



**1849 DEWEY ST,
HOLLYWOOD, FL, 33020**
HIGH-PERFORMING ART DECO FOURPLEX
NEAR YOUNG CIRCLE

Fausto Commercial is pleased to present 1849 Dewey St, a spacious and well-located Art Deco fourplex just minutes from Young Circle, beaches, top restaurants, and right off of US-1. This prime location ensures strong rental demand. The property features three large 2-bed/1-bath units and one oversized 1-bed/1-bath unit (800+ sqft each unit), all fully occupied and currently generating \$7,350 per month, with room to increase to market rates for even higher returns. Separate electric meters, a brand-new roof, and an on-site coin laundry further enhance profitability. A rare opportunity to own a high-performing asset in a sought-after area!

PRICE: \$1,100,000

Building Size: 3,126 SF

Land Size: 5,149 SF

Zoning: PS-1

Year Built: 1954

Rental Income	Current	Proforma
Unit 1 – 2 Bed/1 Bath	\$1,950	\$2,200
Unit 2 - 2 Bed/1 Bath	\$1,750	\$2,200
Unit 3 - 2 Bed/1 Bath	\$1,750	\$2,200
Unit 4 - 1 Bed/1 Bath	\$1,700	\$1,800
Laundry Income	\$200	\$200
Gross Income	\$88,200	\$103,200

Operating Expenses		
Real Estate Taxes	\$12,375	\$18,000
Insurance	\$5,000	\$5,000
Maintenance & Repairs	\$2,000	\$2,000
Total Expenses	\$19,375	\$25,000
Net Operating Income	\$68,825	\$78,200
Cap Rate	6.26%	7.10%

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