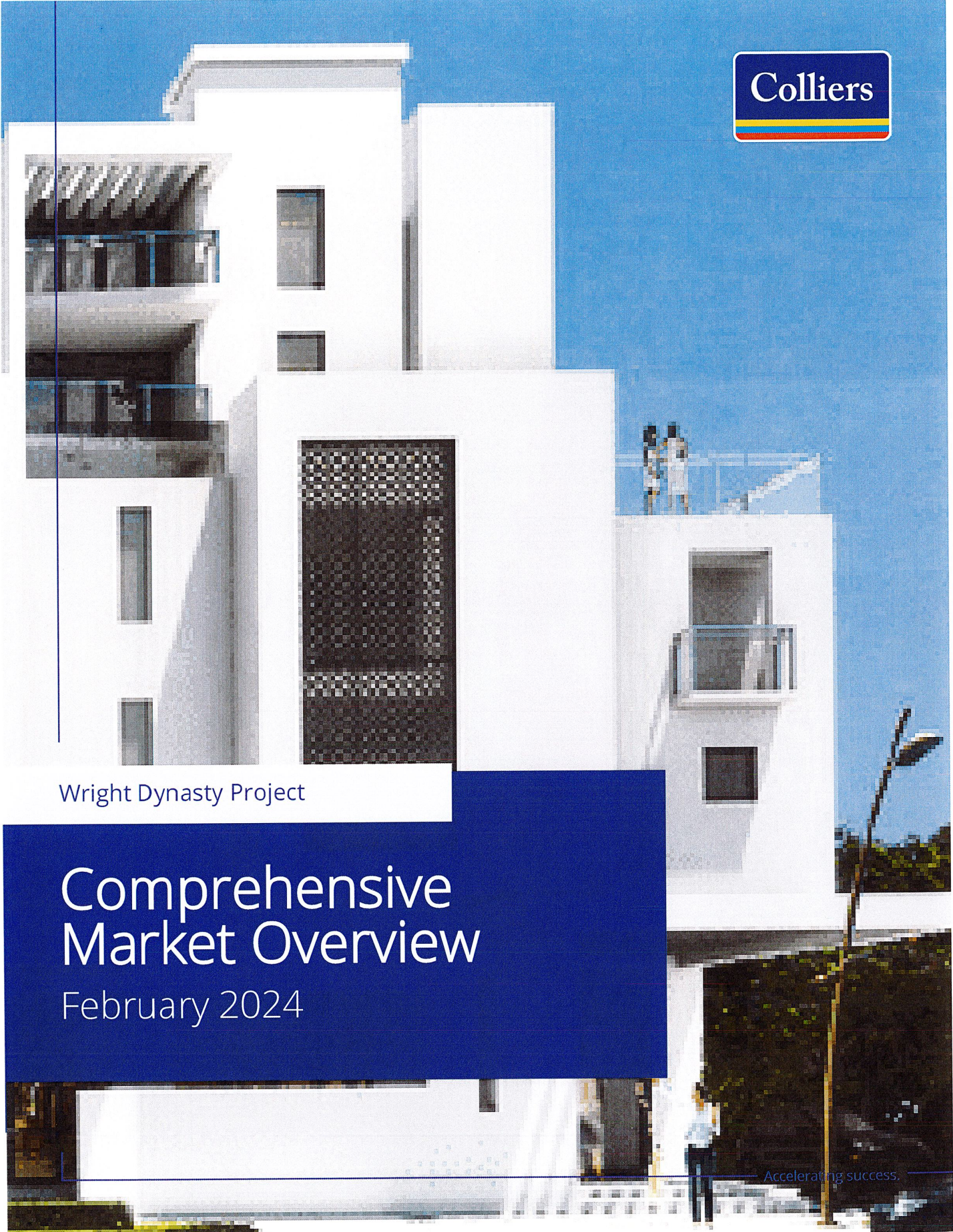
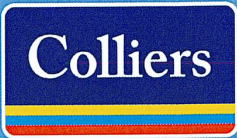


Exhibit 7



Wright Dynasty Project

Comprehensive Market Overview

February 2024

Accelerating success.

