

# NORWOOD DEVELOPMENT GROUP, LLC



## Urban Heights Market/Feasibility/Joint Venture Study

Strictly Private and Confidential

# Disclaimer

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# Executive Summary

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Norwood Development Group LLC is proposing to develop (1) – two story, (12) unit boutique apartment complex in the historic Dorsey Riverbend community located in Fort Lauderdale, Florida. The development is located less than five minutes to the Central Business District of downtown Fort Lauderdale and is within walking distance to the Broward Performing Arts Center, Science Museum, restaurants, retail, and entertainment. Our development will feature a spacious linear floor plan with balconies at the upper floors and patios at the lower floor units. Urban Heights will target those one and two household incomes who are looking for rental units that are competitively priced, have great design and interior features found in larger multifamily properties without the hassle and overcrowding that comes with living in large multifamily developments. As the multifamily housing demand in Fort Lauderdale continues to increase, communities such as Dorsey Riverbend will play a vital role in supplying the required housing stock because it is the only area near downtown that has a significant amount of available vacant developable land. To help achieve this goal, we will plan to bring “Urban Heights” to the community and become a part of the community’s rich history and bright future.

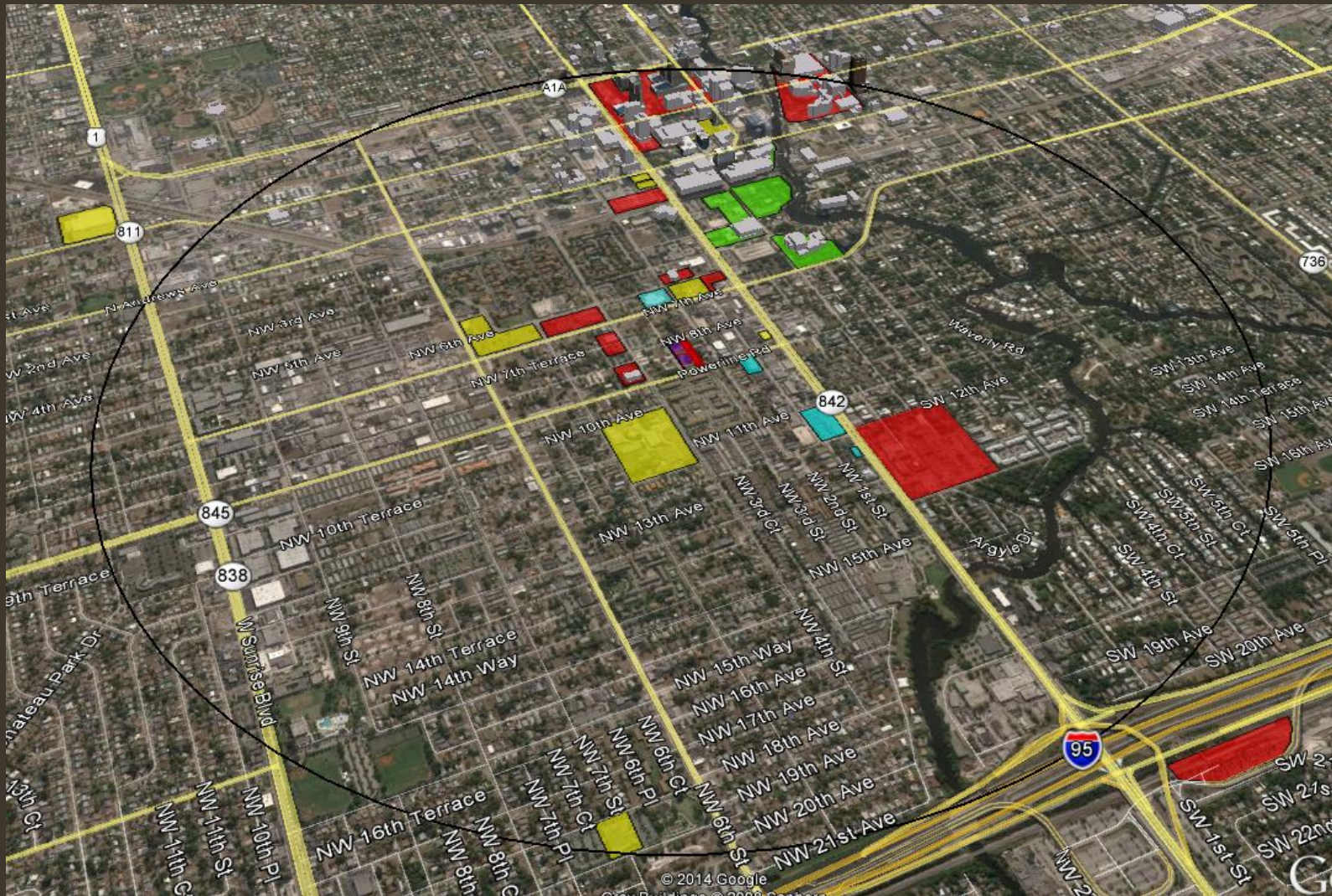
A dark silhouette of a person's head and shoulders, facing right, is positioned on the left side of the slide. The silhouette is filled with a dark, textured pattern, possibly representing hair or a beard.

