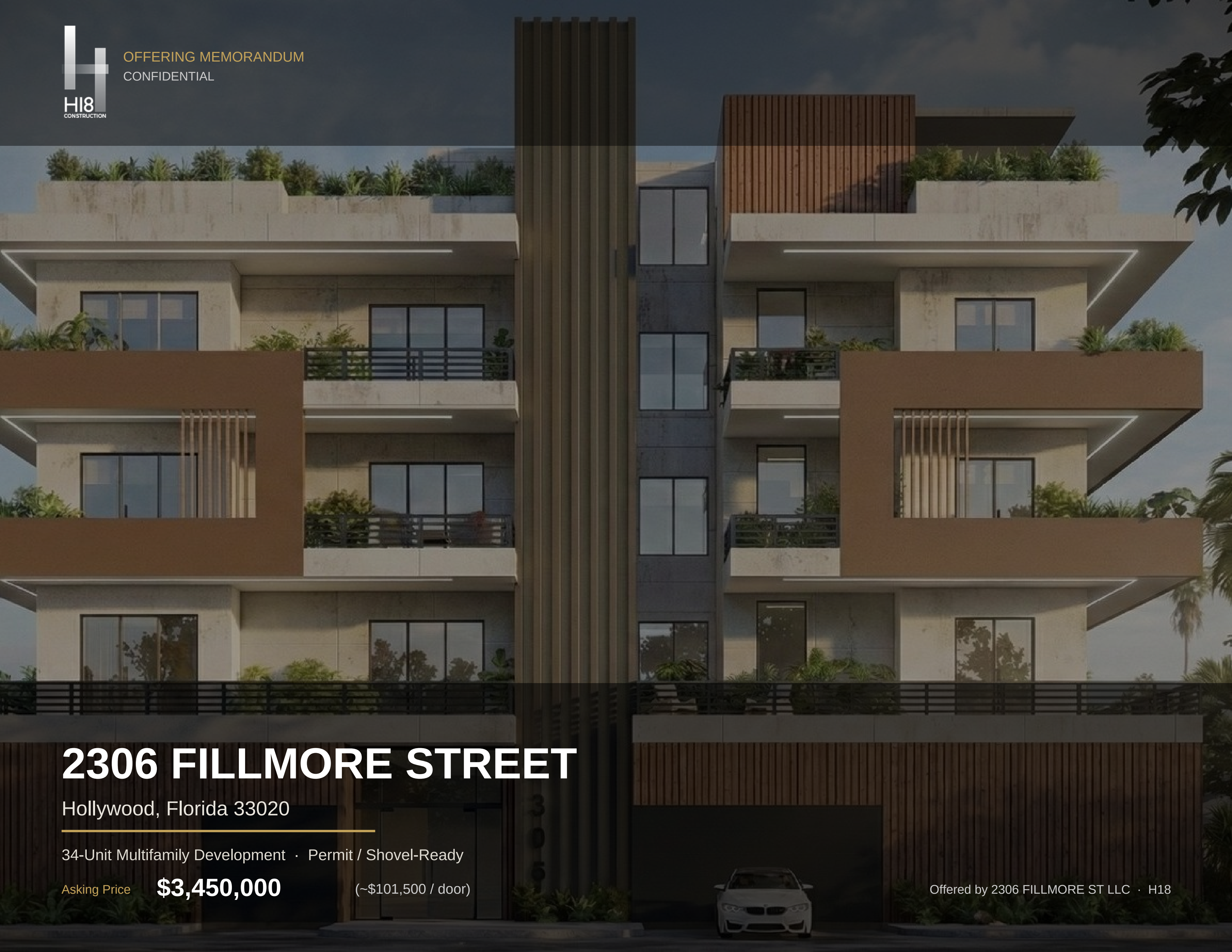


H18 CONSTRUCTION

OFFERING MEMORANDUM

CONFIDENTIAL

2306 FILLMORE STREET

Hollywood, Florida 33020

34-Unit Multifamily Development · Permit / Shovel-Ready

Asking Price **$3,450,000** (~$101,500 / door)

Offered by 2306 FILLMORE ST LLC · H18

Confidentiality & Disclaimer

Please read carefully before reviewing this memorandum

This Offering Memorandum (the “Memorandum”) has been prepared by H18 Construction (“H18”) solely for the confidential use of prospective purchasers considering an acquisition of the real property located at 2306 Fillmore Street, Hollywood, Florida 33020 (the “Property”), offered by 2306 FILLMORE ST LLC.