Market Profile: Fort Lauderdale Community Redevelopment Agency (CRA)/Sistrunk Area

The subject property falls within the Northwest section of Fort Lauderdale, situated along the historic Sistrunk Boulevard corridor. The neighborhood is bound to the West by Interstate-95, by Broward Boulevard to the South, North Andrews Avenue to the East, and by Sunrise Boulevard to the North. The area has a heavy concentration of both residential and commercial developments, with numerous single and multi-family clusters spread throughout the area. Like other regions, most commercial development is situated along the major roadways of Sistrunk Boulevard, North Andrews Avenue, Broward Boulevard and Sunrise Boulevard. The subject property is conveniently positioned with ease of access to major roadways leading to South Florida's employment centers, Downtown Fort Lauderdale, the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Brightline Station, Port Everglades, and Fort Lauderdale Beach.

Investors and developers have taken notice to the area, which has caused the area to grow. Over the past year an abundance of new developments has completed within a 3-mile radius of the subject property. The new developments are a range of different asset types including Retail, Multifamily, Industrial, Office and a Hotel. Additionally, there is myriad of projects currently under construction and proposed, that are due to be delivered to the area.

The Sistrunk neighborhood has historically been known as a well-established residential community comprised of mainly working families, small businesses, and historic churches and landmarks. There is a high percentage of smaller and older ranch style homes which are being renovated and replaced with new residential or mixed-use properties. Like the rest of the Fort Lauderdale market and South Florida, values in the neighborhood have significantly increased over the last 10 years. As a result of all the new development in the area, it's expected to attract young professionals, entrepreneurs, new residents and visitors alike. The long-term outlook for the neighborhood is positive, as it is expected to increase and strengthen in value as the area continues to grow both in the residential and commercial sectors, simultaneously bringing in new businesses and creating new jobs.

For almost 20 years, the Fort Lauderdale Community Redevelopment Agency (CRA) has been active in acquiring properties in the neighborhood and is continuing to assist many developers in bringing new residential, commercial and mixed-use projects to the area. Improvements to the Sistrunk neighborhood include new lighting, paving, curbing and parking, which has made the area even more welcoming to new business owners, developers and investors alike.

Summary of public and private investments in the Historic Sistrunk and Northwest CRA Area

The following table shows a diverse array of public and private development projects within the Historic Sistrunk and Northwest CRA area, showcasing the breadth and scope of ongoing projects aimed at enhancing the area's vitality and community prosperity.

Property Name	Address	CRA Incentives Awarded	Status
Sistrunk Station	616 NW 2nd Avenue	\$350,000	Complete
Donna's Caribbean	2012 Sistrunk Boulevard	\$290,000	Complete
Sistrunk Marketplace	115 Sistrunk Boulevard	\$1,400,000	Complete
The Pharmacy	900-930 Sistrunk Boulevard	\$748,500	Complete
YMCA/Mizell Center	1409 NW Sistrunk Boulevard	\$10,000,000	Complete
The Provident	610-618 NW 9th Avenue	\$225,000	Complete
River Gardens Townhomes	2130-2140 Sistrunk Boulevard	\$1,500,000	Complete
Smitty's Wings Restaurant	1134 Sistrunk Boulevard	\$450,000	Complete
River Gardens-Infill Homes	Various Locations	CRA Transferred Land	Complete
BTS Towers	924 NW 1st Street	\$100,000	Complete
The Adderly	501 NW 7th Avenue	\$12,000,000	Under Construction
B&D Trap Restaurant	1551 NW 6th St	\$350,000	Under Construction
Mount Hermon Apartments	750 NW 4th Street	\$640,000	Under Construction
Comfort Suites Hotel	301 NW 7th Avenue	\$3,000,000	Permitting
Legion Post	1455 Sistrunk Boulevard	\$350,000	Permitting
The Aldridge & The Laramore	1204 Sistrunk Blvd	\$8,000,000	Permitting
Southern Comfort Kitchen/Bar	1310-1312 Sistrunk Blvd	\$1,125,000	Permitting
Victory Ent. Complex	1017 Sistrunk Blvd	\$2,450,000	Permitting
909 Sistrunk Boulevard	909 Sistrunk Blvd	\$4,000,000	Permitting
Wright Dynasty (subject)	1217-1233 Sistrunk Blvd	\$3,500,000	Permitting
Long-time Vacant Property	1227 Sistrunk Boulevard	\$750,000	Proposed
Arcadian Project	640 NW 7th Avenue	\$10,000,000	Proposed

Source: [Northwest Progresso Flagler Community Redevelopment Agency](#)

Vacant Land Sales Comparables

The table below presents vacant land sales comparables of projects similar in size in the redeveloping Sistrunk area. Investors are drawn to the area's strategic positioning within an opportunity zone, coupled with enticing incentives offered by the Community Redevelopment Agency (CRA).

