



2plex  
2 UNITS



3plex  
3 UNITS



4plex  
4 UNITS



# 1948 BUCHANAN ST

HOLLYWOOD, FLORIDA

OFFERING MEMORANDUM

**PeterDacko**

Media Realty & Advisors

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954-232-7714

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TARGETED EXPOSURE  
Maximum visibility to  
qualified buyers



DATA-DRIVEN STRATEGY  
Market insights that  
drive results



MAXIMUM VALUE  
Positioned to achieve the  
best possible outcome

# MEDIA REALTY SERVICES



## BROKERAGE SERVICES

Our marketing program is a unique action plan, which encompasses many areas of property promotion.



## COMMERCIAL REAL ESTATE

Media Realty is a full-service real estate company with a business platform which includes brokerage services



## RESIDENTIAL REAL ESTATE

Media Realty Residential is our specialized brokerage arm dedicated to assisting principals in residential transactions.



## PROPERTY MANAGEMENT

Media Realty is committed to building long-term relationships that will enable our clients to maximize



## LAND & DEVELOPMENT SERVICES

As Dade and Broward counties are virtually built out, Media Realty's highest and best use platform



## MARKET INTELLIGENCE

As a commitment to the communities in which we serve, Media Realty believes the flow of information should be free-flowing.



## LANDLORD TENANT REPRESENTATION

Media Realty understands the importance of finding and leasing to tenants who only show the proper credentials.



## VALUATION SERVICES

Through our affiliate company, The South Florida Appraisal House, we can provide you with various reports



## BROKERAGE CONTINUUM

Transaction Management Media Realty...Average DOM 33 Media Realty...List Price vs. Sale Price 97.01%

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the Offer Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Media Realty & Advisors, Inc. (Media Realty) and should not be made available to any other person or entity without the written consent of Media Realty. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Media Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Media Realty has not verified, and will not verify, any of the information contained herein, nor has Media Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

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# EXECUTIVE SUMMARY

EAST HOLLYWOOD MID-CORE ASSEMBLAGE • HOLLYWOOD, FL

The Buchanan Street / North 20th Avenue assemblage presents a rare East Hollywood Mid-Core opportunity combining durable in-place income, an attractive seller financing structure, and meaningful long-term redevelopment potential. The portfolio consists of 1948 Buchanan Street, 1952 Buchanan Street, and 615 North 20th Avenue, totaling nine residential units with a rear gated parking area in one of Hollywood's most dynamic redevelopment corridors.



## BUILDINGS

1948 Buchanan St Duplex	Folio 5142 15 01 3350
1954 Buchanan St Triplex	Folio 5142 15 01 3360
615 N 20 Ave Fourplex	Folio 5142 15 01 3370



## ASKING PRICE

**\$1,875,000.00**



## TERMS

Owner Purchase Money  
**Mortgage 60% LTV**  
*Low-Rise Apartments*



## PROPERTY OVERVIEW

Location	Suburban
Units	9
Stories	1
Year Built	1964
Effective Year	1985
GBA	5,613 SF
FAR	2.0
Construction	CBS
Metering	Individually Metered
HVAC	Unit AC   Splits
Taxes	\$2,609/Unit (2025)
Parking Ratio	2.0/Unit
Surface Parking Spaces	11



## LAND

Land Acres	0.35
Bldg FAR	0.36
Land SF	15,445 SF
Zoning	DH-2
Proposed Development	N/A



## IMMEDIATE CASH FLOW

Asset generates immediate cash flow with an estimated 5% capitalization rate.



## FLEXIBLE FINANCING

Seller is willing to provide purchase money financing with as little as 40% down and an interest only below-market rate.



## STRONG INVESTOR RETURNS

Provides investors with stable income from day one while preserving the flexibility to pursue future redevelopment.



## VALUE ENHANCEMENT

Unlock traditional development sites that often require carrying costs without income. Enables investors to collect revenue while planning and entitling a higher-density project.