The information herein is proprietary and strictly confidential. It is intended only for the party receiving it from H18 and may not be shared, copied, or distributed to any other person or entity without H18’s prior written consent. By accepting this Memorandum, you agree to maintain its confidentiality and to use it solely to evaluate a potential purchase of the Property.

This Memorandum provides summary, unverified information intended only to establish a preliminary level of interest. It is not a substitute for thorough independent due diligence. H18 has not independently verified all information contained herein and makes no warranty or representation as to the accuracy or completeness of any information provided, including without limitation income, expenses, projected financial performance, square footage, environmental condition, regulatory compliance, or physical condition.

Any projections, opinions, assumptions, estimates, rents, costs, cap rates, IRRs, or scenarios in this Memorandum — including the Rental IRR Proforma — are ILLUSTRATIVE ASSUMPTIONS ONLY and do not represent current or future performance of the Property. They are not guarantees, forecasts, or assurances of returns. Actual results may differ materially.

Like all real estate investments, this opportunity carries significant risks, including market, entitlement, construction, financing, interest-rate, leasing, and exit risks. Prospective purchasers and their tax, legal, financial, and construction advisors must independently investigate all matters affecting the Property and determine suitability for their needs.

H18 is not affiliated with, sponsored by, or endorsed by any third-party architect, municipality, or prior marketing broker whose materials may have been referenced in preparing design illustrations. Architectural plans and renderings are conceptual and subject to change.

By accepting this Memorandum you agree to release and hold harmless H18 Construction, 2306 FILLMORE ST LLC, and their respective affiliates, officers, and agents from any claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

Executive Summary

34-unit multifamily development opportunity — vacant land, permit/sho

2306 Fillmore Street is a 0.46-acre vacant site in downtown Hollywood, Florida, zoned DH-2 Dixie Hwy Medium Intensity Multifamily. The proposed program by Kaller Architects contemplates a four-story, 34-unit building with rooftop amenities and 43 parking spaces. The site is framed as permit/shovel-ready, with permits estimated at approximately 1–2 months following customary municipal process — not a completed building.

ASKING PRICE
$3,450,000 (~$101,500 / door)

SELLER / ENTITY
2306 FILLMORE ST LLC / H18

STATUS
Vacant land — permit/shovel-ready multifamily

ARCHITECT
Kaller Architects

PROGRAM
34 units · 4 stories / 45 ft · FAR 1.75×

AREA
~35,120 SF FAR · ~34,995 SF under A/C · ~28,000 SF saleable

UNIT MIX
29× 1BD/1BA (~767 SF) · 5× 2BD/2BA (~1,144 SF)

PARKING
43 spaces (incl. lifts & ADA)

AMENITIES
Roof deck / pool and resident amenities

THE OFFERING

Address	2306 Fillmore St, Hollywood, FL 33020
APN	51-42-16-01-3930
County	Broward
Zoning	DH-2 Dixie Hwy Medium Intensity MF
Allowable Uses	Multi-family / Single-family residential
Current Use	Vacant land
Lot Size	±20,060 SF | 0.46 AC
Max FAR	1.75× | ±35,120 SF
Max Height	4 stories | 45 ft (by right)
Units (proposed)	34
Parking (proposed)	43 spaces (incl. 6 lifts & ADA)
Parking ratio	1.26 / unit
Area under A/C	±34,995 SF
Gross saleable (excl. balconies)	±28,000 SF
Asking Price	$3,450,000
Price / Door	~$101,500
Price / Lot SF	~$172

Location

Downtown Hollywood — between Miami and Fort Lauderdale

Situated in the heart of booming Hollywood, Florida, 2306 Fillmore Street sits steps from Hollywood Boulevard and a short distance from historic Young Circle / ArtsPark — a walkable downtown core with dining, culture, and growing residential demand.

Hollywood sits strategically between Miami and Fort Lauderdale, with convenient access to Fort Lauderdale–Hollywood International Airport, Port Everglades, Brightline, and the barrier-island beach corridor including The Diplomat Beach Resort.

Relative to core Miami and Fort Lauderdale sites, Hollywood often offers larger urban lots and a development environment that has attracted significant multifamily and mixed-use investment. The DH-2 zoning supports medium-intensity multifamily by right within the stated height and FAR envelope.