Comparable Vacant Land Sales | Sistrunk

	Size	Sale Price	Price PSF	Zoning	
1102 Sistrunk Blvd	6,342	\$295,000	46.52	NWRAC-MUw	2/9/2023
2133 Sistrunk Blvd	4,797	\$130,000	27.10	NWRAC-MUw	8/16/2021
2360 Sistrunk Blvd	15,061	\$340,000	22.57	RS-6	3/21/2023
707 NW 27th Ave	24,872	\$550,000	22.11	B-3	5/27/2022

Transportation Overview

Broward Boulevard

The subject property lies just 0.5 miles (2 minutes driving time) to Broward Boulevard. Broward Boulevard serves as the main east-west access route to downtown Fort Lauderdale and is also the latitudinal baseline for the city's street grid. The street is named for Napoleon Bonaparte Broward, who is also the namesake of Broward County.

Sunrise Boulevard

The subject property also lies just 0.5 miles (2 minutes driving time) to Sunrise Boulevard. Sunrise Boulevard is a 15.6 miles long east-west highway serving central Broward County mostly designated State Road 838 (SR 838). The road begins at an interchange with the Sawgrass Expressway (SR 869) in Sunrise and continues east to North Ocean Boulevard (SR A1A) in Fort Lauderdale, next to Hugh Taylor Birch State Park.

Interstate-95

The subject property is located 0.7 miles (2 minute driving time) to Interstate-95, making it an ideal location for commuters going to and from work throughout South Florida. Interstate 95 in Florida runs along the Atlantic coast, joining the various regions: the Gold Coast (Miami, Ft. Lauderdale, and West Palm Beach), the Treasure Coast (Port St. Lucie, Fort Pierce, and Vero Beach), the Space Coast (Melbourne, Cocoa Beach and Cape Canaveral) and the First Coast (St. Augustine and Jacksonville). The freeway measures 382.15 miles in length from U.S. 1 (Dixie Highway), south of Downtown Miami, to the St. Marys River into Georgia. The Broward section of Interstate 95 is the heaviest traveled section in all of South Florida and the entire state. Traffic volumes in Broward generally exceed well over 200,000 vehicles daily, and from Interstate 595 to Sunrise Blvd SR 838), 2013 traffic volumes topped out at 328,000 vehicles per day.

US Route 1

The subject property is located just 1.3 miles (5 minutes driving time) from US Route 1, a major north-south artery that runs through the full length of South Florida and beyond. US Route 1 is well known for having an abundance of retailers and amenities, due to offering high visibility to a great number in volume for traffic counts daily. It is also most used as an alternate route to Interstate-95. In Fort Lauderdale US Route 1 (also known as Federal Highway) intersects the eastern terminus of SR 84. Another half mile beyond, SR A1A ends its concurrency with US 1 and returns to the barrier island. One mile south of Downtown Fort Lauderdale, it meets the eastern terminus of SR 736. The road enters Downtown Fort Lauderdale via the New River Tunnel, one of only a few underwater road tunnels in the state.

Fort Lauderdale-Hollywood International Airport (FLL)

The subject property is located approximately 4.1 miles north (8 minutes driving time) to the Fort Lauderdale-Hollywood International Airport (FLL), which offers domestic and international daily. In 2023, FLL surpassed 2022 passenger counts totaling 31.8 million passengers year-to-date (November) a 10.9 percent year-over-year increase. FLL offers more than 700 flights daily, including domestic and international flights. As such, FLL is ranked tenth airport by the Airports Council International for international traffic; more than San Diego, Chicago Midway, Baltimore, La Guardia, Detroit, and Salt Lake City combined. Following the coronavirus pandemic in 2021, FLL is one of the fastest recovering airports in the U.S. ranking sixth in total traffic recovery and fourth in international traffic recovery among U.S. airports.