## PRIME REDEVELOPMENT POTENTIAL

Beyond the existing income stream, the property's greatest value lies in its redevelopment potential. Based on preliminary planning assumptions, the assemblage may support a future residential development program of approximately 29 to 32 units, subject to zoning verification, site planning, parking requirements, utility capacity, and municipal approvals.

## TRANSPORTATION & ACCESS



Commuter Rail

Fort Lauderdale/  
Hollywood Intl Airport

**4 MIN**  
2.2 MI



Sheridan Street  
Commuter Rail (Tri-County)

**7 MIN**  
2.3 MI



Fort Lauderdale-Hollywood  
Intl Airport

**13 MIN**  
5.8 MI



Miami International  
Airport

**46 MIN**  
25.6 MI

# HIGHEST & BEST USE ANALYSIS

MarketEdge Advantage™ Redevelopment Potential

📍 15,232 SF CORNER PARCEL | ND-2 ZONING | DOWNTOWN HOLLYWOOD, FLORIDA

## WHY DEVELOPERS ARE TARGETING THIS LOCATION

- ✓ Downtown Hollywood redevelopment corridor
- ✓ Walking distance to Young Circle
- ✓ Near Tri-Rail and major employment centers
- ✓ Corner lot provides superior site planning flexibility
- ✓ ND-2 zoning supports medium-density multifamily development
- ✓ Growing residential demand throughout Downtown Hollywood



## POTENTIAL DEVELOPMENT CAPACITY

**29-32**  
 RESIDENTIAL UNITS

🏢 5 STORIES | 📏 55 FEET

📐 ±30,464 SF  
 DEVELOPMENT ENVELOPE

**MOST DEFENSIBLE DEVELOPMENT SCENARIO: 30 UNITS**

## CONCEPTUAL 5-STORY MULTIFAMILY DEVELOPMENT



## MARKET VALIDATION



### 1914-1920 PIERCE STREET

- ✓ Approved 29-unit multifamily development
- ✓ 55-foot building height
- ✓ ND-2 zoning district
- ✓ Demonstrates achievable density under current regulations

## DEVELOPMENT PARAMETERS

📏 Site Area	15,232 SF (0.35 Acres)	🏠 Front Setbacks	15 Feet
🏠 Zoning District	ND-2	📏 Interior Side Setback	10 Feet
📏 Maximum FAR	2.00	📏 Rear Setback	10 Feet
🏠 Maximum Building Area	±30,464 SF	🏠 Permitted Use	Multifamily Residential
📏 Maximum Height	55 Feet / 5 Stories		

## ESTIMATED RESIDENTIAL YIELD

ESTIMATED NET RESIDENTIAL AREA: 22,800 - 25,000 SF	
AVERAGE UNIT SIZE	ESTIMATED UNIT COUNT
750 SF	30 - 33 Units
800 SF	28 - 31 Units
850 SF	27 - 29 Units

Yields based on typical multifamily building efficiencies of 75%-82%.



## MARKETEDGE INSIGHT

"Today's zoning capacity often becomes tomorrow's land value. Sophisticated investors evaluate properties based not only on existing income but on future development potential and replacement cost economics."

## TRANSACTION ZONE IMPACT



## MARKETEDGE ADVANTAGE™ CONCLUSION

Based upon current ND-2 zoning regulations, the property appears capable of supporting approximately 30 residential units, positioning the asset as a compelling redevelopment opportunity within one of Broward County's fastest-growing urban neighborhoods.

# LOCATION





# FLORIDA

A POWERFUL STATE. A BRIGHT FUTURE.



Florida is a major U.S. state as seen in population and employment figures.



As of 2018, Florida's estimated population was **20,878,686** according to the ESRI. Among the 50 states, Florida is ranked as the fourth most populous state. Florida is forecasted to have an annual growth rate of **1.41%** over the next five years.



