

ABHISHEK ALEXIS  
RAV

INVESTMENT PROPERTY

# BROWARD COUNTY, FLORIDA

# GOALS

*Your idea of the future*

- Spend **4 weeks** at the beach each year
- Have **rental income** that covers **most** of the cost of ownership
- Property is **accessible by car within 8 hours**



# WANTS

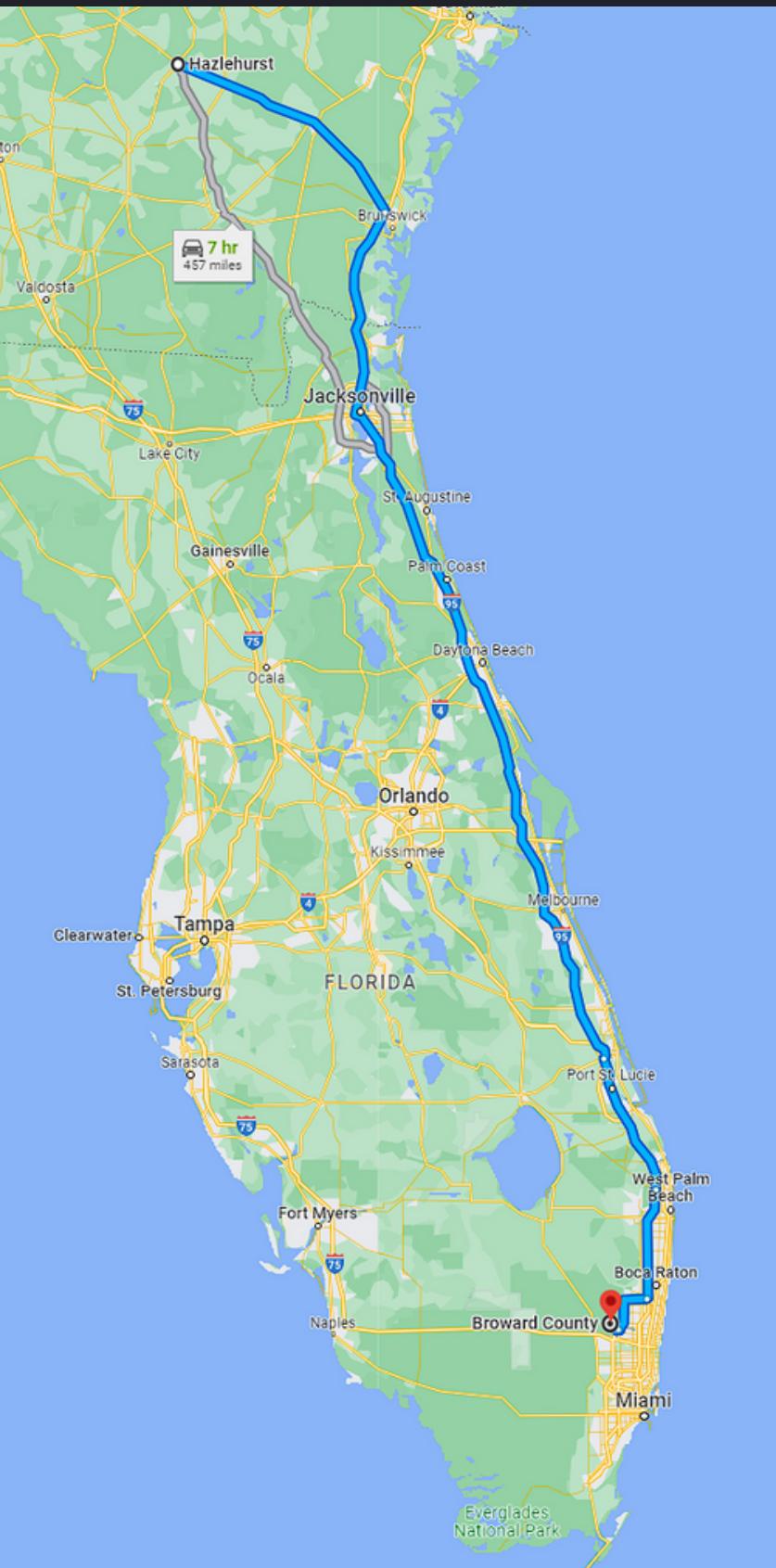
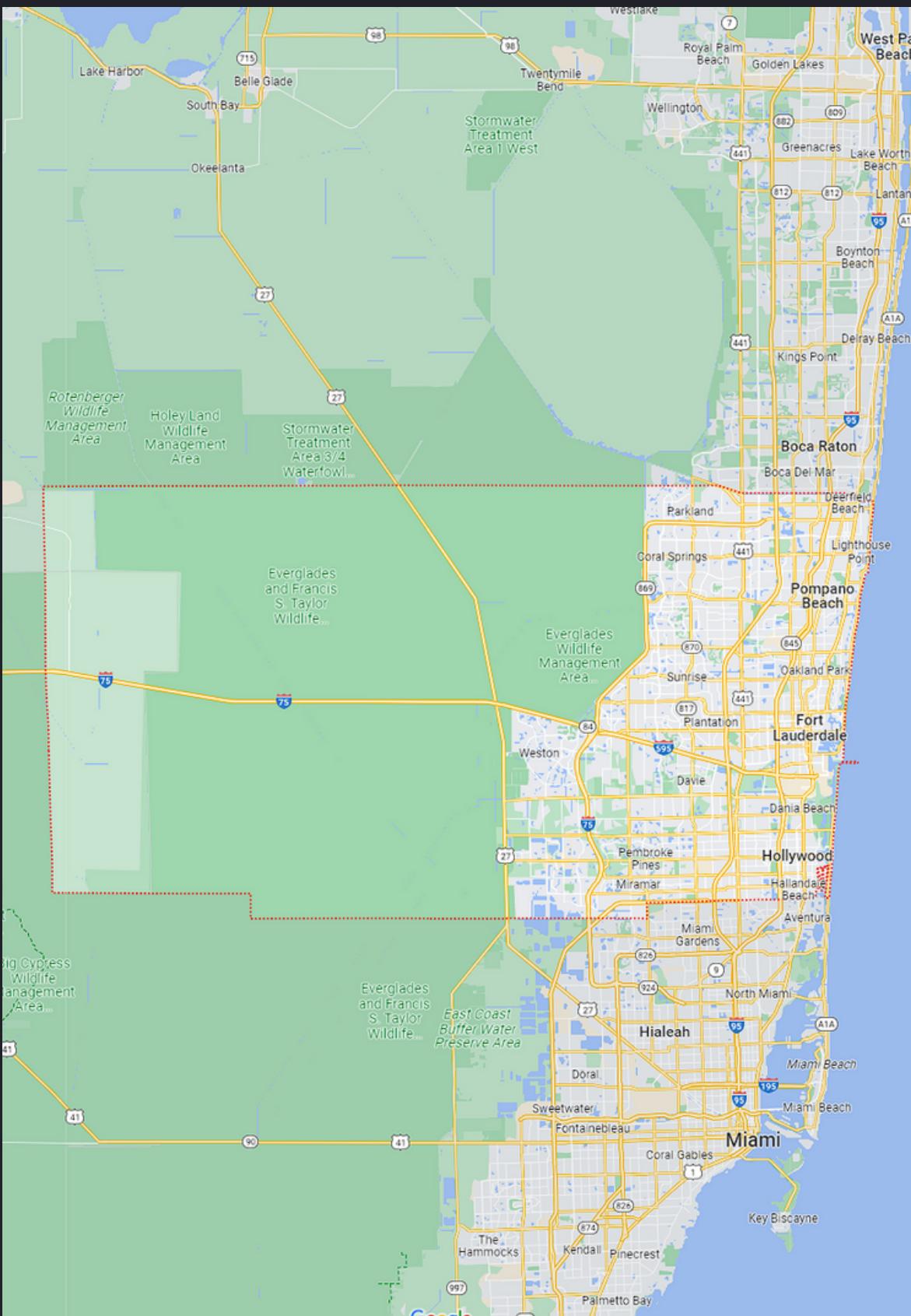
*What your heart desires*

