

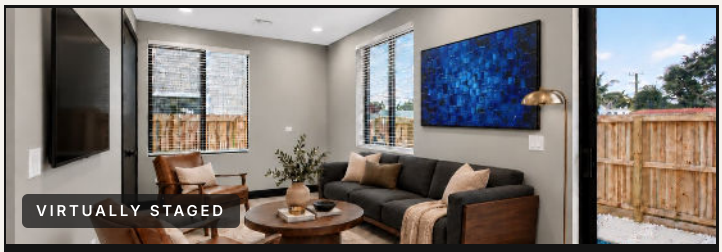
3541 NE 13TH AVENUE · UNIT A & UNIT B · OAKLAND PARK, FL 33334

Two new pool homes. *Buy one or both.*

$1,485,000 per residence

Pricing for buyers of both — ask Share

5 bed · 6 full bath · ~2,700 air-conditioned sq ft each
Private plunge pool · 240V EV charger · STR-eligible, subject to licensing



UNIT A · SOLD UNFURNISHED

Unit A

Designed as the Noir Residence: bold, dramatic, sophisticated. Repose Gray walls, Tricorn Black doors and trim. Sold unfurnished; staged images are virtually staged and labelled.

☐ Repose Gray ☐ Tricorn Black

$1,485,000



UNIT B · PROFESSIONALLY STAGED

Unit B

Designed as the Horizon Residence: bright, refined, effortlessly modern. Crushed Ice walls, Pure White doors and trim. Professionally staged; staged furniture available from the staging company by separate arrangement.

☐ Crushed Ice ☐ Pure White

$1,485,000

Sherwin-Williams colours; swatches approximate on screen and in print.

EACH RESIDENCE

5 bedrooms · 6 full baths
~2,700 air-conditioned sq ft · 2 stories · completed 2026

Private plunge pool, 5 × 15 ft
Not heated · pavers and white-gravel sun yard · balcony

Parking and charging
2-car carport + 2 driveway spaces · 240V EV charger

Built for Florida
Impact-rated windows and doors · all-electric

Two 3-ton AC systems
One per floor · two washer-dryer sets

Kitchen and finishes
Quartz counters · upstairs wet bar · porcelain tile, vinyl plank stairs

Flood zone AE; finished floor 1.68 ft above base flood elevation.

STR-eligible, subject to licensing. The City of Oakland Park has confirmed in writing (letter obtained through Becker & Poliakoff) that each condominium unit can hold its own Short-Term Rental License. The licence is not transferred: each owner applies in their own name, passes the City's inspection and meets its safety and local-contact requirements, renews each year, and holds a Florida DBPR licence. Share can walk you through the steps.



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3541 NE 13th Avenue, Units A & B, Oakland Park, FL 33334. Listed by Share Ross, The Rockstar Group, brokered by eXp Realty. Equal Housing Opportunity. Information deemed reliable but not guaranteed; buyers should verify. Estimates, not a guarantee; (est.) = seller's estimates.

THE NUMBERS · ONE RESIDENCE

Your Florida home.
It earns when you're away.

SHORT-TERM RENTAL INCOME · ONE RESIDENCE

Our projection

$225K

About $225K a year gross — what comparable pool homes nearby earn once established.

$323K TOP 10%

The strongest, most established operators nearby. Such homes exist; it takes years of reviews to get there.

$124K

Left a year toward the mortgage as a second home, with six owner weeks, self-managed.

$678 median nightly rate **61%** median occupancy **109** five-bedroom pool homes within ~6.5 miles

GROSS TO OPERATING INCOME, PER YEAR	COMPARABLE	TOP 10%
Gross rental income	$225K	$323K
– Booking & payment costs	8.5% blended	
– Tax, insurance, utilities, HOA fee (est.)	~$46,900	
– Supplies, repairs, software, licences	~$11,000	
= Operating income, self-managed	**$147,900**	**$234,000**
= With a manager (20% fee)	**$102,800**	**$169,500**

Inside the $46,900 (all est.): property tax ~$27,000; the owner's own unit policy ~$4,000; utilities ~$11,400; HOA fee ~$375 a month (~$4,500 a year). Almost all of the HOA fee pays the building's hazard, wind and flood insurance; the rest is a small reserve for a new roof in 15–20 years. Mortgage not deducted.

AS A SECOND HOME · OUR PROJECTION

~$124,000 a year

Keep six owner weeks a year, self-managed, and about $124,000 a year is left toward the mortgage (about $84,000 with a manager).

With half down, a $742,500 loan at 7.00% over 30 years is about **$59,300 a year**.



BUY BOTH

Two homes. *Up to 16 guests combined.*

$451K gross a year, both, comparable

$645K gross a year, both, Top 10%

10 · 12 bedrooms · baths, 2 private pools

~5,400 air-conditioned sq ft combined

A two-unit condominium: the buyer of both owns both units and controls the two-unit association. Up to 16 guests combined, subject to licensing. Two separate listings; a whole-house listing is an upside, never the only listing.

Pricing for buyers of both — ask Share

Market data pulled from PriceLabs (Oct 2026: 109 five-bedroom pool homes within ~6.5 miles, east of I-95; median nightly rate $678 at 61% occupancy). PriceLabs tracks Airbnb only; local operators who run pool homes on Airbnb, Vrbo and direct bookings, three minutes away, put an established home here at about $225K. Estimate, not a guarantee; actual results depend on season, reviews and the market.

THE PARK NEXT DOOR

The City lots beside the homes are planned as Glenwood Garden, a Florida-native botanical garden with shaded paths and a boardwalk; Greenleaf Park and its courts are a 3-minute walk. Construction begins October 2026.

WHERE THE DEMAND IS

Three minutes from Wilton Drive's restaurants, bars and nightlife, with Fort Lauderdale beach and Las Olas Boulevard shopping and dining close by. A year-round destination, so guests come in every season.

BRAND-NEW, BUILT FOR FLORIDA

Completed 2026, with impact-rated windows and doors, two new AC systems per home, all-electric, and a finished floor 1.68 ft above base flood elevation. Easy to own from a distance.



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