

1818 SHERIDAN STREET HOLLYWOOD, FL 33020

FULLY STABILIZED & RENOVATED MEDICAL OFFICE



OVERVIEW

STL Commercial has been exclusively retained to arrange the sale of 1818 Sheridan St, Hollywood FL. The subject property is a 7,499 SF medical office building, situated on a 17,780 SF lot. Recently, the property has gone through a large amount of improvements. Including but not limited to, a new flat roof, AC units, elevator, asphalt parking lot, and electrical system.

The subject property is currently 100% occupied. The only major landlord expense is the real estate taxes. Currently the property is generating an annual net operating income of \$218,760.

The property is strategically located on the corner of Sheridan St and US-1 in Hollywood FL. Offering exceptional visibility and accessibility to all major thoroughfares. The property is located 1.2 miles east of the I-95 Sheridan St exit. 4 miles from Fort Lauderdale International Airport and Hollywood Beach.

SITE SUMMARY

ASKING PRICE: \$2,860,000

BUILDING SF: 7,499 SF

LAND SF: 17,780 SF

IN-PLACE NOI: \$218,760

IN-PLACE CAP RATE: 7.65%

OCCUPANCY: 100%

NUMBER OF TENANTS: 1

YEAR BUILT: 1986

RENOVATED: 2017 and 2023

ZONING: SS - SHERIDAN STREET MIXED USE

HIGHLIGHTS

- NEWLY RENOVATED MEDICAL OFFICE ASSET
- \$297,752 IN ANNUAL GROSS INCOME
- FULLY STABILIZED
- STRATEGIC LOCATION, CORNER OF FEDERAL AND SHERIDAN
- LIBERAL MIXED USE ZONING





AERIAL PHOTO



EXTERIOR PHOTOS







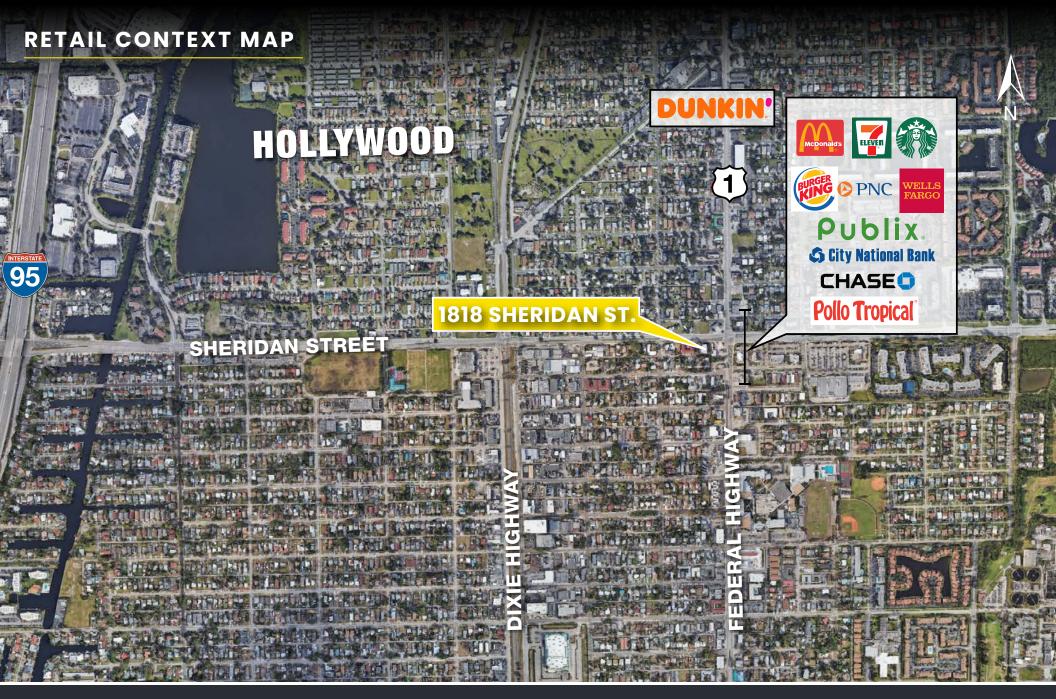




INTERIOR PHOTOS









RENT ROLL + FINANCIALS

Rent Roll								
Name	Unit	Occupied SF	Base Rent	Base Rent PSF	Lease Start	Lease End	Renewal Options	Annual Increases
J.C.'S RECOVERY CENTER, LLC	101		\$2,080.00		1/1/2025	1/1/2030	(1) 2 year option	4%
J.C.'S RECOVERY CENTER, LLC	102,103,104		\$7,500.00		1/1/2025	1/1/2030	(1) 2 year option	4%
J.C.'S RECOVERY CENTER, LLC	105		\$2,080.00		1/1/2025	1/1/2030	(1) 2 year option	4%
J.C.'S RECOVERY CENTER, LLC	205,206,207,210		\$13,152.67		1/1/2025	1/1/2030	(1) 2 year option	4%
Totals		7.500	\$24.812.67	\$39.70				

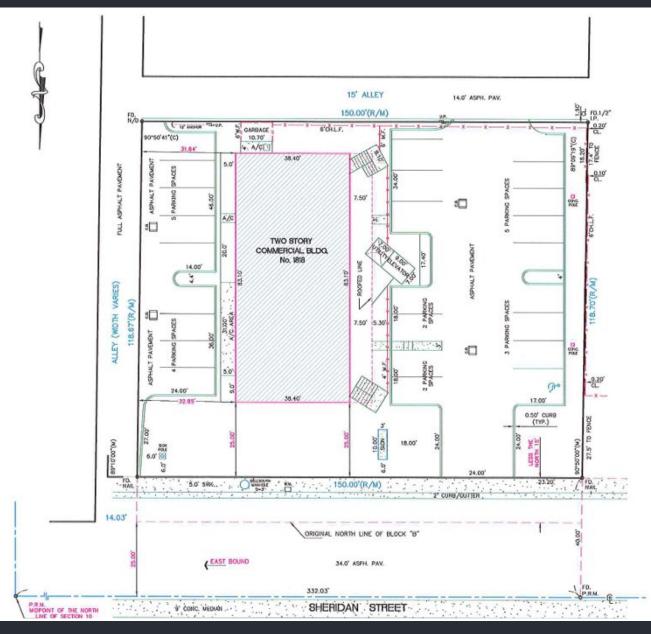
1818 Sheridan St - Expenses	Monthly Base Rent	Annual Base Rent \$297,752.04	
Rent Income	\$24,812.67		
In- Place Expense Description	Monthly	Yearly	
ADJUSTED Property Tax	\$4,290.00	\$51,480.00	
Insurance	\$1,315.67	\$15,788.00	
Eleavator	\$175.00	\$2,100.00	
Landscaping	\$180.00	\$2,160.00	
Pressure Wash	\$150.00	\$1,800.00	
Garbage	\$334.00	\$4,008.00	
Utility	\$138.00	\$1,656.00	
Total Expenses per month / year	\$6,582.67	\$78,992.00	

Total Net Operating Income	\$18,230.00	\$218,760.04
Purchase Price / Cap Rate	\$2,860,000	7.65%

List of improvements
New flat roof
New tile in common area stairs and hallway
New gutters
New sign for building
Exterior paint
New landscaping
New sprinkler system
Exterior lights all common area around the building and parking lo
New asphalt parking lots
New AC units
New fence and rolling gates
Repaired and renovated elevator
New electric panel for Building
Full inspection report available
Environmental report available



SITE SURVEY







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