The Property is vacant land. The opportunity is to acquire a permit/shovel-ready multifamily site (permits estimated ~1–2 months) and execute the proposed 34-unit program — not to purchase a completed, operating building.

KEY ADJACENCIES

Hollywood Boulevard | Young Circle / ArtsPark | Brightline | FLL Airport | Port Everglades | Beach / Diplomat

Aerial context — proposed building illustrated

Architectural Vision

Conceptual renders — proposed four-story multifamily (Kaller Architects)

Primary façade — modern Art Dec–inspired elevation

Alternate façade study — street presence & balcony rhythm

Aerial view — rooftop deck/pool amenity level illustrated above structured parking and residential floors

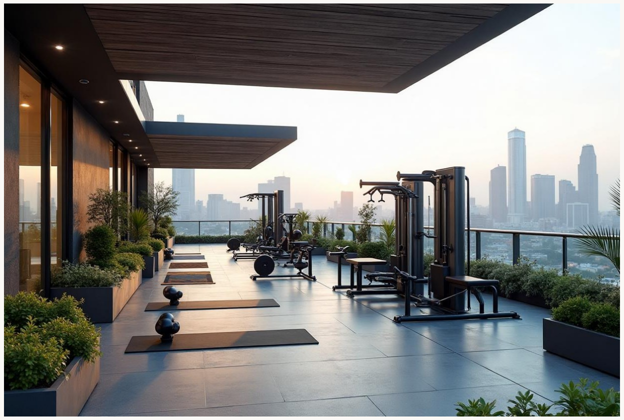
Illustrative only. Final design, materials, and approvals subject to change.

Amenity & Interior Gallery

Illustrative interiors and amenities consistent with the proposed lifestyle program

Open-concept living

Bright 1BD / 2BD layouts with open living–kitchen flow (~767–1,144 SF saleable).



Rooftop fitness

Resident gym as part of the amenitized roof program.

Residents' lounge

Shared lounge for gathering and everyday hospitality.

Shared office / work

Flexible co-working space for residents.

EV charging

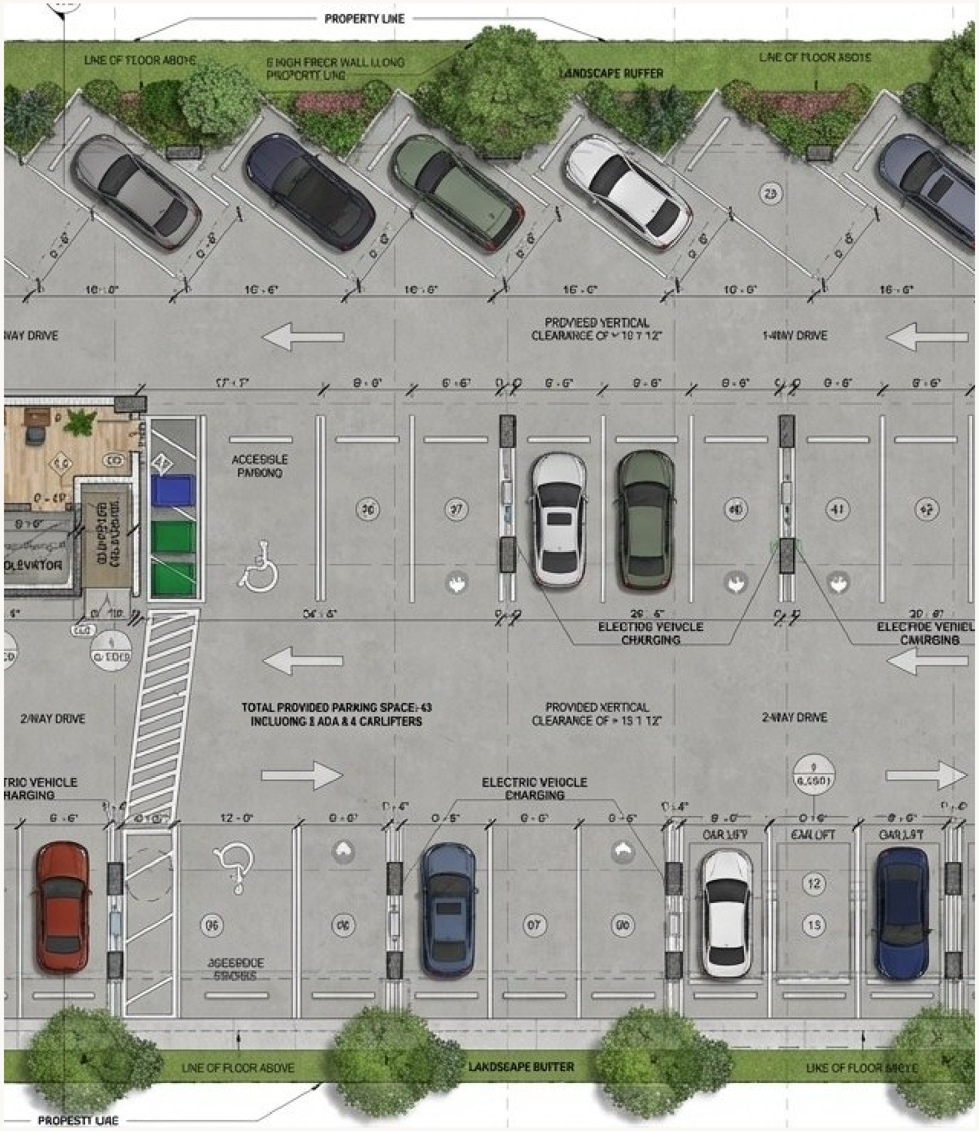
EV-ready parking supporting modern resident demand.