Total Visitors Through FLL	
Total Passengers in 2017	32.5 million (+11.3% YOY)
Total Passengers in 2018	36.0 million (+10.6% YOY)
Total Passengers in 2019	36.7 million (+2.2% YOY)
Total Passengers in 2020	15.5 million (-55.1% YOY)
Total Passengers in 2021	28.1 million (+70.3% YOY)
Total Passengers in 2022	31.7 million (+12.9% YOY)
Total Passengers in 2023 (Nov YTD)	31.8 million (+10.9% YOY)

Brightline

The subject property sits just 1.2 miles west (5 minutes driving time) to the Fort Lauderdale Brightline Station. The Brightline is a Miami-based company that operates express intercity passenger rail service with stops in the downtowns of Miami, Fort Lauderdale, West Palm Beach and most recently Aventura and Boca Raton. Construction of the Aventura and the Boca Raton stations is complete, and both began operating officially at the end of 2022. Additionally, construction to link Orlando to the line began in 2019 and is now complete with service commencing in Fall 2023. Brightline also has plans for a station at PortMiami, and eventually an extension to Tampa from the Orlando Station. With visitors to Florida exceeding 100 million, Brightline will connect five large tourist destinations, offering convenient transportation and encouraging extended visits in Florida. Recently, Brightline became the first train company in the world to receive the WELL Health Safety Rating for Facility Operations and Management as awarded by the International WELL Building Institute bolstering Brightline’s accomplishments in providing a clean and healthy environment for travelers and staff.

Port Everglades

The subject property is located just 7.2 miles (13 minutes driving time) northwest of Port Everglades. Port Everglades is one of the busiest cruise ports in the world, serving cruises to 1.6 million passengers in 2022, which is down from years prior, only due to the limitations and restrictions put in place due to the COVID 19 pandemic. However, the Florida Ports Council projects that the cruise industry in Florida ports should be close to 2019 levels in 2023. Located in Greater Fort Lauderdale/Hollywood, Port Everglades is ranked third among cruise ports worldwide and has more homeported cruise ships than any other port in the world. Several capital improvements in the Port’s Five-Year Master Plan position the port to expand operations to 5.6 million passengers in 2033. Port Everglades is one of Broward County’s leading economic engines, generating nearly \$32 billion in economic activity annually while supporting 13,000 local jobs for people who work at the Port and for companies that provide direct services. Port Everglades has also been selected as “World’s Top Cruise Port” multiple times by Seatrade Insider.

Summary of Demand Drivers and Nearby Amenities

Downtown Fort Lauderdale

Downtown Fort Lauderdale has been transformed into a walkable “live, work & play” cosmopolitan environment. The CBD offers 5.8 million square feet of Class A office space and a wide variety of housing with hundreds of restaurants, shops, attractions, and amenities. Since the 1900’s, the Las Olas Corridor has been the heart and soul of Fort Lauderdale. Not only is this unique and eclectic shopping and dining district well-positioned to enjoy the views of the New River that runs through the heart of the City, the Boulevard provides a primary connection from downtown to the beach. Designed to spur economic growth, the City succeeded in developing a “must-visit” International dining and shopping destination. The Corridor features more than 120 specialty retail shops, over 30 al fresco dining options, 10 major international art galleries, 3 world class museums, 1 charming historic hotel and much more under construction.

Fort Lauderdale Convention Center

The Fort Lauderdale Convention Center is South Florida’s premiere waterfront conference center- a stunning 600,000 square foot facility that is about to double in size with the upcoming expansion. This three-story convention center contains 200,000 square feet of exhibit hall space, a 33,000 square foot and a 20,000 square-foot ballroom, 54,325 square feet of meeting space, 101,276 square feet of pre-function/registration space and 22,000 square feet of food preparation area, five-acre outdoor plaza complete with restaurants, a concert venue and lush parklike atmosphere, and a 2,500-space parking garage. The proposed \$1 billion expansion project would add 525,000+ square feet of meeting space and an upscale 800-room headquarters hotel to the site, thus increasing convention business, tourism and the number of jobs in the area. Each year, the Convention Center holds more than 120 events bringing 350,0000 visitors to the area.

LA Lee YMCA/Mizell Community Center

The LA Lee YMCA/Mizell Community Center is a brand-new facility recently completed in 2022. The state-of-the-art facility features a 65,000 square foot building, with ground floor retail space. The center offers traditional YMCA programming and community offerings such as: Broward College, a preschool, meeting space, Black Box Theatre, gymnasium/ wellness center, co-working space, and swimming pool.