- Within **walking/cycling distance** to a **swimming/snorkeling beach**
- Within **20 minutes of a business district** with restaurants and other services
- Make the property **available for rent** the remainder of the year



# LOCATION:

## Broward County



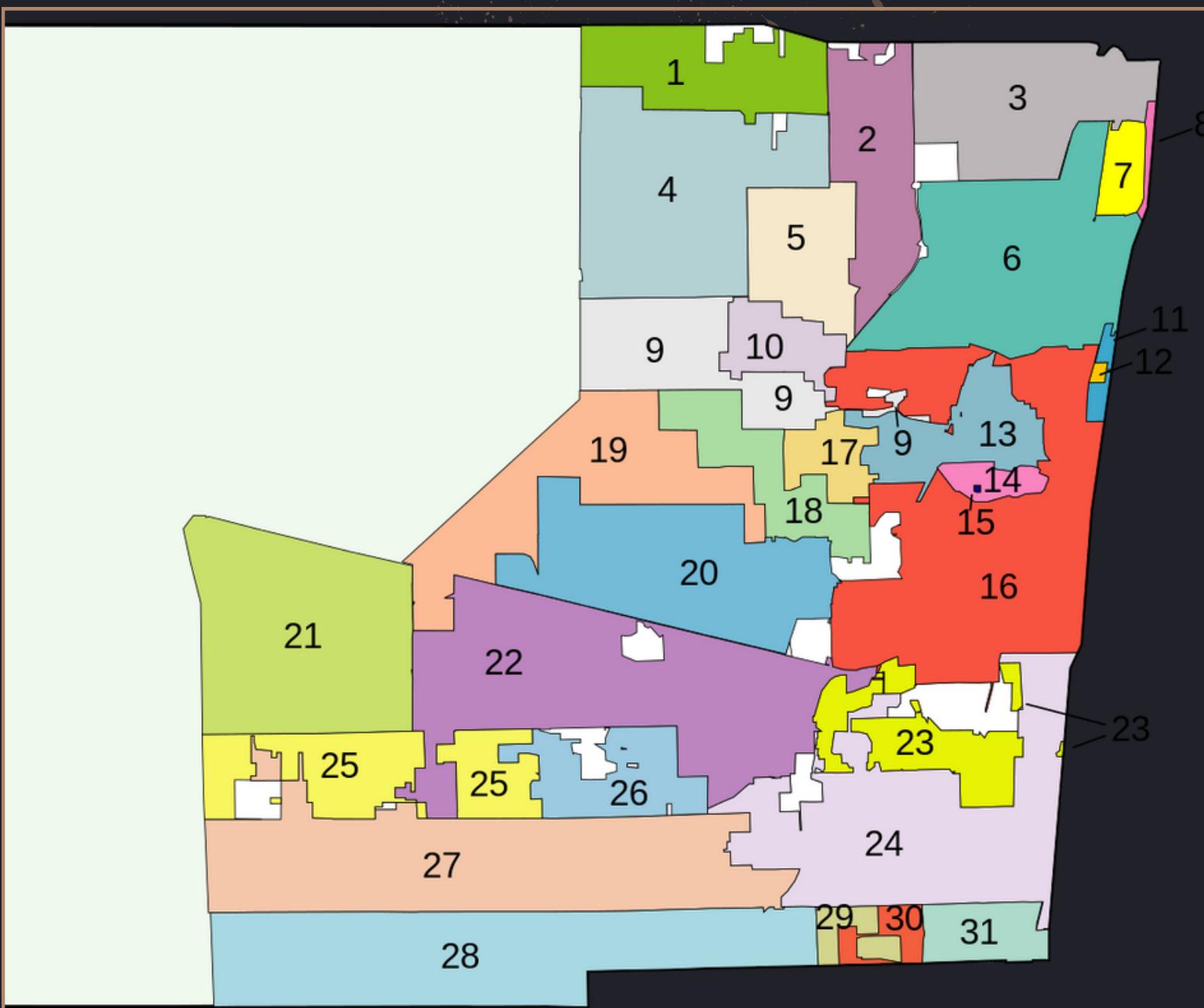
- Southeastern part of Florida
- Located in the **Miami Metropolitan Area**
- 2nd-most populous county after Miami-Dade County
- 17th most populous county in the US (2020 Census)
- Largest city is **Fort Lauderdale**

