



2432 TAYLOR ST, HOLLYWOOD, FL, 33020

Fausto Commercial is proud to present 2432 Taylor St, a well-positioned multi-family asset just minutes from Young Circle, Hollywood Beach, restaurants and I-95. This 10-unit property consists of five buildings, featuring (1) 2-bedroom unit and (9) 1-bedroom units, all fully occupied with assigned parking and a spacious central garden/seating area. With current rents 25% below market, there's significant upside potential—bringing rents to market rates would push NOI above \$166K, achieving a 7%+ cap rate. Sitting on a massive 22,500 SF lot, the property also offers prime redevelopment potential, comfortably accommodating up to 37 units in one of Hollywood's fastest-growing areas.

PRICE: \$2,300,000

Building Size: 5,005 SF

Land Size: 22,566 SF

Zoning: MC-1

Year Built: 1955

Rental Income	Current	Proforma
Unit 1 -2 Bed/1 Bath	\$1,450	\$2,200
Unit 2 -1 Bed/1 Bath	\$1,397	\$1,800
Unit 3 -1 Bed/1 Bath	\$1,400	\$1,800
Unit 4- 1 Bed/ 1 Bath	\$1,395	\$1,800
Unit 5 - 1 Bed/ 1 Bath	\$1,200	\$1,800
Unit 6 - 1 Bed/ 1 Bath	\$875	\$1,800
Unit 7 - 1 Bed/ 1 Bath	\$1,425	\$1,800
Unit 8- 1 Bed/ 1 Bath	\$1,395	\$1,800
Unit 9- 1 Bed/ 1 Bath	\$1,350	\$1,800
Unit 10 - 1 Bed/ 1 Bath	\$1,395	\$1,800
Laundry Income	\$250	\$250
Gross Income	\$162,384	\$223,800

Operating Expenses:

Real Estate Taxes	\$25,374	\$37,000
Insurance (Excluding Windstorm)	\$8,000	\$8,000
Water & Trash	\$9,500	\$9,500
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$960	\$960
Total Expenses	\$45,834	\$57,460
Net Operating Income	\$116,550	\$166,340
CAP RATE	5.07%	7.23%

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