The majority of job growth in the next ten years likely will come in the **service industry** led by new jobs in business services, health care, and government employment. Manufacturing will continue to be a relatively reduced part of the state's economy.



Florida's geography, climate, and location are important reasons for its population and economic growth. Florida's coastline with **1,197 miles** along the Atlantic Ocean and Gulf of Mexico is the longest of any state, except Alaska. Temperature variations are mild, and the southern part of the state has a subtropical climate.



Florida is strategically located for access to the **Caribbean Islands** as well as to **South and Central America**.



# SOUTH FLORIDA

A DYNAMIC REGION WITH LASTING MOMENTUM.



South Florida is the tri-county region consisting of Miami-Dade, Broward, and Palm Beach. The metropolitan area stretches from Miami to West Palm Beach, a distance of about 65 miles, and extends 15 to 20 miles west from the Atlantic Ocean. The three counties are the state's three most populous with an estimated population of **6,076,113**, as of 2018, and comprised almost one-third of the state's population.



The South Florida region experienced explosive growth starting in the 1950s when air-conditioned homes made round year living more comfortable. Moving forward, the tri-county region is forecasted to grow at a much slower pace than the past 70 years. Per ESRI, the average growth rate is projected to be between **1.05%** and **1.25%** during the next five years. Population growth has largely been migration from northern U.S. states and Canada as well as South American countries and Caribbean Islands.



Economic growth in South Florida is centered on services and retail trade for tourists, seasonal residents, permanent residents and retirees. Real estate construction has been a strong economic contributor over the past 50 years. South Florida is also known as a major **export / import** center for trade with South America and as an attractive location for some clean, high-tech industries.



Within this region, a primary trend has been **northward movement** of population from Miami-Dade County into Broward County, and from Broward County into Palm Beach County. This trend accelerated with the dislocation of residents due to Hurricane Andrew in 1992. The movement continues today as residents seek less traffic congestion in comparison to Miami-Dade County.



**6.0M+**

Residents in the South Florida Region



**65 MILES**

From Miami to West Palm Beach



**1.05%–1.25%**

Projected Annual Population Growth



**GLOBAL ACCESS**

Gateway to the Americas and the World

# INTRODUCTION TO BROWARD COUNTY

STRONG ECONOMY. DIVERSE COMMUNITY. ENDLESS OPPORTUNITY.



## STRATEGIC LOCATION

Broward County is located along Florida's southeast coast on the Atlantic Ocean to the east and Lake Okeechobee to the west. The county, located between Miami (Dade County) and West Palm Beach (Palm Beach County), is about 200 miles south of Orlando and 300 miles south of Jacksonville.



## LARGE & DIVERSE COUNTY

Broward County, with approximately 1,200 square miles of land area, is one of the largest counties in the United States and is the second largest of Florida's 67 counties. Elevation changes range from 0-20 feet with the average elevation at 15 feet above sea level. The terrain is generally sandy and flat with some gently sloping coastal ridges.



## FAVORABLE CLIMATE

The county's subtropical climate has an average temperature of 74°F. Winters are mild because of the proximity to the warm Gulf Stream currents of the Atlantic Ocean. Prevailing winds are from the east. Average annual rainfall is 62 inches according to the Broward County Office of Urban Planning and Redevelopment.



## GOVERNANCE & COMMUNITIES

Broward County contains 31 incorporated municipalities mostly located east of Florida's Turnpike. County government, mainly located within Fort Lauderdale, handles the unincorporated areas. Population growth has put constant pressure on government planning and services.



## LAND USE PATTERN

Broward County has a well-established area of urban development surrounded by conservation areas and Indian reservations. The urban corridor stretches along the eastern portion of the county while the conservation areas and the reservations are located in the middle and western portions of the county.



## COASTAL HERITAGE & GROWTH

Several small coastal communities in Broward County were initially developed in the early 1900s. By about the 1980s, the land was developed and the coastal area became one continuous developed urban / suburban corridor. This corridor now represents continuous development from Hallandale Beach to Deerfield Beach, with many areas experiencing redevelopment and gentrification.