 **GOAL:**  
accessible by car within 8 hours

# LOCATION:

## Broward County

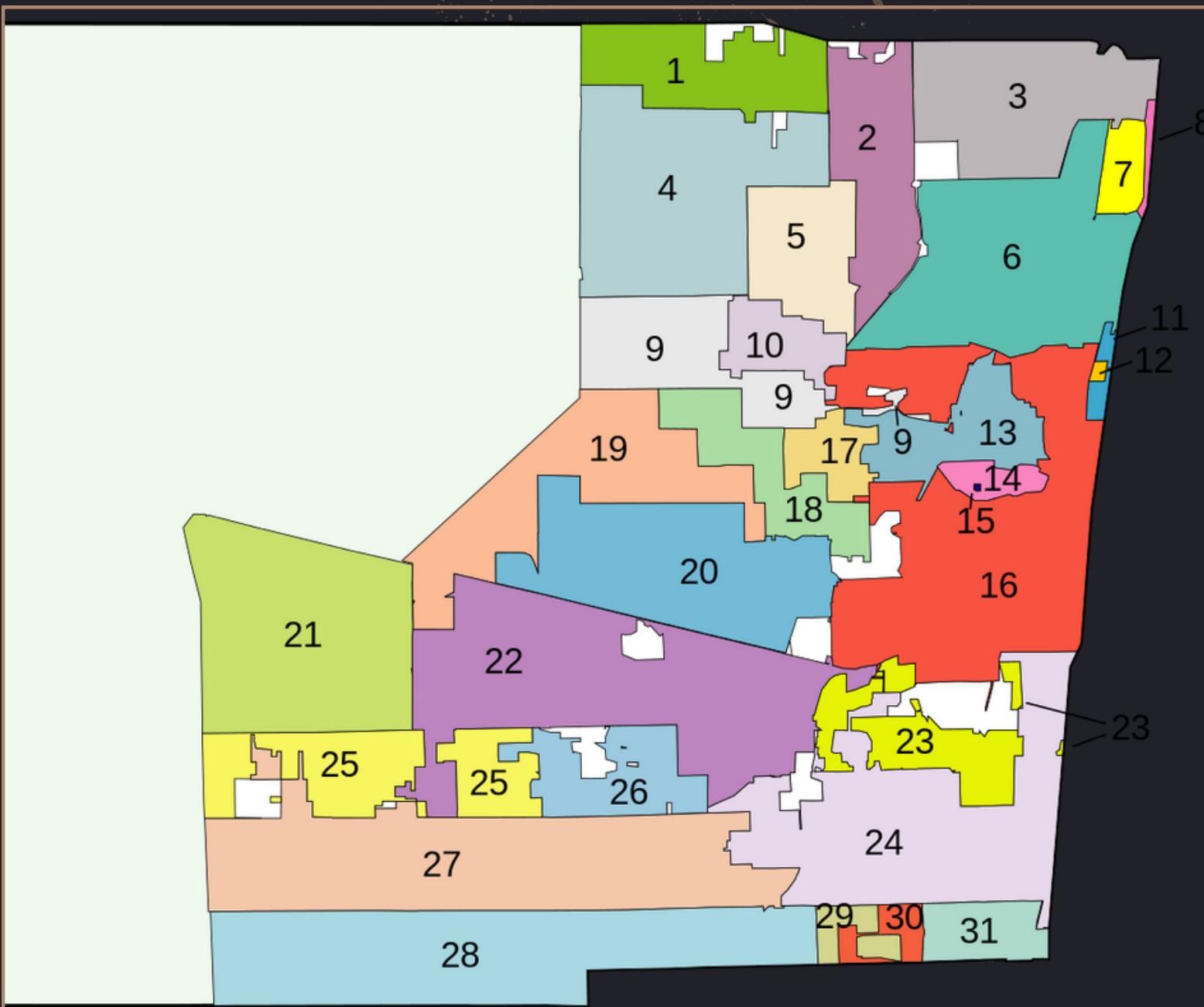
1	Parkland	12	Sea Ranch Lakes	23	Dania Beach
2	Coconut Creek	13	Oakland Park	24	Hollywood
3	Deerfield Beach	14	Wilton Manors	25	Southwest Ranches
4	Coral Springs	15	Lazy Lake	26	Cooper City
5	Margate	16	Fort Lauderdale	27	Pembroke Pines
6	Pompano Beach	17	Lauderdale Lakes	28	Miramar
7	Lighthouse Point	18	Lauderhill	29	West Park
8	Hillsboro Beach	19	Sunrise	30	Pembroke Park
9	Tamarac	20	Plantation	31	Hallandale Beach
10	North Lauderdale	21	Weston		
11	Lauderdale-by-the-Sea	22	Davie		



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*Broward County*

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**GOAL:**  
walking/cycling distance to a swimming/snorkeling beach

# LOCATION:

# Central Business District

3 Deerfield Beach

6 Pompano Beach

7 Lighthouse Point

8 Hillsboro Beach

11 Lauderdale-by-the-Sea

12 Sea Ranch Lakes

16 Fort Lauderdale

23 Dania Beach

24 Hollywood

31 Hallandale Beach



# LOCATION:

# Central Business District

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6 Pompano Beach

7 Lighthouse Point

8 Hillsboro Beach

11 Lauderdale-by-the-Sea

12 Sea Ranch Lakes

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23 Dania Beach

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# Central Business District

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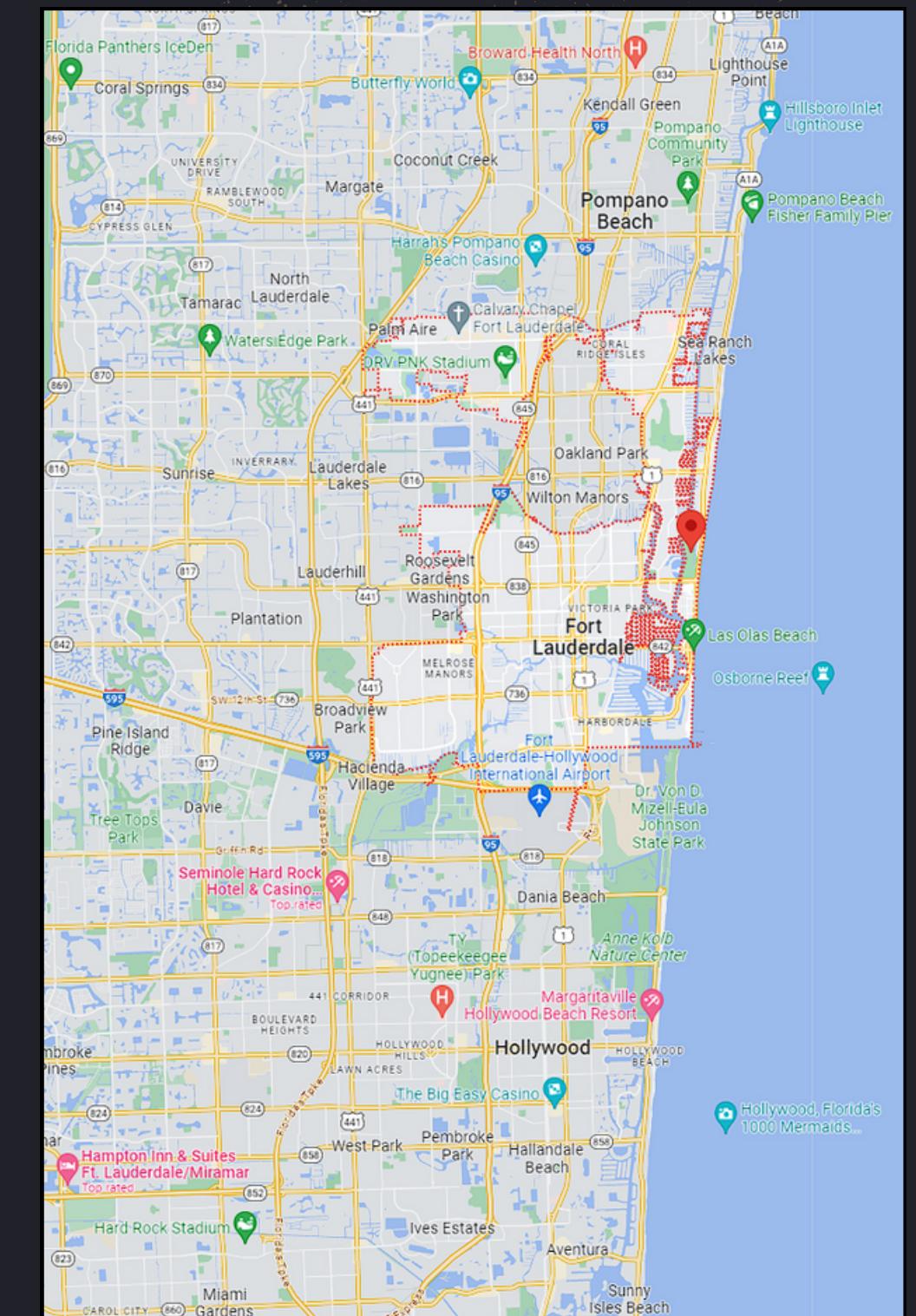
16 Fort Lauderdale