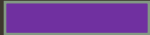


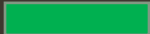
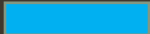
# Proposed Development Team

- ❑ **Developer : Norwood Development Group**
- ❑ **Architect: Mateu Architecture**
- ❑ **Surveyor: McLaughlin Engineering**
- ❑ **Land Use Attorney – Hope Calhoun**
- ❑ **General Contractor: J. Duke Construction,**

**The development team has over 100 years combined experience in developing and constructing similar projects in South Florida. This team has also worked together on a previous commercial project in the City of Fort Lauderdale that resulted in the development approval.**

# Surrounding Area Influences



-  Urban Heights
-  Church, Banks, Police, Bus Terminal, Tri-rail, Post Office, Banks, Building Department, Schools, and Universities
-  Retail: Home Depot, Grocery Store, Walgreens
-  Entertainment District, Museum, Performing Arts
-  Broward Health Clinic, Dental, and Vision

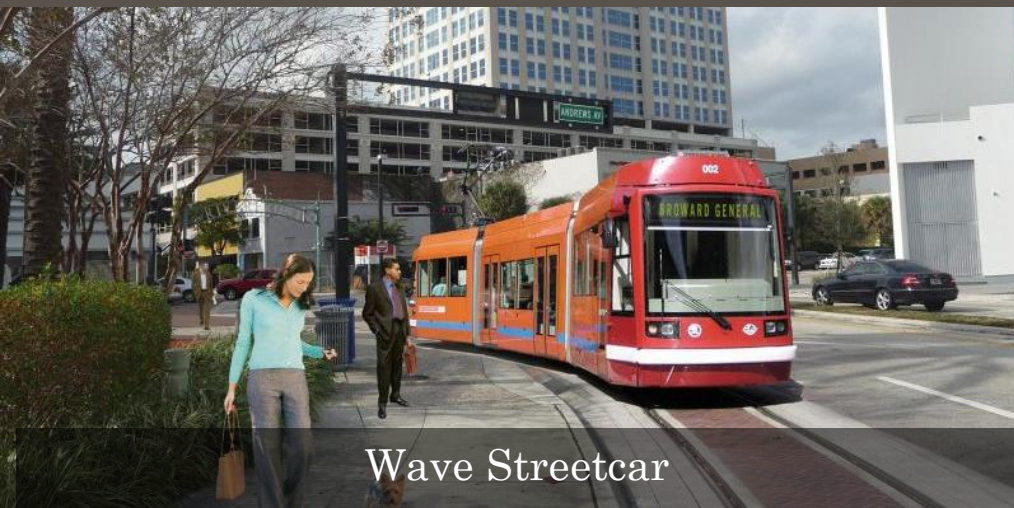




Florida All Aboard Train and Bus Station



Florida Tri-Rail System



Wave Streetcar

# Value Generators - Transportation



New Broward County Courthouse



Broward College

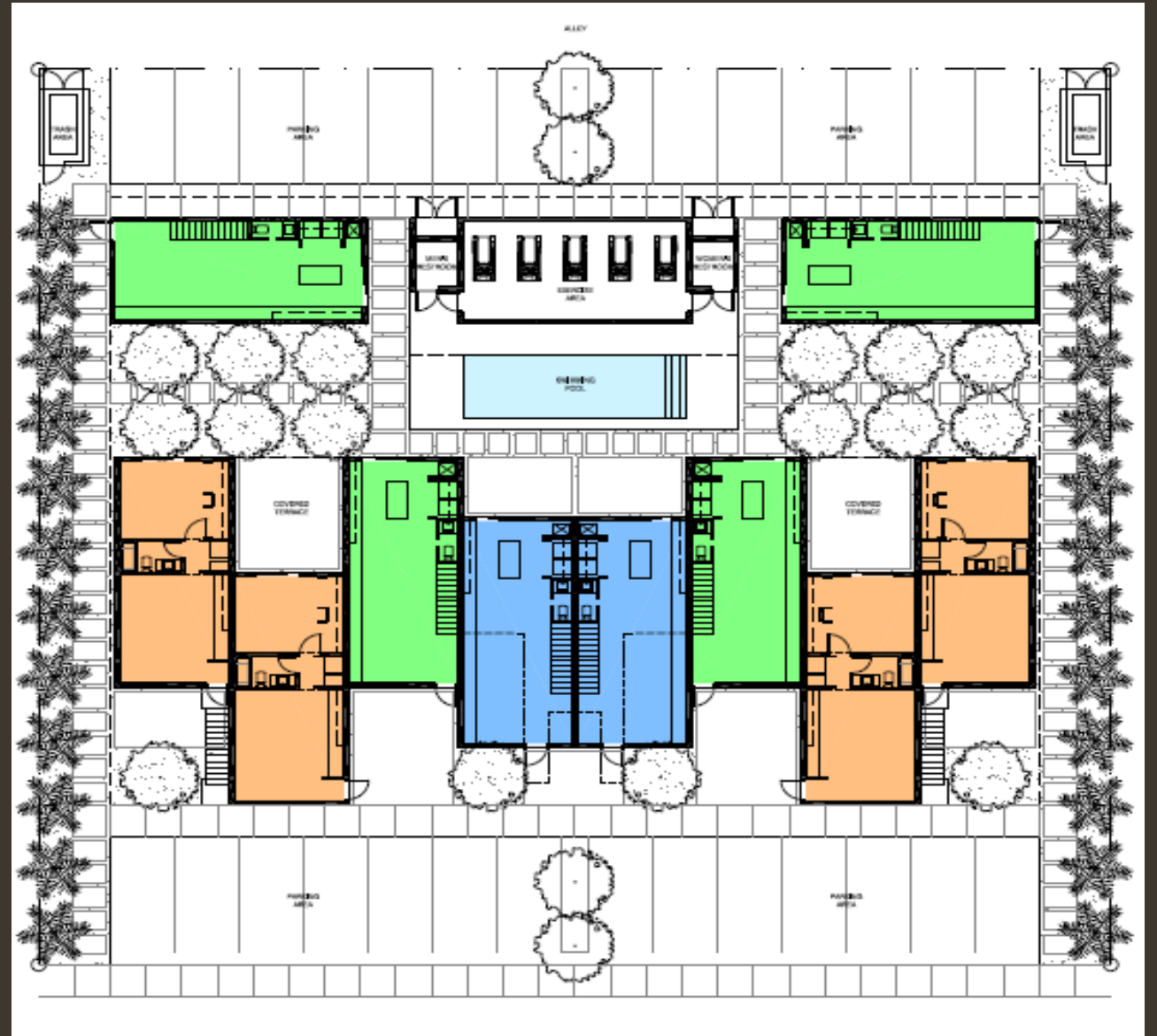


Florida Atlantic University

# Value Generators – Near University and Essential Services

# Site Plan

- Courtesy Mateu Architecture





# Rendering #1

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- Courtesy Mateu Architecture



