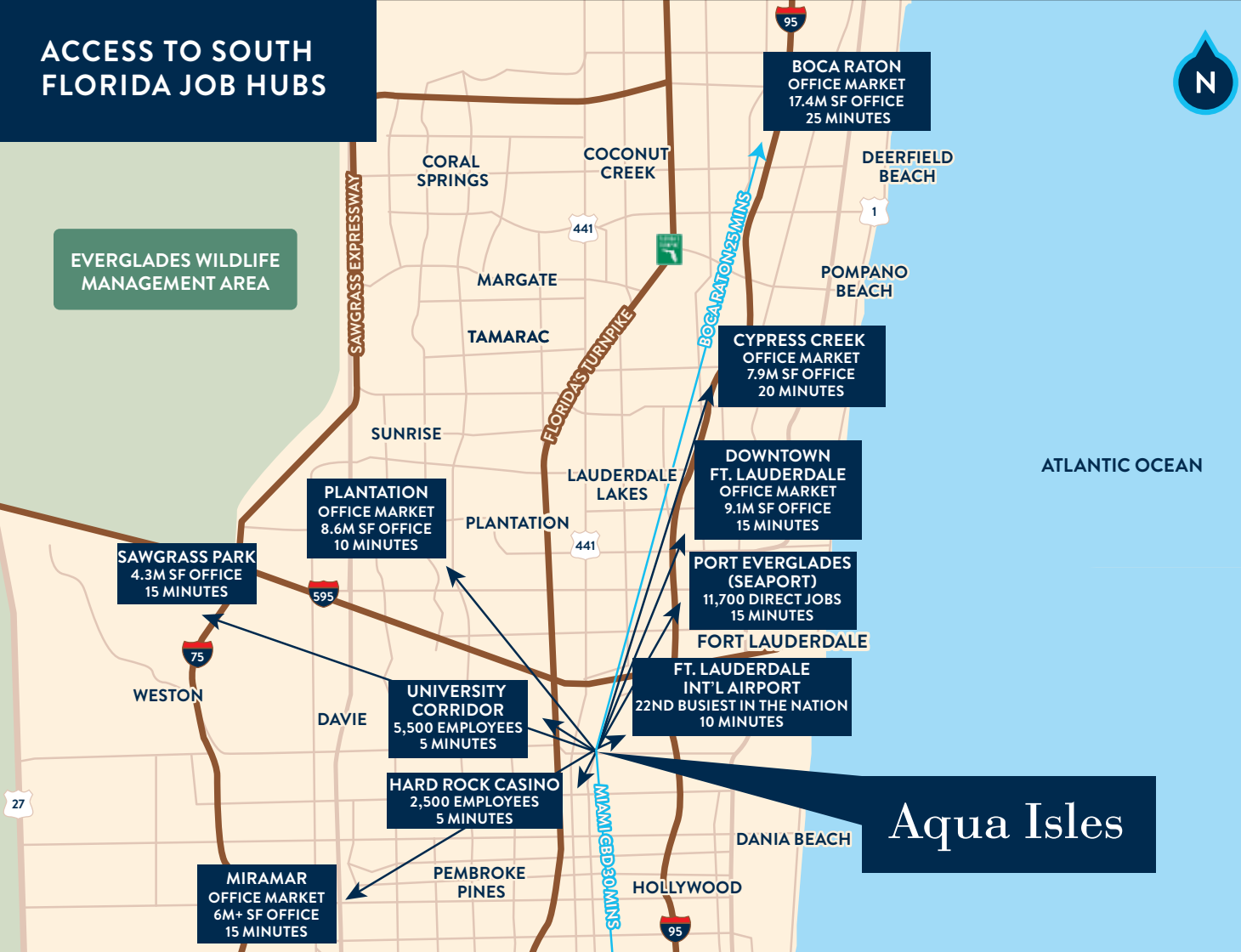
**\$102K+** EXISTING  
AVERAGE  
HH INCOME

**95.5%** TRAILING 12  
MONTH OCCUPANCY

**3.8%** EFFECTIVE ANNUAL  
RENT GROWTH



## ACCESS TO SOUTH FLORIDA JOB HUBS



## BROWARD COUNTY STATS



**27,800** JOBS CREATED  
IN BROWARD COUNTY  
IN THE LAST 12 MONTHS



**9:1** JOB TO APARTMENT  
DELIVERY RATIO



**4TH** LARGEST YOY  
EMPLOYMENT  
IN FLORIDA

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