## POPULATION & OUTLOOK

The county has an estimated population of 1,901,425 in 2018 representing about 9% of the state's population. Population growth from 2018 to 2023 is projected at 1.08%, which is less than the state's projected growth rate at 1.41%. The county's comparatively lower future growth rate reflects the county's advanced stage of development and diminishing supply of land available for development.



## ECONOMY

Broward County has an employment base comprised mostly of several sectors: Trade, Transportation and Utilities; Professional and Business Services; Education and Health Services; and Leisure and Hospitality. These sectors are geared toward the seasonal and retiree segments that have been large part of the county's population.

Per the Bureau of Labor Statistics, Broward County's labor force consists of over 1,000,000 people. The county's unemployment rate is 3.5% as of the end of 2017, which is less than the State of Florida at 3.7% and United States at 3.9%. Furthermore, the county's employment growth from December 2015 to July 2018 has been 2.3% annually.



## HOUSING

ESRI indicates Broward County has a total of 737,040 households, of which about 52% are owner occupied. Per ESRI, the median home price in Broward County in 2018 is \$246,132, which is higher than the state median home price at \$212,954.



## SERVICES

The county has good medical care facilities consisting of about 35 hospitals and about 7,000 beds. The county has an abundance of licensed physicians, both as private practitioners and employees of the hospitals. A recent trend in local health care is construction of satellite facilities with outpatient services.



## EDUCATION

Broward County Public Schools was founded in 1915 and is a public school district ranked sixth largest in the nation. Approximately 270,000 students currently attend Broward County schools in 234 schools. Numerous private schools are also available. Overcrowding is present in some areas. Prominent academic colleges in the county consist of Florida Atlantic University, Florida International University, Nova Southeastern University, and Broward Community College. The county has many vocational, technical, and charter schools.



## UTILITIES & COMMUNICATIONS

Public water and sewer utilities are provided throughout the county by either incorporated municipalities, special districts, or by the county. Telephone service is provided by BellSouth and other telecommunication vendors. Standard electric service is generally available from Florida Power and Light. Natural gas is provided by main or delivered as liquefied petroleum gas by Peoples Gas System.



## TRANSPORTATION & ACCESS

Transportation in Broward County consists of Fort Lauderdale/Hollywood International Airport (FLL), Palm Beach Park Airport, Fort Lauderdale Executive Airport, North Perry Airport, Pompano Beach Airpark, Broward County Transit (BCT) public bus services, Port Everglades and Tri-Rail. FLL is conveniently located to serve the air trade area of Broward County and the three surrounding counties. FLL is ranked as the 21st busiest airport (in terms of passenger traffic) in the United States. The airport reports it serviced about 20 million passengers in 2017, which is significantly more than previous years. Fort Lauderdale Executive Airport, North Perry Airport and Pompano Beach Airpark are general aviation airports serving private and corporate airplanes.



VIBRANT COMMUNITIES



PORT EVERGLADES



FLL AIRPORT



CONNECTED FOR SUCCESS

# INTRODUCTION TO HOLLYWOOD FLORIDA

A STRONG MARKET.  
A SMARTER INVESTMENT.  
A BRIGHTER FUTURE.



**STABLE POPULATION**  
Strong demographic foundation and renter demand



**LIMITED SUPPLY**  
Mature, built-out market with limited new inventory



**STRATEGIC LOCATION**  
Between Miami and Fort Lauderdale with exceptional connectivity



**STRONG INVESTMENT**  
Attractive cash flow, growth potential and long-term upside

## WHY HOLLYWOOD'S MID-CORE APARTMENT MARKET?



### A PROVEN RENTAL MARKET POSITIONED BETWEEN MIAMI AND FORT LAUDERDALE

Hollywood, Florida has emerged as one of South Florida's most compelling Mid-Core apartment investment markets. Situated between Downtown Miami and Downtown Fort Lauderdale, Hollywood benefits from the economic influence of two major metropolitan centers while maintaining a more attainable cost basis than many neighboring coastal communities. As the third-largest city in Broward County and 12th largest in the State of Florida, Hollywood serves a regional population base exceeding 6 million residents. This strategic location continues to attract both employers and residents seeking convenient access to South Florida's major employment centers, transportation infrastructure, and lifestyle amenities.



