

BROWARD DEVELOPMENT OPPORTUNITIES

40 UNITS PLANS APPROVED AND PERMITS INCLUDED

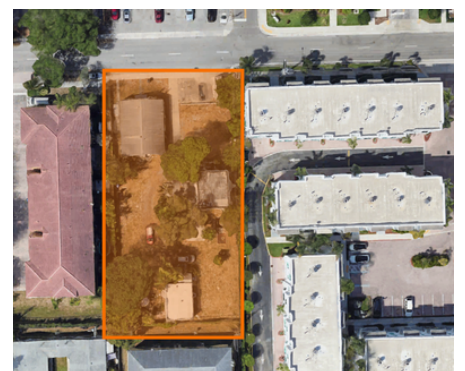
Van Buren Flats

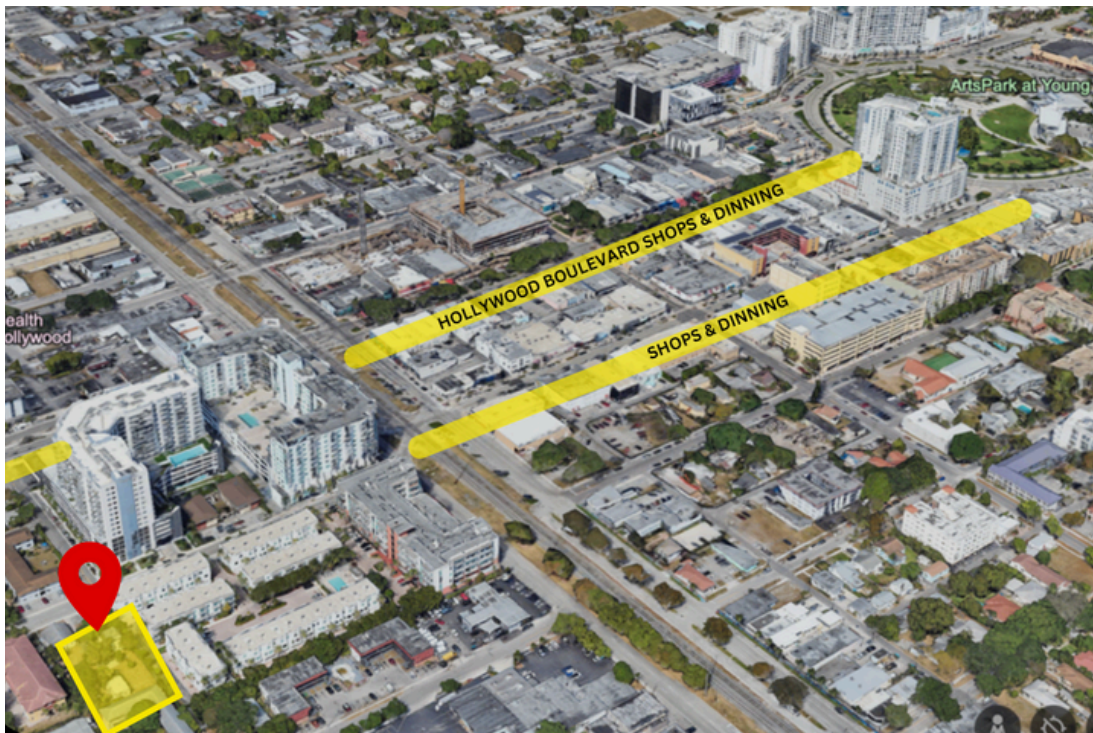


2202-2204 VAN BUREN ST
HOLLYWOOD FL 33020

CURRENT

- 5 UNITS WITHIN 3 BUILDINGS
- ALL UNITS ARE RENTED AVG \$1,200 - \$1,900 /MO
- ALL MONTH TO MONTH TENANTS
- READY TO DEMOLISH





LOCATION

2202-2204 VAN BUREN ST

- Located in the growing Hollywood Downtown
- One street south of Hollywood Blvd Shops and Dining
- 10 minutes to Hollywood Beach Boardwalk
- 5 minutes to highway I-95
- 10 Minutes to Fort Lauderdale - Hollywood Airport
- 30 Minutes to Miami International Airport

Hollywood Blvd.

SUBJECT PROPERTY

2202-2204 Van Buren St.

Hollywood East.

Rent: \$2,300-\$4,500.



Hollywood Station Lofts.

Rent: \$2,000-\$4,000.

1818 Park.

Rent: \$1,750 - \$6,700.

Radius.

Rent: \$2,000 - \$3,500.

Circ Residences.

Rent: \$2,200 - \$4,000.