The Broward Center for Performing Arts

The Broward Center for Performing Arts ranks among the top ten most-visited theaters in the world. The Center features more than 700 performances each year to more than 700,000 patrons. Ideally located, the Center overlooks the New River in downtown Fort Lauderdale. The performing arts venue hosts Broadway musicals, operas, ballets, concerts, plays, multi-cultural performances, lectures, workshops and educational events; and it offers one of the largest arts-in-education programs in the United States, serving more than 150,000 students annually.

NSU/Fort Lauderdale Museum of Art

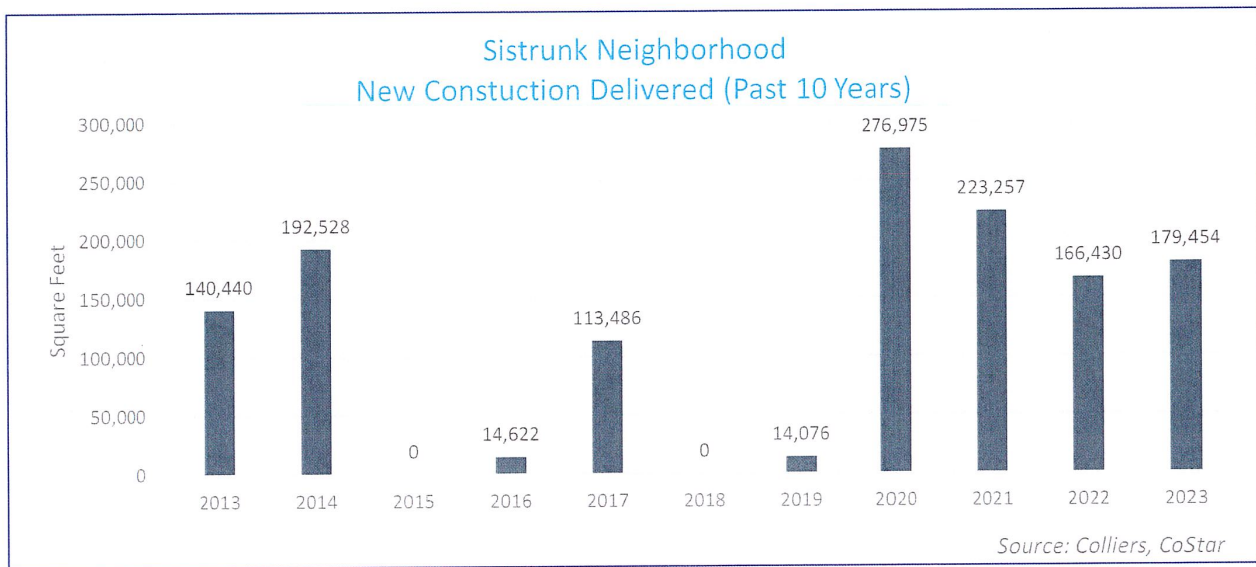
Founded in 1958, NSU Art Museum is a premier destination for exhibitions and programs encompassing all facets of civilization's visual history. NSU Art Museum's 83,000 square-foot building contains 25,000 square feet of exhibition space, a 256-seat auditorium, Museum Store and Cafe. The Museum is known as the hub of the South Florida Art Coast, which is situated midway between Miami and Palm Beach in the heart of downtown Fort Lauderdale. Located in Fort Lauderdale's active Arts and Entertainment District, the Museum is a short walk to the shops, restaurants and galleries of vibrant Las Olas Boulevard as well as to the picturesque Riverwalk waterfront promenade.

The Parker Playhouse

The Parker opened its doors for the first time on February 6, 1967. One of Fort Lauderdale's first venues, the neo-classical Playhouse, was built by Dr. Louis Parker and is managed now by the Broward Center for the Performing Arts. This 1,147-seat fully equipped theater plays an important role in the community by fueling economic development, while also bringing the community together with performances, activities and educational programming.

Summary of new construction (vertical improvement) over the past ten years

The chart below portrays the surge in new commercial development within the Sistrunk area over the past decade, measured by square feet delivered each year. Notably, the chart reflects the pronounced uptick in construction activity observed over the last four years.



The table on the following page presents a sample of recently complete construction projects as well as those under construction or in the planning stages within the Sistrunk area, reflecting ongoing urban development efforts and future enhancements.