### EXCEPTIONAL CONNECTIVITY DRIVES HOUSING DEMAND

Hollywood offers unmatched connectivity. Fort Lauderdale-Hollywood International Airport borders the city. Port Everglades, one of the busiest ports in the world, is located immediately adjacent. Interstate 95, Florida's Turnpike, Brightline corridor, and Tri-Rail provide convenient access throughout South Florida. This transportation network creates a deep and diverse renter pool comprised of healthcare professionals, airport employees, hospitality workers, logistics personnel, educators, municipal employees, and professionals commuting throughout Miami-Dade and Broward Counties.



### A MATURE MARKET WITH LIMITED NEW SUPPLY

Unlike many emerging suburban communities, Hollywood is largely built out. Most of the city's established residential neighborhoods were developed decades ago, resulting in a finite supply of redevelopment sites and a limited inventory of existing Mid-Core apartment assets. This supply constraint creates a favorable long-term environment for apartment ownership. As demand for housing continues to increase throughout South Florida, investors benefit from both rental growth potential and the increasing scarcity of well-located multifamily properties.



### ECONOMIC STABILITY ANCHORED BY HEALTHCARE

Hollywood's economy is anchored by one of South Florida's largest healthcare systems. The Memorial Healthcare System is the region's largest employer, providing thousands of stable, high-quality jobs. This healthcare presence helps create consistent housing demand that is less dependent upon economic cycles than many tourism-oriented markets. In addition to healthcare, the local economy benefits from aviation, logistics, hospitality, retail, education, government employment, and professional services, creating a diversified employment base that supports long-term apartment demand.



### LIFESTYLE AMENITIES CONTINUE TO ATTRACT RESIDENTS

Hollywood is internationally recognized for its historic Broadwalk, a 2.5-mile oceanfront promenade lined with restaurants, shops, entertainment venues, and hospitality destinations. Residents enjoy convenient access to beaches, marinas, golf courses, parks, and recreational facilities that contribute to a high quality of life. Downtown Hollywood and ArtsPark at Young Circle continue to attract investment, restaurants, entertainment venues, and cultural programming. Frequent events, concerts, festivals, and community gatherings help reinforce Hollywood's reputation as one of South Florida's most vibrant urban neighborhoods.



### MID-CORE HOUSING: THE MARKET'S MOST ATTRACTIVE SEGMENT

While institutional investors increasingly focus on large apartment communities, Hollywood's Mid-Core apartment inventory remains one of the market's most sought-after investment categories. Properties generally ranging from two to twenty units occupy a unique niche between single-family rentals and institutional multifamily assets and offer investors:

- Strong rental demand
- Operational flexibility
- Resilient occupancy
- Value-add opportunities
- Lower basis than larger assets



### THE INVESTMENT THESIS

Hollywood's Mid-Core apartment market represents a unique convergence of location, scarcity, demographic stability, and long-term growth potential. Investors benefit from immediate income generated by existing housing demand while participating in the continued evolution of one of South Florida's most established and supply-constrained rental markets.

# LOCATION

EAST HOLLYWOOD MID-CORE ASSEMBLAGE  
 HOLLYWOOD, FL



## PRIME LOCATION

Strategically positioned in the heart of East Hollywood, this mid-core assemblage offers unmatched access to major transportation corridors, employment hubs, and lifestyle amenities.



## STRONG DEMAND DRIVERS

Surrounded by ongoing redevelopment, population growth, and strong rental demand, the area continues to attract investors and residents alike.



