



**5719 JOHNSON ST,
HOLLYWOOD, 33021**
TURNKEY 5-UNIT MULTIFAMILY GEM

We are pleased to present 5719 Johnson St, a turnkey 5-unit multifamily gem located just off 441 in the heart of Hollywood, close to I-95 and the Hardrock. This property features one 2-bed/1-bath unit and four 1-bed/1-bath units. With 10 parking spaces and individual electric meters, it ensures low expenses and tenant convenience. Currently fully occupied with under-market rents, the property has the potential for over \$100k in gross annual rental income when adjusted to market rates. The beautiful garden area and additional outdoor lounging space on the large 15k sqft lot enhance the property's appeal. This property can also be purchased with the office building next door at 5715 Johnson St, offering a unique investment opportunity.

PRICE: \$1,050,000

Building Size: 2,147 Sq Ft

Land Size: 14,348 Sq Ft

Zoning: RM-9

Rental Income	Current	Proforma
Unit 1 – 2 Bed/1 Bath	\$920	\$2,000
Unit 2 - 1 Bed/1 Bath	\$865	\$1,600
Unit 3 - 1 Bed/1 Bath	\$900	\$1,600
Unit 4 - 1 Bed/1 Bath	\$965	\$1,600
Unit 5- 1 Bed/ 1 Bath	\$965	\$1,600
Gross Income	\$55,380	\$100,800
Operating Expenses:		
Real Estate Taxes	\$9,434	\$16,000
Insurance	\$3,000	\$3,000
Water & Trash	\$5,000	\$5,000
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$900	\$900
Total Expenses	\$20,334	\$26,900
Net Operating Income	\$35,046	\$73,900
Cap Rate	3.33%	7.03%

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