FLOORPLANS

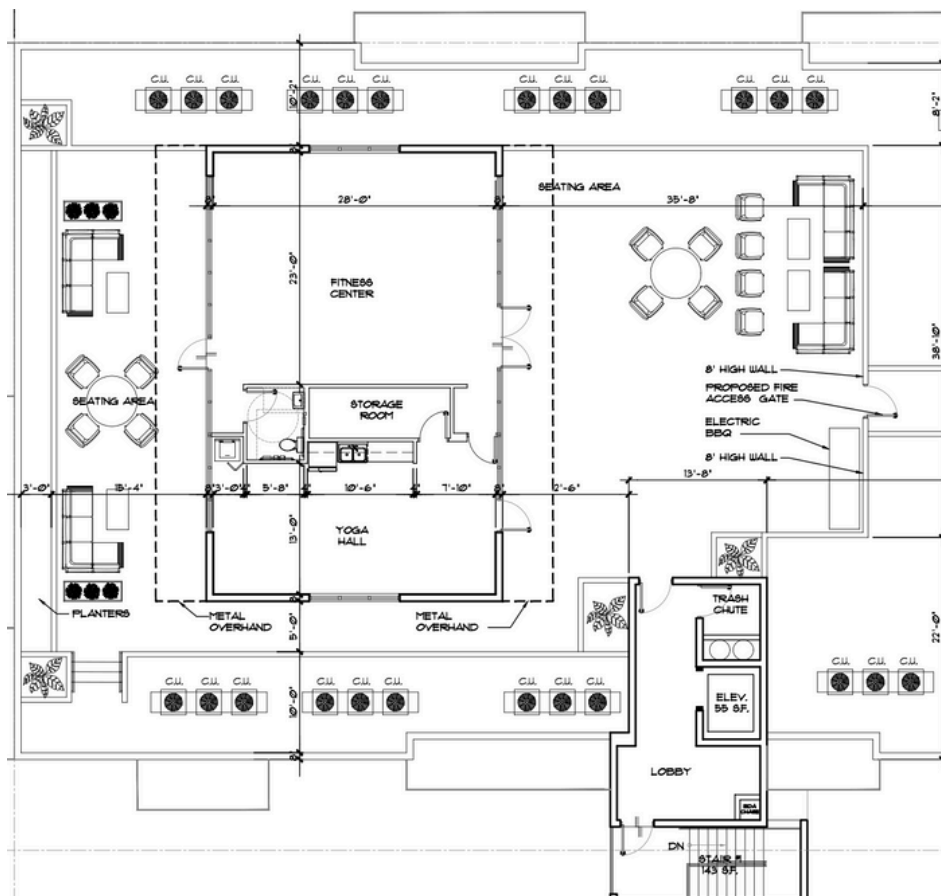
BUILDING GROSS AREA: 50,947 SQFT

40 UNITS TOTAL

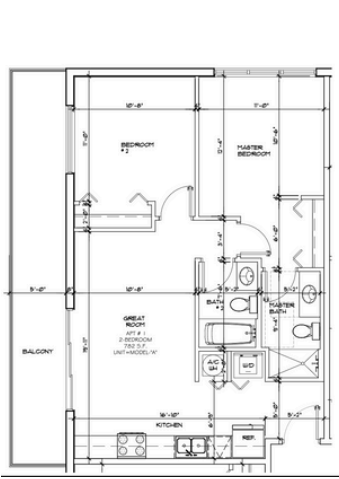
- Plans Approved
- Architect Design Included
- 6 Different Floorplans
- Rooftop and Common Area
- 58 Parking spots
- In-unit washer and dryer

ROOFTOP

- Fitness Center
- Yoga Hall
- Two Separate Lounge Seating Area
- Electric BBQ Area
- Bathrooms