## CONNECTIVITY & ACCESS

Convenient access to major highways, Fort Lauderdale-Hollywood International Airport, Brightline station, and the beach puts everything within reach.

Hollywood Beach



Downtown Hollywood

Federal Hwy

Subject

## KEY DISTANCES



Fort Lauderdale/Hollywood International Airport: **4 MIN**  
 2.2 MI



Sheridan Street Commuter Rail (Tri-County): **7 MIN**  
 2.3 MI



Fort Lauderdale - Hollywood International Airport: **13 MIN**  
 5.8 MI



Miami International Airport: **46 MIN**  
 25.6 MI

**Proposed  
 Downtown  
 Hollywood Rail  
 Station**  
 Part of the Broward  
 Commuter Rail  
 System on the FEC  
 Corridor

# Check Out Hot Hollywood

Your edge for growth in  
high-potential markets.



Identify  
high-value  
prospects



Analyze  
market potential  
and trends



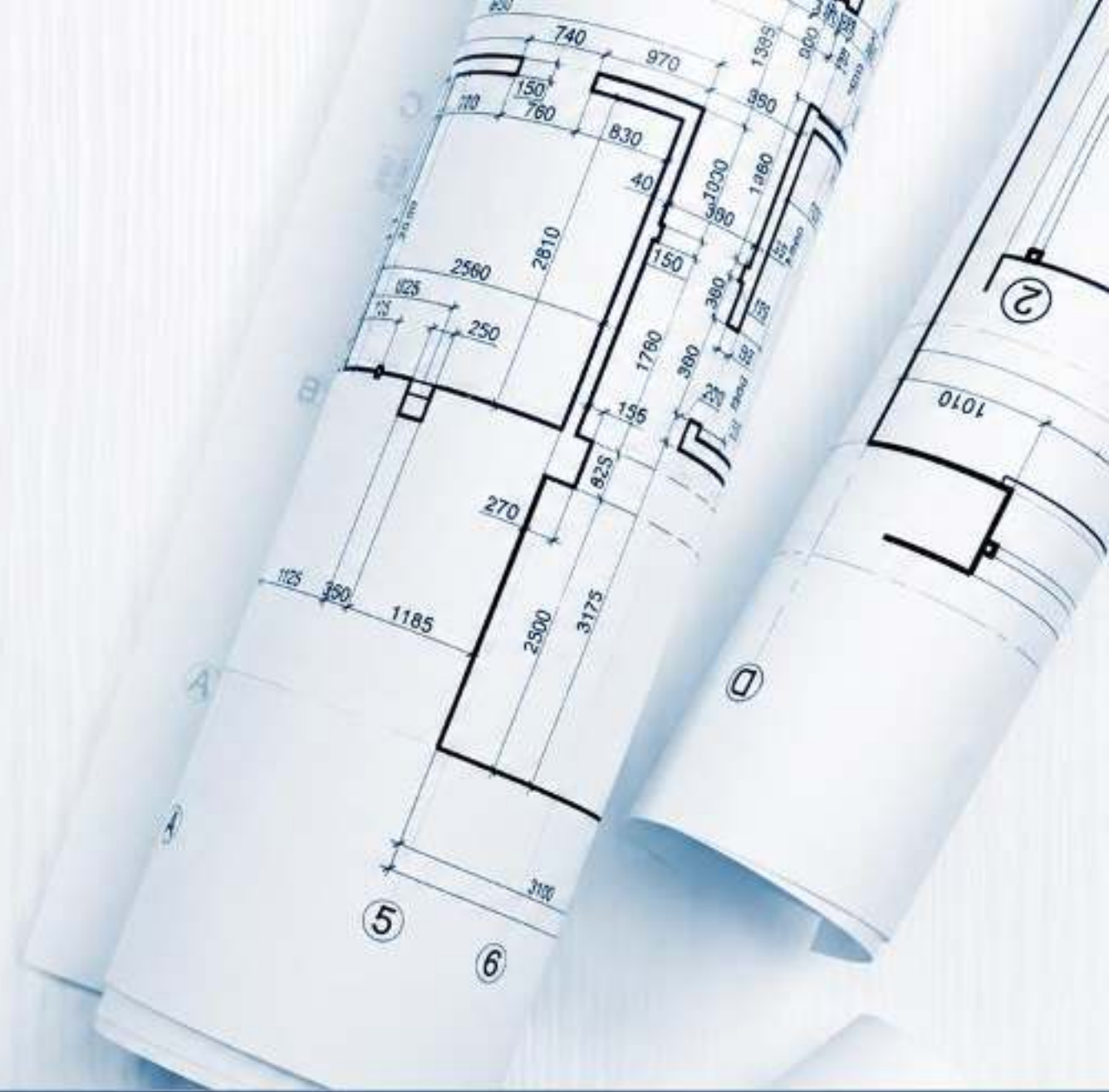
Activate  
smarter campaigns  
that convert