Street presence

Proposed building character along Fillmore Street.

Site, Parking & Roof Program

Ground parking (43 spaces) and rooftop amenity deck — illustrative



Ground-floor parking plan — 43 spaces incl. lifts & ADA (proposed)

Rooftop plan — pool / deck amenities (proposed)

Unit Mix & Program

29 one-bedrooms · 5 two-bedrooms · ~28,000 SF saleable (excl. balconies)

34	4 / 45′	1.75×	43	~$101.5k
Total Units	Stories / Height	FAR	Parking Spaces	Ask / Door

UNIT MIX (PROPOSED)

Type	Units	Avg Size (excl. balconies)	Total SF (approx.)	% of Units	Illustrative Rent / Mo*
1 Bedroom / 1 Bath	29	767 SF	22,243 SF	85%	$2,800
2 Bedroom / 2 Bath	5	1,144 SF	5,720 SF	15%	$3,200
Total / Weighted	**34**	**~822 SF avg**	**~27,963 SF**	**100%**	**$97,200 GPR**

** Rents shown are ILLUSTRATIVE ASSUMPTIONS for the proforma (not leases or guarantees).*

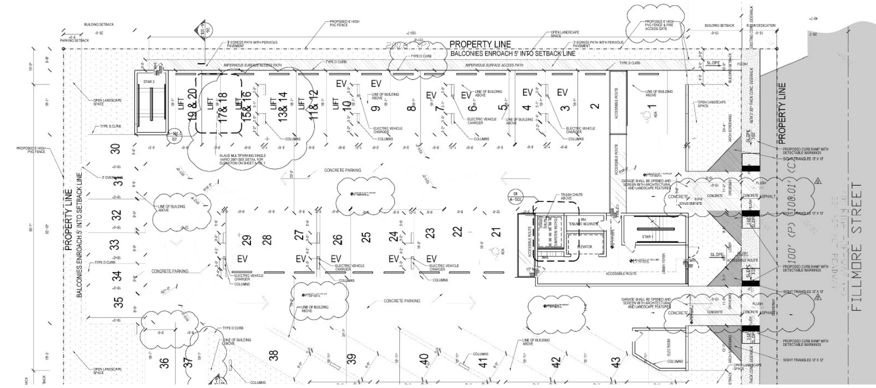
DEVELOPMENT CAPACITY

Lot	**±20,060 SF | 0.46 AC**	Max FAR (excl. parking & balconies)	**1.75× | ±35,120 SF**
Max area under A/C (proposed)	**±34,995 SF**	Gross saleable excl. balconies	**±28,000 SF**
Parking ratio (proposed)	**1.26 spaces / unit**	Architect	**Kaller Architects**