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24 Hollywood

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✓ GOAL:  
Within 20 minutes  
of a business district  
with restaurants and  
other services



## PRIMARY QUESTIONS:

- What--
  - is the **average price per night**?
  - is the **occupancy rate** in these cities?
  - is the **estimated income** per year?

## OTHER QUESTIONS:

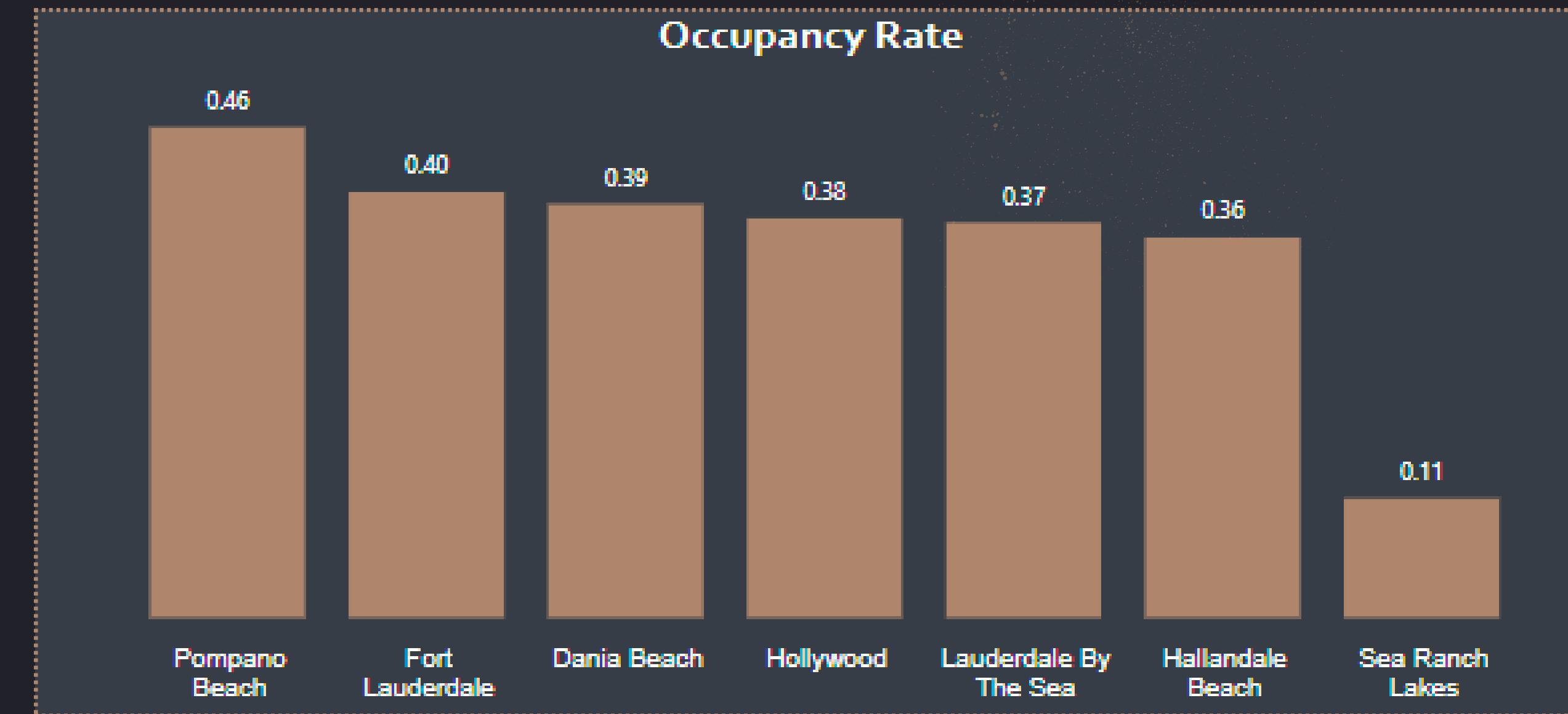
- What are **other expenses** to be considered:
  - Property Tax
  - HOA fees
  - Maintenance costs