**PLAY NOW!**

Video: Welcome to Hollywood FL

# MEDIA realty *Mid-Core*

MARKET EDGE. MID-CORE FOCUS. MAXIMUM VALUE.



## CONSTRUCTION/ DEVELOPMENT PIPELINE

**HOLLYWOOD, FL**

STRONG MARKET FUNDAMENTALS.  
CLEAR DEVELOPMENT MOMENTUM.

# HOLLYWOOD DEVELOPMENT MOMENTUM

BILLIONS OF DOLLARS OF NEW RESIDENTIAL INVESTMENT ARE TRANSFORMING HOLLYWOOD

Hollywood is undergoing one of the most significant urban redevelopment cycles in South Florida. Once viewed primarily as a suburban community between Fort Lauderdale and Miami, the city has emerged as a major destination for multifamily, mixed-use, and transit-oriented development. Developers are actively investing throughout Downtown Hollywood, the Young Circle district, the Federal Highway corridor, and surrounding redevelopment areas, creating thousands of new residential units and permanently reshaping the marketplace.

Within the immediate Polk Street and Downtown Hollywood corridors, transformative projects such as **Circ Residences**, **University Station**, **Soleste La Piazza**, and the proposed **Young Circle Redevelopment District** have established a new benchmark for density, walkability, and urban living. Together, these developments represent more than 1,600 residential units and millions of dollars of private investment, reinforcing Hollywood's position as one of Broward County's fastest-growing urban centers.



**CIRC RESIDENCES**  
1776 Polk Street  
25-STORY LUXURY TOWER  
Studios - 3 Bedrooms  
COMPLETED



**UNIVERSITY STATION**  
2031 Polk Street  
216 UNITS  
Workforce Housing  
COMPLETED (2025)



**ONE HOLLYWOOD RESIDENCES**  
1817 Taylor Street  
23-STORY CONDOMINIUM TOWER  
248 RESIDENCES  
APPROVED / PRE-CONSTRUCTION



**GAIA RESIDENCES**  
401 N Federal Highway  
TWO 18-STORY TOWERS  
466 CONDOMINIUM RESIDENCES  
APPROVED / PRE-CONSTRUCTION

The momentum extends well beyond Downtown Hollywood. Major projects including **One Hollywood Residences**, **Gaia Residences**, **The Tropic**, **21 Hollywood**, **Revv Hollywood**, and the proposed **400 South Dixie Highway Development** continue to add residential density throughout the city. Meanwhile, large-scale master-planned communities near the Seminole Hard Rock corridor and Federal Highway redevelopment districts are expected to contribute thousands of additional housing units over the coming years.

Collectively, projects currently completed, under construction, approved, or in advanced planning stages account for more than **5,000 residential units** throughout Hollywood. This unprecedented level of development reflects growing investor confidence in the city's long-term economic outlook, transportation infrastructure, employment growth, and lifestyle appeal.

