



2459 & 2463 PIERCE ST,
HOLLYWOOD, FL, 33020

VALUE-ADD MULTIFAMILY IN HOLLYWOOD



SCAN FOR INFO

Elior Levi

C: 954.743.7594

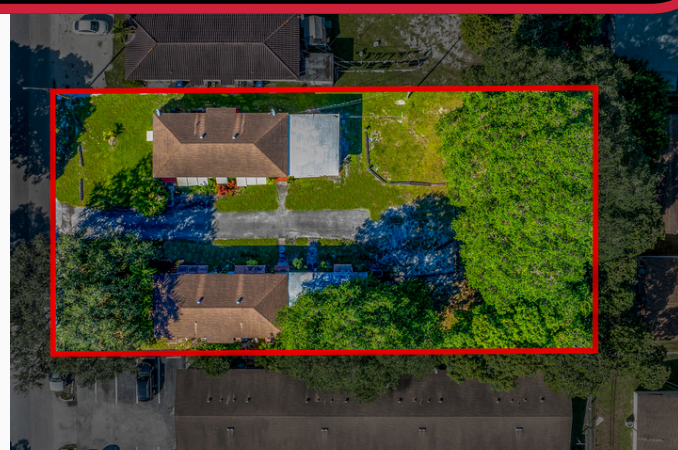
elevi@faustocommercial.com

VISIT FAUSTOCOMMERCIAL.COM 1761
W FLAGLER ST, MIAMI, 33135



PRICE: \$1,000,000

This offering features two triplexes with 6 total units, four 1-bed/1-bath units and two studios. On a half-acre lot. Each unit has a separate electric meter, and each building has its own water meter. This fixer-upper requires rehab, and current rents are below market with all units month-to-month, offering immediate upside. With a pro-forma gross income of \$115,200, renovations provide significant potential for rent growth and higher returns. Ideally located just 5 minutes from Downtown Hollywood and I-95, 8 minutes to Hollywood Beach, and 10 minutes from FLL Airport, this property is perfect for investors seeking scale, income growth, and long-term appreciation. **Seller financing available!**



Lot Size 10,261 Sq Ft
Building Size ... 2,960 Sq Ft
Zoning ... RM-18
Year Built ...1950/1947

LAYOUT	Pro Forma
1BED/1BATH	\$1,700
1BED/1BATH	\$1,700
1BED/1BATH	\$1,700
1BED/1BATH (vacant)	\$1,700
Studio	\$1,400
Studio	\$1,400
TOTAL	\$115,200

Operating Expenses	Pro Forma
Real Estate Taxes	\$18,000
Insurance	\$6,000
	\$2,500
Maintenance & Repairs	
Landscaping	\$960
Total Expenses	\$27,460
NOI	\$87,740
Cap Rate	8.77%