# Rendering #2

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- Courtesy Mateu Architecture



# Rendering #3

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- Courtesy Mateu Architecture



# Rendering #4

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- Courtesy Mateu Architecture



# Rendering #5

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- Courtesy Mateu Architecture



# Apartment Features

## Unit Features

- Hardwood Floors
- Ceramic Tile Bathrooms
- Stainless Steel Appliances
- Washer and Dryer
- Water Efficient Plumbing Fixtures
- Energy Efficient Air Conditioning Units
- Spacious Closets
- Standard Cable
- Balcony or Patio

## Amenities / Features

- Pool
- Exercise Room
- Free Wi-Fi @ Pool Area
- Trash Valet
- Beautiful Landscape Features



# Amenities

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# Site Plan – Space Use

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Site Foot Print:  
25,000 sq. ft. or  
.48 acres

Rentable  
Building Height:  
22'-0" To Top of  
Parapet

Rental Building  
Area:  
12,000 sq. ft.

Workout  
Facility:  
960 sq. ft.

Common Space  
Restrooms:  
160 sq. ft.

Gross Total  
Building Area:  
13,120 sq. ft.

Pool (only): 313  
sq. ft.

Open Space:  
7,901 sq. ft.

Parking: On-  
street Parking



WELCOME TO  
*URBAN HEIGHTS*  
THANK YOU

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