# STRATEGY:

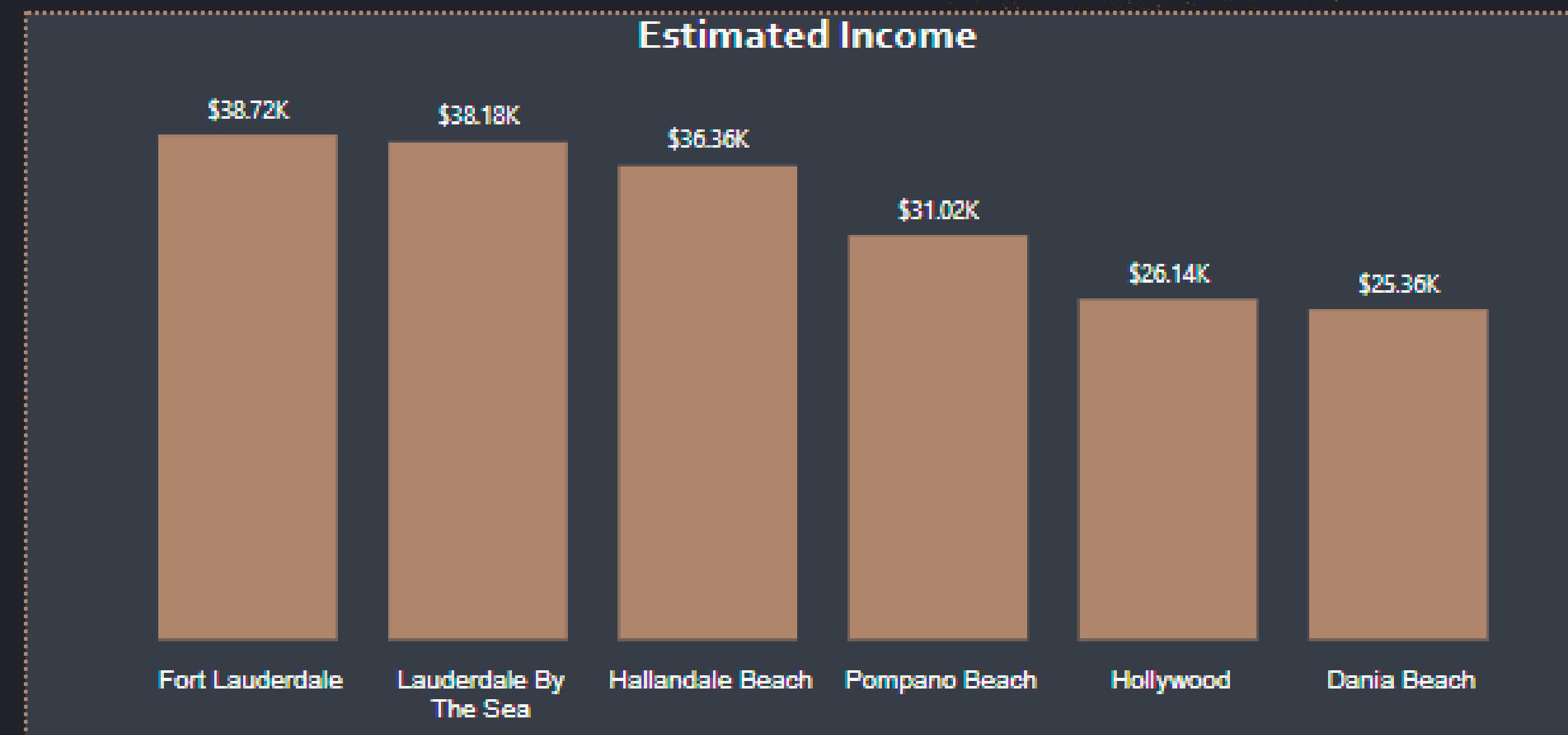
## Occupancy Rate

6	Pompano Beach
11	Lauderdale-by-the-Sea
12	Sea Ranch Lakes
16	Fort Lauderdale
23	Dania Beach
24	Hollywood
31	Hallandale Beach