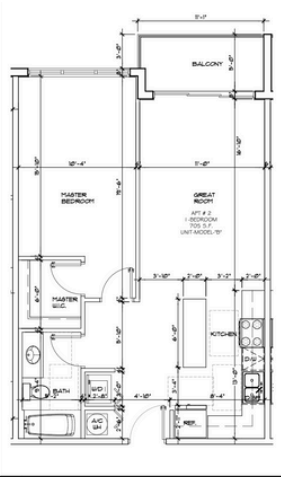


FLOORPLANS



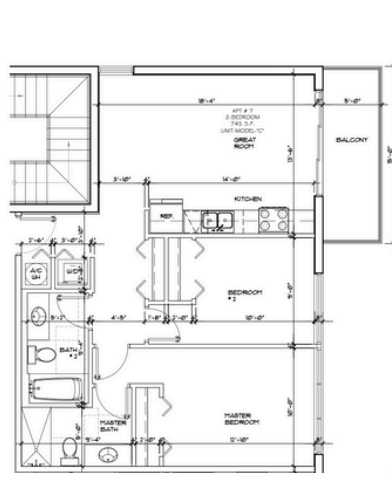
TYPE A

2 Bedroom
2 Bathroom
782 SQFT



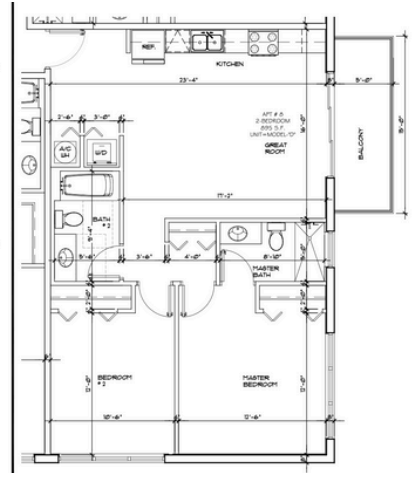
TYPE B

1 Bedroom
1 Bathroom
705 SQFT



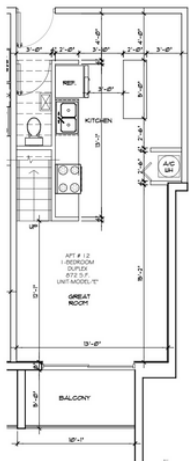
TYPE C

2 Bedroom
2 Bathroom
795 SQFT



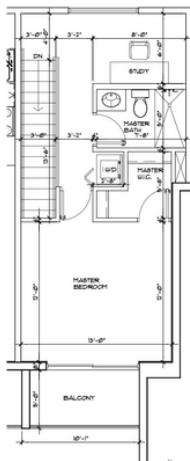
TYPE D

2 Bedroom
2 Bathroom
895 SQFT



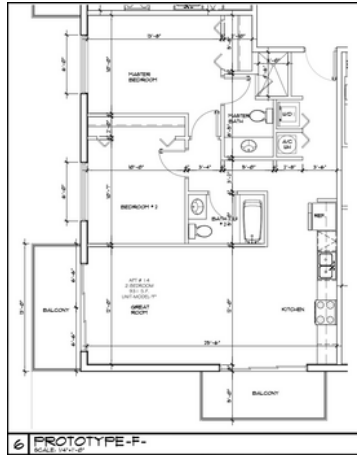
TYPE E

(two story)
1 Bedroom
1 1/2 Bathroom
872 SQFT



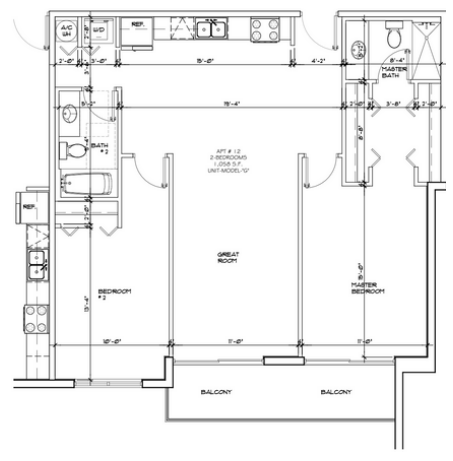
TYPE F

2 Bedroom
2 Bathroom
931 SQFT



TYPE G

2 Bedroom
2 Bathroom
1,062 SQFT



PROFORMA

RENT ROLL

- 26 x 1 Bedrooms
- 14 x 2 Bedrooms
- 16 extra Parking Spaces for rent

Building Address: 2202 VAN BUREN ST

Floor	Unit #	# of Bed/Bath	SQF Apt.	SQF Balcony	Model	Parking	Min Rent Monthly	Max Rent Monthly	Annual Rents (Min)	Annual Rents (Max)
2	201	2/2	782	175	"A"	1	\$ 2,600.00	\$ 2,800.00	\$ 31,200.00	\$ 33,600.00
	202	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	203	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	204	1/1	713	47	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	205	1/1	713	47	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	206	1/1	705	48	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	207	2/2	792	75	"C"	1	\$ 2,800.00	\$ 3,000.00	\$ 33,600.00	\$ 36,000.00
	208	2/2	895	60	"D"	1	\$ 2,800.00	\$ 3,000.00	\$ 33,600.00	\$ 36,000.00
	209	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	210	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	211	1/1	700	30	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
2 story	212	2/2	886	45+45	"E"	1	\$ 2,600.00	\$ 2,800.00	\$ 31,200.00	\$ 33,600.00
	213	1/1	716	41	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	214	2/2	931	130	"F"	1	\$ 2,800.00	\$ 3,000.00	\$ 33,600.00	\$ 36,000.00
3	301	2/2	782	175	"A"	1	\$ 2,600.00	\$ 2,800.00	\$ 31,200.00	\$ 33,600.00
	302	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	303	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	304	1/1	713	47	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	305	1/1	713	47	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	306	1/1	705	48	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	307	2/2	792	75	"C"	1	\$ 2,800.00	\$ 3,000.00	\$ 33,600.00	\$ 36,000.00
	308	2/2	895	60	"D"	1	\$ 2,800.00	\$ 3,000.00	\$ 33,600.00	\$ 36,000.00
	309	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	310	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	311	1/1	700	30	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	312	1/1	716	41	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
313	2/2	931	130	"F"	1	\$ 2,800.00	\$ 3,000.00	\$ 33,600.00	\$ 36,000.00	