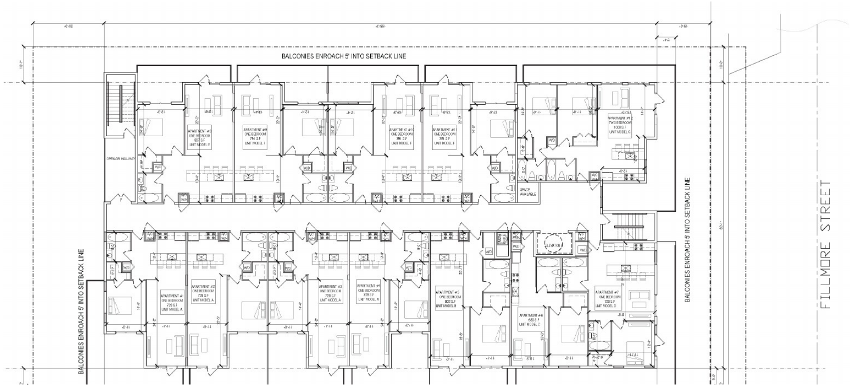
Proposed Plans & Elevations

Source plan graphics cropped to remove prior broker branding — conceptual / subject to change

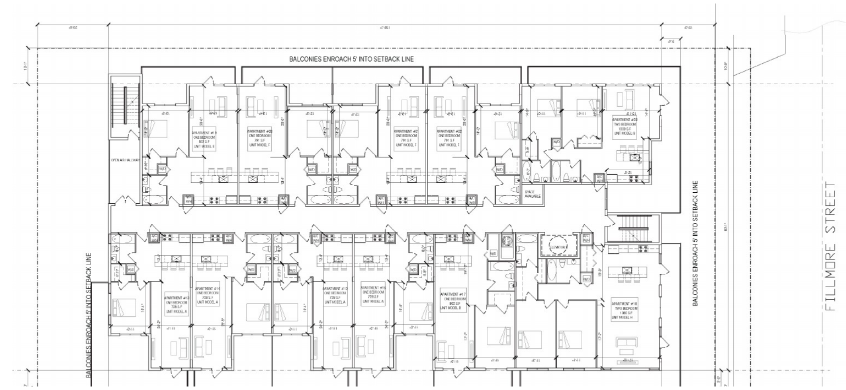
Building elevations



Ground floor / parking



2nd floor



3rd & 4th floors

Rental IRR Proforma

ILLUSTRATIVE ASSUMPTIONS — NOT A GUARANTEE · Hold 5–7 years · Unlevered & optional levered

ILLUSTRATIVE ASSUMPTIONS — NOT A GUARANTEE

All rents, vacancy, expenses, hard/soft costs, growth rates, exit caps, leverage, and IRRs are hypothetical modeling assumptions for discussion only. They are not appraisals, forecasts, or promises of return. Actual results may differ materially. Independent due diligence required.

INCOME ASSUMPTIONS

Line Item	Assumption	Annual
1BD/1BA rent (29 units)	$2,800/mo	$974,400
2BD/2BA rent (5 units)	$3,200/mo	$192,000
Gross Potential Rent (GPR)	$97,200/mo	$1,166,400
Vacancy loss	5.0%	$-58,320
Effective Gross Income (EGI)		**$1,108,080**

OPERATING EXPENSES (ANNUAL, Y1)

Expense	Amount
Property management (4% EGI)	$44,323
Property taxes (est.)	$55,000
Insurance (est.)	$28,000
Repairs & maintenance ($1,500/unit)	$51,000
Common-area utilities	$18,000
Amenities / landscaping	$12,000
Replacement reserves ($350/unit)	$11,900
Admin / misc	$15,000
Total OpEx	**$235,223**
OpEx % of EGI	**21.2%**
Year-1 NOI (Base opex)	**$872,857**

DEVELOPMENT COST STACK (ON ±35,120 SF FAR)

	Conservative	Base	Upside
Hard cost / SF	$340	$300	$275
Soft % of hard	20%	18%	15%
Contingency % (hard+soft)	7%	5%	4%
Land (ask)	$3,450,000	$3,450,000	$3,450,000
Hard costs	$11,940,800	$10,536,000	$9,658,000
Soft costs	$2,388,160	$1,896,480	$1,448,700
Contingency	$1,003,027	$621,624	$444,268
Total project cost	**$18,781,987**	**$16,504,104**	**$15,000,968**
All-in / door	**$552,411**	**$485,415**	**$441,205**

Proforma Cash Flows & IRR Summary

ILLUSTRATIVE ASSUMPTIONS — NOT A GUARANTEE

ILLUSTRATIVE ASSUMPTIONS — NOT A GUARANTEE

All rents, vacancy, expenses, hard/soft costs, growth rates, exit caps, leverage, and IRRs are hypothetical modeling assumptions for discussion only. They are not appraisals, forecasts, or promises of return. Actual results may differ materially. Independent due diligence required.