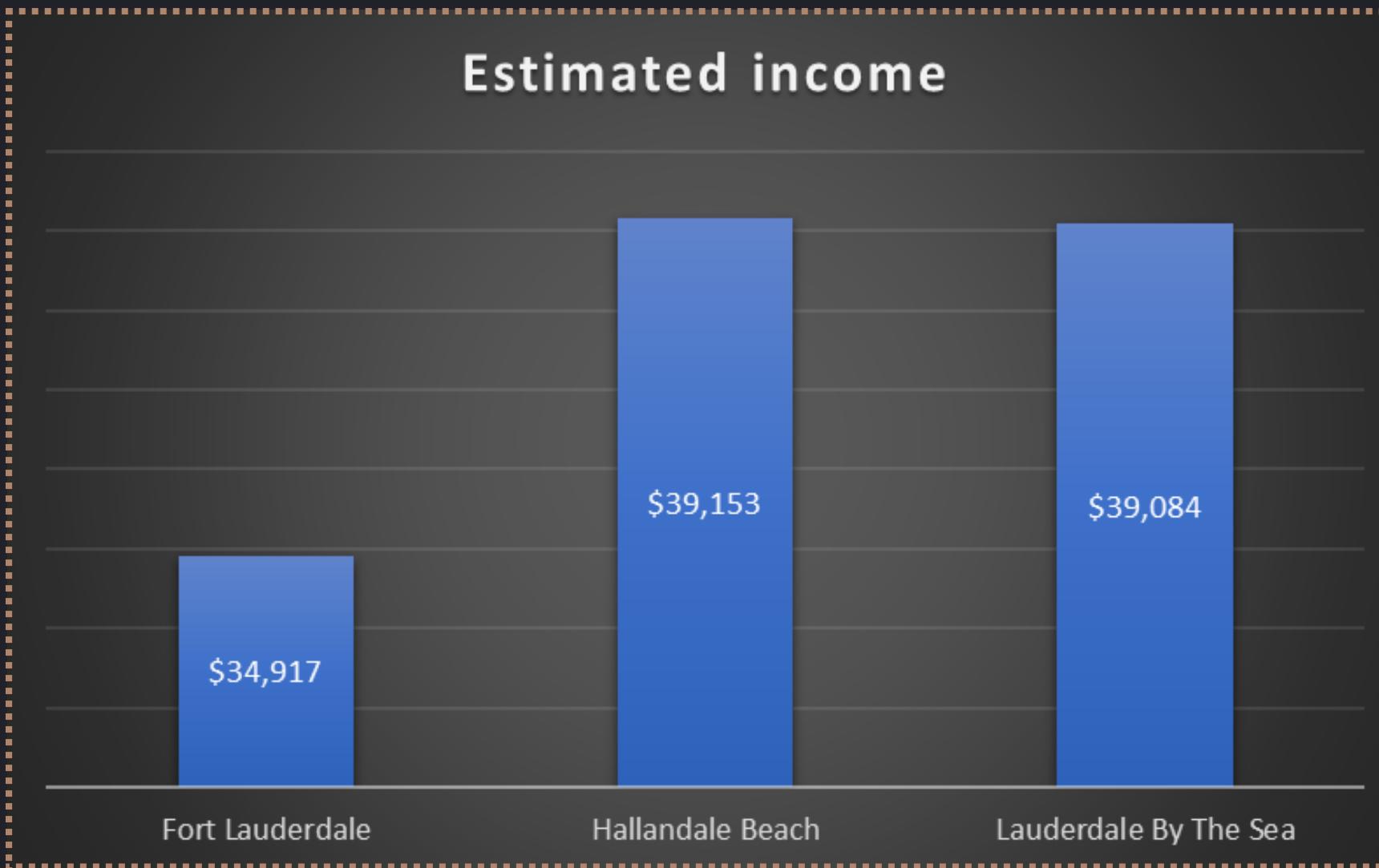
# STRATEGY: Estimated Income

6	Pompano Beach
11	Lauderdale-by-the-Sea
16	Fort Lauderdale
23	Dania Beach
24	Hollywood
31	Hallandale Beach

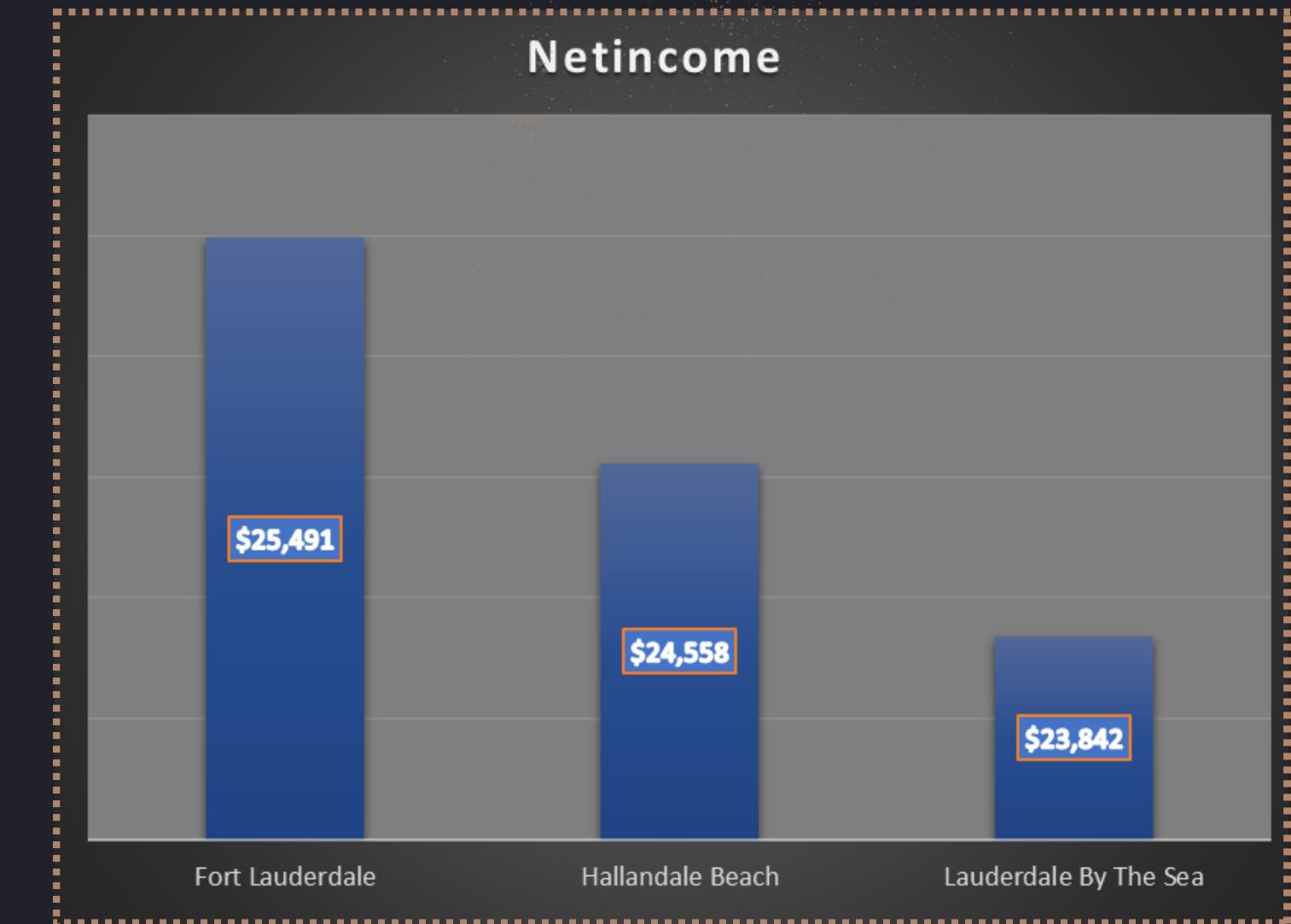


# Estimated Income vs Net Income

Estimated income

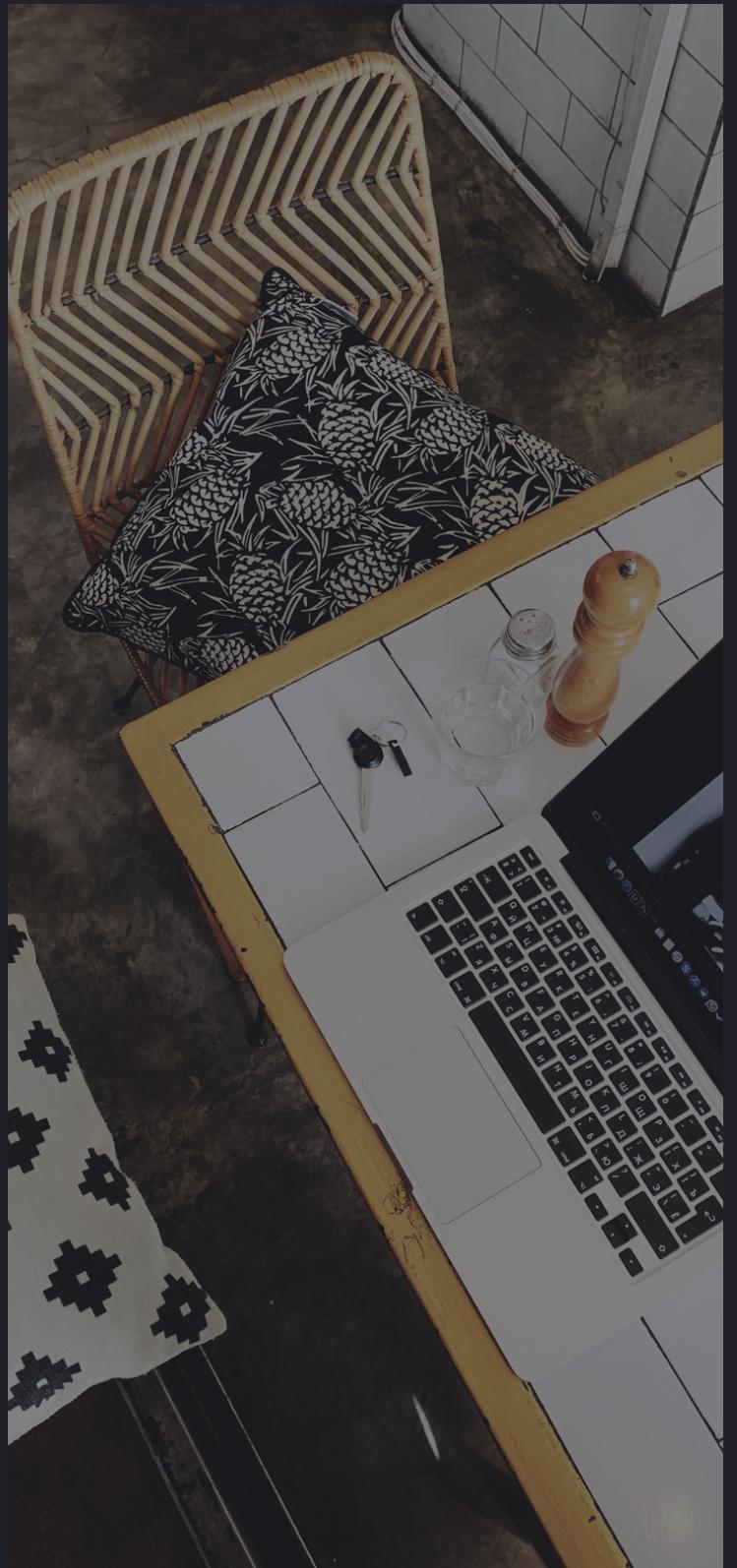