PROFORMA

MIN RENT - MONTHLY

\$94,500.00

MAX RENT - MONTHLY

\$100,700.00

MIN RENT - ANNUAL

\$1,134,000.00

MAX RENT - ANNUAL

\$1,208,400.00

Building Address: 2202 VAN BUREN ST

Floor	Unit #	# of Bed/Bath	SQF Apt.	SQF Balcony	Model	Parking	Min Rent Monthly	Max Rent Monthly	Annual Rents (Min)	Annual Rents (Max)
4	401	2/2	782	175	"A"	1	\$ 2,600.00	\$ 2,800.00	\$ 31,200.00	\$ 33,600.00
	402	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	403	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	404	1/1	713	47	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	405	1/1	713	47	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	406	1/1	705	48	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	407	2/2	792	75	"C"	1	\$ 2,800.00	\$ 3,000.00	\$ 33,600.00	\$ 36,000.00
	408	2/2	895	60	"D"	1	\$ 2,800.00	\$ 2,300.00	\$ 33,600.00	\$ 27,600.00
	409	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	410	1/1	711	49	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	411	1/1	700	30	"B"	1	\$ 2,150.00	\$ 2,300.00	\$ 25,800.00	\$ 27,600.00
	412	2/2	1,077	86	"G"	1	\$ 2,900.00	\$ 3,200.00	\$ 34,800.00	\$ 38,400.00
	413	2/2	1,013	130	"F-I"	1	\$ 2,900.00	\$ 3,200.00	\$ 34,800.00	\$ 38,400.00
							\$ 94,500.00	\$ 100,700.00	\$ 1,134,000.00	\$ 1,208,400.00
Extra Incomes										
16 Parking spots	100\$ per month						\$ 1,600.00		\$ 19,200.00	
Application Fee	40\$ per unit/year								\$ 1,600.00	
									\$ 20,800.00	

FINANCIALS

TOTAL INCOME

\$94,500.00

FIRST YEAR

\$1,153,200.00

SECOND YEAR

\$1,187,220.00

THIRD YEAR

\$1,222,260.00

TOTAL EXPENSES

\$100,700.00

FIRST YEAR

\$183,901.00

SECOND YEAR

\$178,700.00

THIRD YEAR

\$186,153.00

2202-2204 Van Buren St., Hollywood

	1st Year	2nd Year	3rd Year
Rental income- residential	\$ 1,134,000.00	\$ 1,168,020.00	\$ 1,203,060.00
forfeited security deposits	\$ -	\$ -	\$ -
Parking income	\$ 19,200.00	\$ 19,200.00	\$ 19,200.00
TOTAL INCOME	\$ 1,153,200.00	\$ 1,187,220.00	\$ 1,222,260.00
EXPENSES			
advertising	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
office supplies	\$ 500.00	\$ 500.00	\$ 500.00
Trash Chute Cleaning	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
Elevator Maintence	\$ 5,700.00	\$ 5,700.00	\$ 5,700.00
Licenses	\$ 1,900.00	\$ 1,900.00	\$ 1,900.00
utilities	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
postage	\$ 400.00	\$ 400.00	\$ 400.00
photocopies	\$ 400.00	\$ 400.00	\$ 400.00
Legal expenses	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
accounting expenses	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
extermination	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
repairs	\$ 2,500.00	\$ 3,000.00	\$ 3,500.00
painting	\$ -	\$ 3,000.00	\$ 3,000.00
Land maintenance	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
real estate taxes	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
property and liability insurance	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Management Fee (5%)	\$ 56,700.00	\$ 58,401.00	\$ 60,153.00
Reserves	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
TOTAL EXPENSES	\$ 178,700.00	\$ 183,901.00	\$ 186,153.00
Cash flow available for D/S	\$ 974,500.00	\$ 1,003,319.00	\$ 1,036,107.00
Debt Service	\$ -	\$ -	\$ -
PBT	\$ -	\$ -	\$ -
D/S coverage	\$ -	\$ -	\$ -
Note the unit breakdown is:			
14 2BR/2BA @	\$2,800/month		
28 1BR/1BA @	\$2,150/month		