The significant increase in new construction over the past decade, particularly in the downtown area and east of Andrews Avenue and Federal Highway, has had a profound impact on property values and spurred a cascade of further vertical improvements in the surrounding area. The influx of new developments has revitalized the urban landscape, creating a desirable environment for businesses, residents, and investors alike. As property values rise in response to this revitalization, it signals confidence in the area's growth potential, attracting additional investment and further stimulating vertical improvement projects. This positive cycle of development not only enhances the aesthetics and functionality of the region but also fosters economic prosperity and community well-being.

Property Name	Property Address	Size	Property Type	Building Status	Year Built
701-1	701 NW 5th Ave	31,692 SF	Retail	Existing	2023
926 2nd St	926 2nd St	4 Units	Multi-Family	Existing	2023
701-2	701 NW 5th Ave	7,252 sf	Flex	Existing	2023
701-4	701 NW 5th Ave	6,136 SF	Flex	Existing	2023
701-3	701 NW 5th Ave	10,187 SF	Flex	Existing	2023
710-1	710 NW 5th Ave	17,336 SF	Flex	Existing	2023
710-2	710 NW 5th Ave	10,069 SF	Flex	Existing	2023
744-2	744 NW 5th Ave	9,902 SF	Flex	Existing	2023
744-748 NW 5th Ave	744 NW 5th Ave	13,169 SF	Flex	Existing	2023
1212 NW 6th Ct	1212 NW 6th Ct	2 Units	Multi-Family	Existing	2023
The 7 th on 7th	900 NW 7th Ave	72 Units	Multi-Family	Existing	2023
617 NW 1st Ave	617 NW 1st Ave	10 Units	Multi-Family	Existing	2023
509 NW 8th Ave	509 NW 8th Ave	5 Units	Multi-Family	Existing	2023
513 NW 8th Ave	513 NW 8th Ave	3 Units	Multi-Family	Existing	2023
Wawa	100 W Sunrise Blvd	5,455 SF	Retail	Existing	2023
511 NW 8th Ave	511 NW 8th Ave	2 Units	Multi-Family	Existing	2023
Comfort Suites FTL	720 NW 4th Ave	100 Room	Hospitality	Final Planning	2026
The Robert Bethal	1455 Sistrunk Blvd	2,544 SF	Entertainment	Permitting	2025
Aldridge & Laramore	1204 Sistrunk Blvd	36 Units	Mixed-Use	Permitting	2025
Southern Kitchen/Bar	1310 Sistrunk Blvd	5,000 SF	Retail	Permitting	2025
Victory Ent. Complex	1017 Sistrunk Blvd	10,000 SF	Entertainment	Permitting	2025
909 Sistrunk Blvd	909 Sistrunk Blvd	76,000 SF	Mixed-Use	Permitting	2025
Wright Dynasty	1217 Sistrunk Blvd	480 Units	Mixed-Use	Permitting	2025
T3 Fat Village West	504 NW 1st Ave	210,000 SF	Office	Under Construction	2025
T3 FAT Village East	501 N Andrews Ave	174,790 SF	Office	Under Construction	2025
West Village	501 NW 7th Ave	417 Units	Multi-Family	Under Construction	2024
The Adderly	501 NW Avenue	455 Units	Mixed-Use	Under Construction	2024
B&D Trap Restaurant	1551 NW 6th St	10,000 SF	Retail	Under Construction	2024
Mount Hermon	750 NW 4th Ave	104 Units	Multi-Family	Proposed	2024
Station Village	199 NW 5th Ave	400 Units	Multi-Family	Proposed	2026
545 N Andrews Ave	545 N Andrews Ave	601 Units	Multi-Family	Proposed	2026
1448 Sistrunk Blvd	1448 Sistrunk Blvd	16,000 SF	Retail	Proposed	2027
404 NW 1st Ave	404 NW 1st Ave	25 Units	Multi-Family	Proposed	2024
T3 FAT Village	501 NW 1st Ave	601 Units	Multi-Family	Proposed	2026
Village of the Arts	543 NE 5th Bch	162 Units	Multi-Family	Proposed	2025
4 NW 7th St	4 NW 7th St	173 Units	Multi-Family	Proposed	2024
11 N Andrews Ave	11 N Andrews Ave	317 Units	Multi-Family	Proposed	2025
Vacant Property	1227 Sistrunk Blvd	5 Units	Multi-Family	Proposed	2025
Arcardian Project	640 NW 7th Ave	480 Units	Mixed-Use	Proposed	2025

Source: Colliers, Costar, CRA

Highest and Best Use Analysis

Highest and Best Use of the Proposed Site

The subject property located at 1217-1223 Sistrunk Boulevard in the City of Ft. Lauderdale, Florida 33311 holds significant potential for various development opportunities due to its versatile zoning designation of NWRAC-MUw – NW Regional Activity Center, Mixed Use West.