SCENARIO DRIVERS

Driver	Conservative	Base	Upside
Hold period	7 years	6 years	5 years
Rent growth	2.0% / yr	2.5% / yr	3.0% / yr
OpEx growth	2.5% / yr	2.5% / yr	2.0% / yr
OpEx load vs Base	110%	100%	95%
Exit cap rate	5.5%	5.0%	4.5%
Sale costs	**2.5%**	**2.0%**	**2.0%**

OPTIONAL LEVERAGE

LTV: 60% of total project cost
Interest rate: 6.50%
Amortization: 30 years
Base loan: $9,902,462
Base annual DS: $751,084
Applied to Base scenario only in levered IRR column.

BASE CASE — ANNUAL CASH FLOWS (UNLEVERED)

Year	EGI	OpEx	NOI	Exit Value	Net CF
0 (equity outlay)	—	—	—	—	$-16,504,104
1	$1,108,080	$235,223	$872,857	—	$872,857
2	$1,135,782	$241,104	$894,678	—	$894,678
3	$1,164,177	$247,131	$917,045	—	$917,045
4	$1,193,281	$253,310	$939,971	—	$939,971
5	$1,223,113	$259,642	$963,471	—	$963,471
6	**$1,253,691**	**$266,133**	**$987,557**	**$19,751,147**	**$20,343,681**

Timing simplified for illustration: full project cost treated as Year-0 outlay; stabilized operations from Year 1. Construction period, lease-up, and draws not modeled month-by-month.

IRR Summary & Sensitivity

ILLUSTRATIVE ASSUMPTIONS — NOT A GUARANTEE · Do not interpret as promised returns

CONSERVATIVE
Unlevered
3.4%
Hold 7 yrs
Equity $18,781,987

BASE
Unlevered
8.0%
Hold 6 yrs
Equity $16,504,104

UPSIDE
Unlevered
13.3%
Hold 5 yrs
Equity $15,000,968

BASE LEVERED
Levered 60% LTV
9.8%
Hold 6 yrs
Equity $6,601,642

Metric	Conservative	Base Unlev.	Upside	Base Levered
Project cost	$18,781,987	$16,504,104	$15,000,968	$16,504,104
Equity outlay	$18,781,987	$16,504,104	$15,000,968	$6,601,642
Y1 NOI (approx.)	$849,334	$872,857	$884,618	$872,857
Exit cap	5.5%	5.0%	4.5%	5.0%
IRR (illustrative)	**3.4%**	**8.0%**	**13.3%**	**9.8%**

IMPORTANT DISCLAIMER

IRRs and cash flows above are mathematical outputs of stated assumptions only. They are NOT guarantees, NOT appraisals, and NOT indications of expected future results. Construction costs, rents, vacancy, expenses, financing terms, entitlements, timelines, and exit values are uncertain and may vary substantially. Levered returns amplify both gains and losses and assume the stated LTV, rate, and amortization are available — which is not assured. Past market performance in Hollywood or South Florida does not predict future performance. H18 Construction and 2306 FILLMORE ST LLC expressly disclaim any obligation to update these illustrations. Prospective investors must rely solely on their own independent investigation and professional advisors.

H18 CONSTRUCTION

Next Steps

01 Review this confidential memorandum and illustrative proforma with your advisors.

02 Execute a confidentiality agreement / access package if additional materials are required.

03 Schedule a site visit and review of plans, surveys, and entitlement status.

04 Submit indications of interest; negotiate letter of intent with 2306 FILLMORE ST LLC.

05 Complete independent due diligence — title, survey, environmental, zoning, construction, financing.

CONTACT

Donna Hayes

Sales | H18 | h-18.com

2306 FILLMORE ST LLC · 2306 Fillmore St, Hollywood, FL 33020

Asking Price $3,450,000

~$101,500 per door · 34 units

Vacant land · Permit / shovel-ready