Net income



## RECOMMENDATIONS:

### Expenses



**Home Price: \$400,000**

**Down Payment: \$60,000**

**Mortgage Interest Rate: 6%**

**Loan Type: 30-Year Fixed**

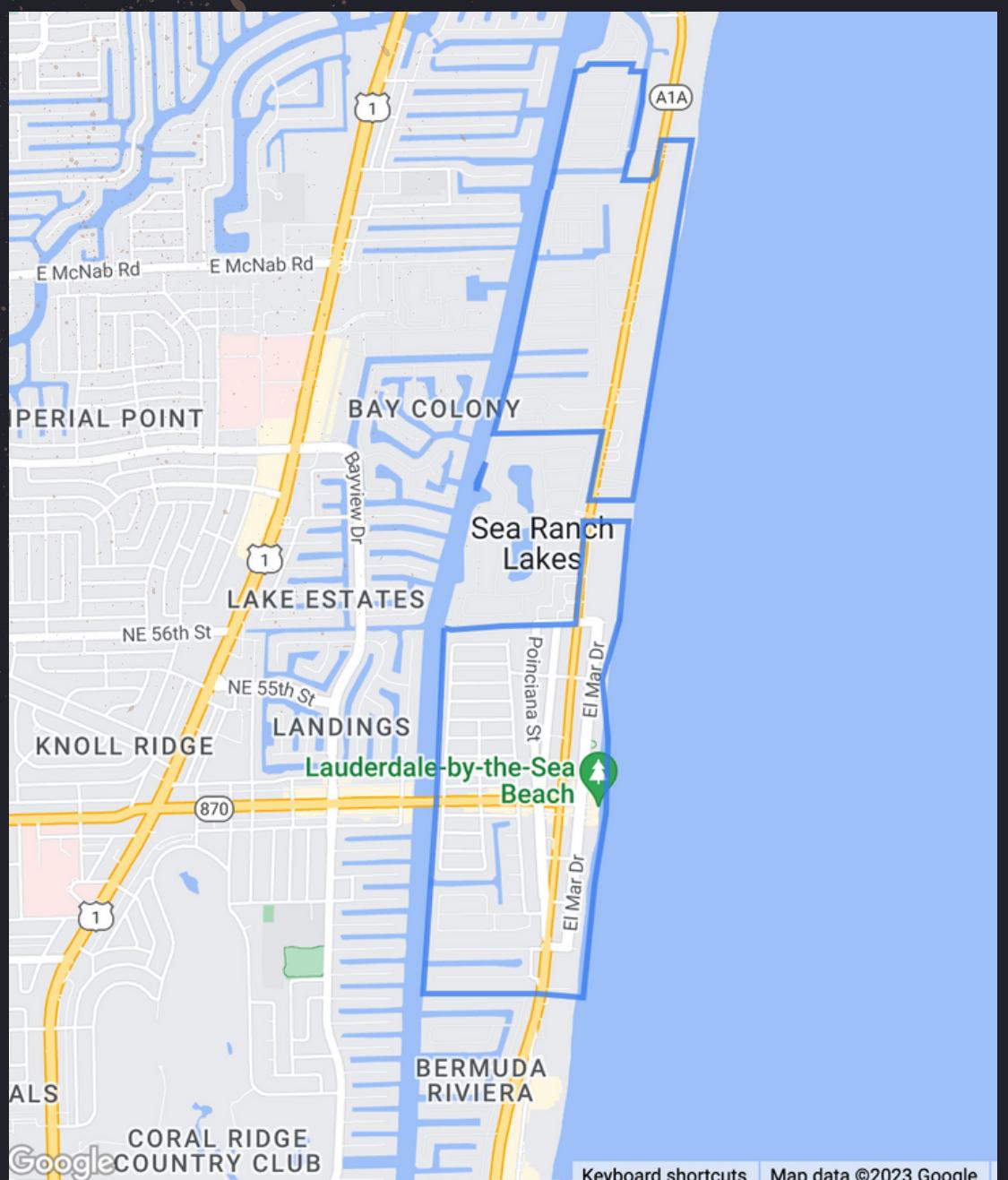
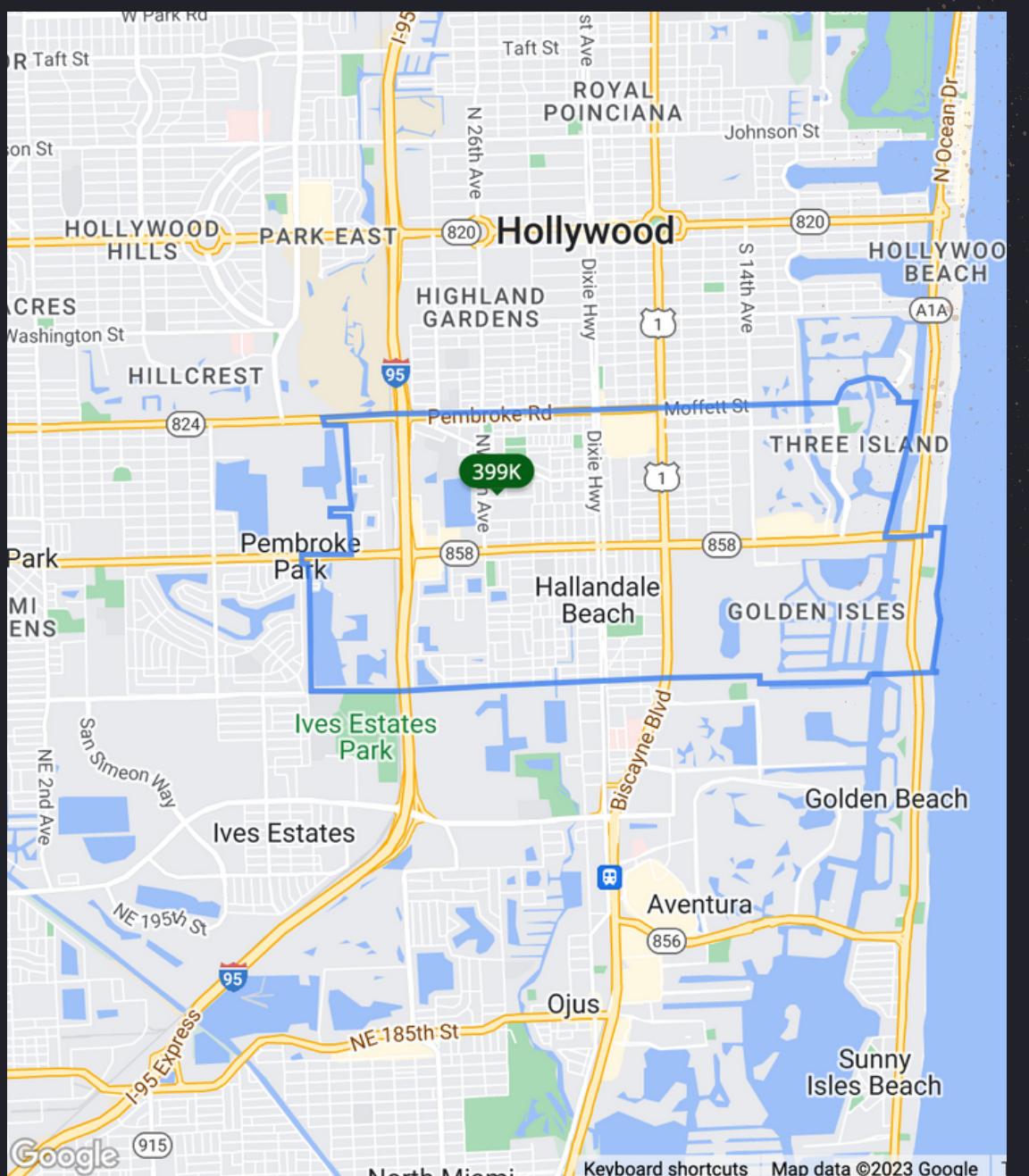
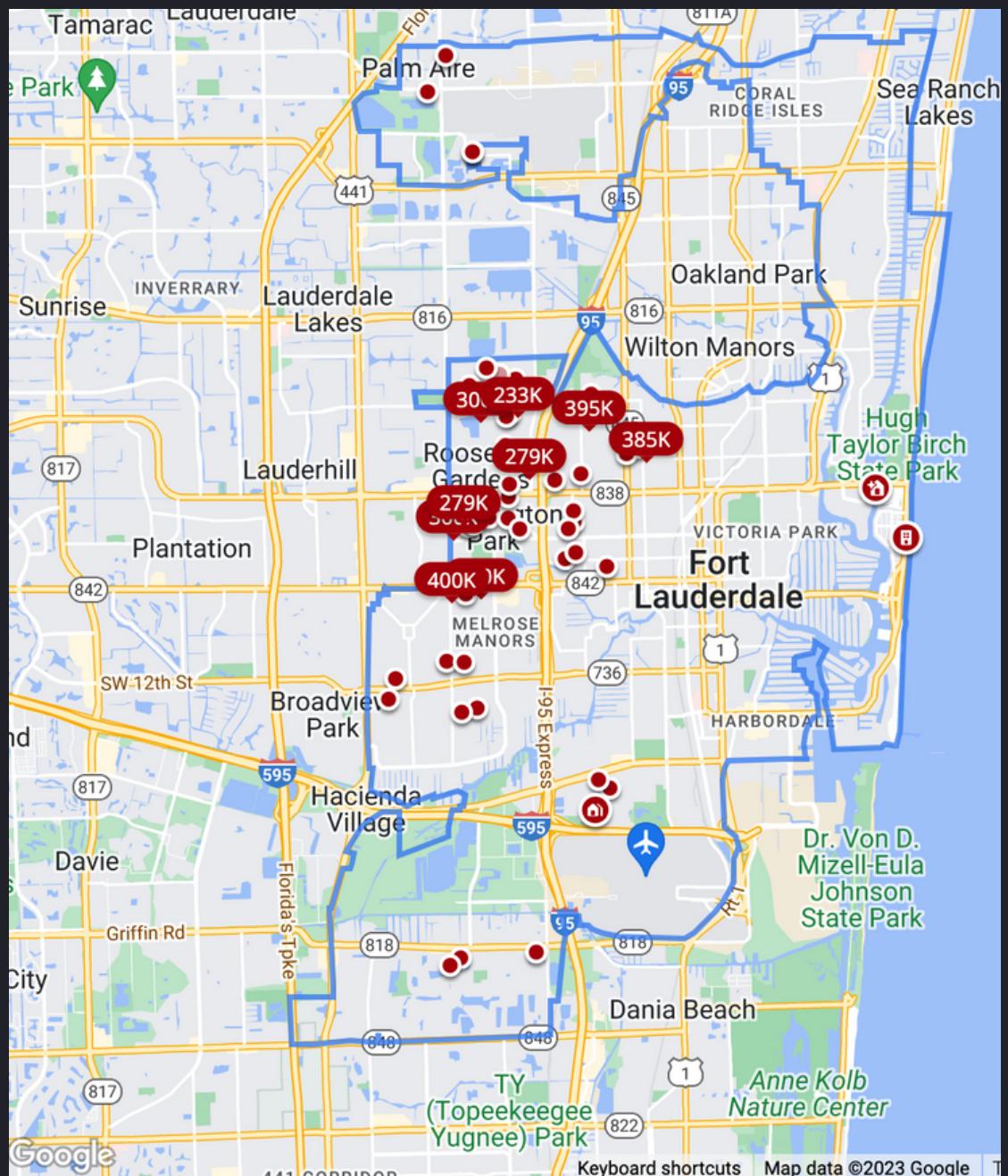
#### TOTAL MONTHLY PAYMENT BREAKDOWN