Physical Characteristics: The site's ample size and adaptable nature make it suitable for a range of development options, including residential, commercial, or mixed-use projects. Its strategic location within the NW Regional Activity Center allows for more intense land use, maximizing its development potential.

Market Demand and Trends: The Sistrunk corridor has witnessed a surge in construction activity, spurred by the Community Redevelopment Agency's (CRA) initiatives and incentives. Additionally, the subject property's proximity to the downtown business core enhances its attractiveness for residential development and end-users alike.

Financial Feasibility: Given the current market conditions and demand for commercial and mixed-use developments in the area, the proposed plans comprising 3,500 square feet of retail/office space and 27 residential units, aligns well with market trends and presents a financially viable opportunity for investors and developers.

Legal and Regulatory Considerations: The property's zoning designation permits both residential and mixed-use development.

Considering these factors and the proposed development's alignment with market demand, zoning regulations, and financial feasibility, the property's highest and best use lies in its future development as a mixed-use project. This assessment reflects the property's potential to maximize value and contribute positively to the ongoing revitalization of the Sistrunk area.

Long-Term Outlook for the Sistrunk Area

The Sistrunk area of Fort Lauderdale is poised for a transformative journey fueled by a confluence of factors, including increased construction activity, evolving demographics, and strategic urban planning initiatives. With the continued momentum of development projects and a growing emphasis on community revitalization, the long-term outlook for the Sistrunk area is one of burgeoning opportunity and sustainable growth.

Economic Resurgence: The heightened level of construction activity serves as a catalyst for economic resurgence in the Sistrunk area. As new commercial and residential spaces emerge, they attract businesses, residents, and investors, injecting vitality into the local economy. This economic revitalization is likely to lead to job creation, increased consumer spending, and a broader tax base, fostering long-term prosperity for the community.

Increased Property Values: The influx of construction projects and urban improvements is driving up property values in the Sistrunk area over the long term. As demand for real estate in the area grows, property values will appreciate, providing property owners and investors with greater equity and financial stability. This upward trend in property values can also incentivize further investment in the area, fueling additional development and enhancement initiatives.

Cultural Enrichment: The Sistrunk area boasts a rich cultural heritage, and ongoing development efforts are likely to celebrate and preserve this unique identity. Initiatives aimed at promoting arts, culture, and heritage preservation can attract visitors and residents alike, fostering a vibrant and inclusive community. As the area evolves, it is poised to become a cultural hub, offering diverse experiences and contributing to the cultural fabric of Fort Lauderdale.

Infrastructure Enhancements: In tandem with construction projects, infrastructure enhancements will play a crucial role in shaping the long-term outlook of the Sistrunk area. Investments in transportation, utilities, and public amenities can improve accessibility, connectivity, and quality of life for residents. Enhanced infrastructure can also support sustainable development practices, ensuring that the area remains resilient and adaptable to future challenges.

Community Empowerment: As the Sistrunk area undergoes transformation, community engagement and empowerment will be essential for long-term success. Collaborative efforts between residents, local government, businesses, and nonprofit organizations ensure that development initiatives align with the needs and aspirations of the community. By fostering a sense of ownership and inclusivity, the Sistrunk area can cultivate a strong community identity and promote social cohesion.

Overall, the increased amount of construction and other factors in the Sistrunk area of Fort Lauderdale herald a promising future characterized by economic vitality, cultural enrichment, and community resilience. By leveraging its unique strengths and embracing innovation and collaboration, the Sistrunk area is well-positioned to thrive and serve as a model for sustainable urban development in the years to come.

The Significant Need for Housing Options

The significant need for diverse housing options, including affordable, workforce, and market-rate housing, underscores a critical challenge faced by many communities in Broward County. Addressing this need requires a multifaceted approach that balances affordability, accessibility, and sustainability to ensure that all residents have access to safe and suitable housing options.