Based on a \$340,000 mortgage

Mortgage Payment	\$2,038
Home Insurance <ul style="list-style-type: none"><li>◦ Homeowners Insurance</li><li>◦ Mortgage Insurance</li></ul>	\$281 \$104 \$177
Taxes & Other Fees <ul style="list-style-type: none"><li>◦ Property Taxes</li><li>◦ HOA/Condo Fees</li><li>◦ Cleaning Fees</li></ul>	\$493 \$343 \$0 \$150*
Total Monthly Payment	<b>\$2,813</b>

# RECOMMENDATIONS:

*City*



Fort Lauderdale

Hallandale Beach

Lauderdale-by-the-Sea

# RECOMMENDATIONS:

## Possible Homes

House



Condo



Townhouse



For Sale: \$339,999

(3 beds, 2 baths, 864 Square Feet)

Total Monthly Payment: \$2,370

For Sale: \$385,000

(2 beds, 2 baths, 1,110 Square Feet)

Total Monthly Payment: \$2,702

For Sale: \$359,999

(3 beds, 3 baths, 1,536 Square Feet)

Total Monthly Payment: \$2,518

\*Listings retrieved from Zillow.com

# CONTACT US

*For any questions or concerns*

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# REFERENCE:

- Airbnb. (2023). Get the Data. Insideairbnb.com. <http://insideairbnb.com/get-the-data/>
- Florida Mortgage Calculator. (n.d.). SmartAsset. Retrieved November 15, 2023, from <https://smartasset.com/mortgage/florida-mortgage-calculator#nOLCgYBYmv>
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*"Life takes you down  
many paths, but the best  
ones lead to the beach."*

UNKNOWN