Broward County has earmarked a substantial \$23 million for affordable housing projects as a pivotal component of its comprehensive master housing plan. This strategic initiative reflects a proactive response to the escalating affordable housing crisis within the county. Additionally, the plan necessitates active participation from local municipalities, compelling them to contribute their resources and expertise to address the pressing needs of their communities. This collaborative effort underscores a collective commitment to tackle housing affordability challenges and create sustainable solutions for residents across Broward County.

Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. The following table shows the AMI Range relative to household income levels in Broward County.

Income Levels in Broward County		
Housing Type	AMI Range	Household Income
Affordable	30-50% (Very Low)	\$30K-\$48K
	50-80% (Low)	\$48K-\$77K
	80-120% (Moderate)	\$77K-\$115K
Attainable	120-140%	\$115K-\$134K
Market Rate	>140%	\$135K+
<i>Source: Colliers, Florida Housing Income Limits, 2023</i> The Area Median Income (AMI) for a household of four (4) in Broward County is \$88,500. Each of the income thresholds uses a household size of four (4) members.		

Affordable housing is essential for ensuring that individuals and families with lower incomes can afford housing without sacrificing other basic needs. Workforce housing caters to essential workers, such as teachers, healthcare professionals, and service industry workers, who may earn moderate incomes but still struggle to find affordable housing in high-cost areas.

By prioritizing the development of diverse housing options, communities can create inclusive and resilient neighborhoods that support socioeconomic diversity and promote economic stability. Affordable and workforce housing initiatives, in particular, play a crucial role in reducing housing inequality, combating homelessness, and fostering economic mobility.

Ultimately, addressing the significant need for housing options requires a commitment to equity, innovation, and collaboration. By working together to develop and implement comprehensive housing strategies, communities can create vibrant, inclusive neighborhoods where everyone has the opportunity to thrive.

Market Forecast

The Wright Dynasty proposed development is a mixed-use project with 3,500 square feet of retail space and 27 apartment units with 3 two-bedroom and 24 one-bedroom units with a 2 story parking garage (58 spaces). The developer is considering rental rates for workforce and affordable housing. The six-story building will contain a total of 64,460 square feet of building area.

The following market forecast for the proposed Wright Dynasty development project provides valuable insights into how the market is poised to react. The project's mixed-use nature, blending retail and residential components, alongside its focus on offering workforce and affordable housing options, is expected to generate significant interest and response from various stakeholders:

- **Demand for Mixed-Use Spaces:** The inclusion of retail space aligns with current market preferences for mixed-use environments, where residents can enjoy convenient access to amenities and services. This feature is likely to attract retailers keen on tapping into the potential foot traffic generated by both residents and visitors, thereby bolstering the commercial viability of the project.
- **Housing Market Trends:** With a well-balanced mix of one-bedroom and two-bedroom units, the development is positioned to cater to a diverse range of renters. This includes young professionals seeking proximity to Downtown Fort Lauderdale's Central Business District, as well as small families looking for comfortable and affordable living spaces in a convenient location.
- **Affordable and Workforce Housing Demand:** The developer's consideration of rental rates for affordable and workforce housing addresses a pressing need within the community. As affordability remains a significant concern for many residents, the availability of such housing options is likely to attract considerable attention and demand from prospective tenants.
- **Parking Demand and Accessibility:** The provision of a two-story parking garage with 58 spaces demonstrates a proactive approach to addressing parking demand considerations, enhancing the accessibility and convenience of the development for residents and visitors alike.

- **Market Competition:** Despite increasing development activity in the area, there remains a notable demand for residential offerings, particularly those with an affordable housing component. The Wright Dynasty project is well-positioned to capitalize on this demand and carve out a niche within the market.
- **Economic and Demographic Trends:** Favorable economic indicators, coupled with projections of population growth and shifting demographic trends, bode well for the success of the project. As the population continues to expand and the need for housing diversification becomes more pronounced, the Wright Dynasty development stands to benefit from these overarching market dynamics.

Overall, the market forecast underscores the strong potential of the Wright Dynasty project to resonate with the evolving needs and preferences of the market. By aligning with key market trends, addressing affordability concerns, and offering a compelling mix of amenities, the development is poised to make a positive impact on the local community and emerge as a sought-after destination for residents and businesses alike.

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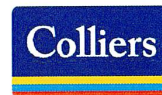
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