For property owners, this investment wave is significant. As new residents, employers, retailers, and capital continue to flow into the marketplace, demand for strategically located real estate has increased substantially. Properties located within redevelopment corridors are increasingly being evaluated not only for their current income stream but also for their future highest-and-best-use potential. As available development sites become scarcer, well-positioned assets may command premiums driven by redevelopment opportunities, assemblage potential, and long-term land value appreciation.

Through Media Realty & Advisors' **Mid-Core MarketEdge Advantage™**, we leverage these market trends to position properties within their optimal Transaction Zone—communicating not only current performance but also the broader economic forces and development activity driving value throughout the Hollywood marketplace.



## DEVELOPMENT PIPELINE SNAPSHOT

- ✓ 5,000+ residential units completed, approved, under construction, or proposed
- ✓ Multiple luxury high-rise and mixed-use developments
- ✓ Significant investment along Federal Highway, Young Circle, and Downtown Hollywood
- ✓ Continued expansion of transit-oriented and walkable urban neighborhoods
- ✓ Strong support for long-term property appreciation and redevelopment values



**21 HOLLYWOOD**  
2100 N Federal Highway  
14-STORY MIXED-USE  
200 RESIDENTIAL UNITS  
UNDER CONSTRUCTION  
(EST. COMPLETION 2026/27)



**THE TROPIC**  
DOWNTOWN HOLLYWOOD  
18-STORY RESIDENTIAL TOWER  
223 APARTMENTS  
UNDER CONSTRUCTION



**SOLESTE LA PIAZZA**  
YOUNG CIRCLE  
23-STORY LUXURY APARTMENTS  
378 UNITS  
UNDER CONSTRUCTION



**YOUNG CIRCLE REDEVELOPMENT DISTRICT**  
APPROX. 850 UNITS  
125,000 SF RETAIL | 30,000 SF OFFICE  
PLANNED



**400 S DIXIE HIGHWAY**  
DIXIE HIGHWAY CORRIDOR  
387 APARTMENTS  
8-STORY DEVELOPMENT  
APPROVED / PRE-CONSTRUCTION



**KUSHNER MULTIFAMILY COMMUNITY**  
STIRLING RD & STATE ROAD 7  
APPROX. 470 APARTMENTS  
7-STORY PARKING STRUCTURE  
APPROVED

Project information is based on publicly available data and is subject to change.



**HOLLYWOOD PIPELINE**  
[CLICK HERE TO VIEW FULL REPORT](#)

Hollywood is a global tourism destination. The city boasts a high quality of life with more than 60 parks, five golf courses, and a variety of recreational amenities including a nearly 10-acre urban park in the heart of Downtown Hollywood with outdoor concerts and special events within a burgeoning arts scene.

From its beaches, to its lively downtown, to its distinctive neighborhoods, Hollywood is a City focused on the future where businesses discover a welcoming climate for economic growth and sustainable development. Florida's Hollywood offers all the amenities of a global tourism destination combined with the resources national and international companies seek when looking for the right location to call home.

# SUBJECT PROPERTY



# BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Property Address	1948-1950 BUCHANAN STREET, HOLLYWOOD FL 33020	ID #	5142 15 01 3350
Property Owner	AGUDELO, PATRICIA	Millage	0513
Mailing Address	5100 MCKINLEY ST HOLLYWOOD FL 33021	Use	08

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 28 BLK 19
-------------------------------	--------------------------------

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

**It'S IMPORTANT THAT YOU KNOW:**  
 The 2026 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

**Property Assessment Values**  
 Click here to see 2025 Exemptions and Taxable Values as reflected on the Nov. 1, 2025 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$109,100	\$289,890	\$398,990	\$238,560	
2025	\$49,100	\$319,910	\$369,010	\$216,880	\$6,226.96
2024	\$49,100	\$310,230	\$359,330	\$197,170	\$5,867.87

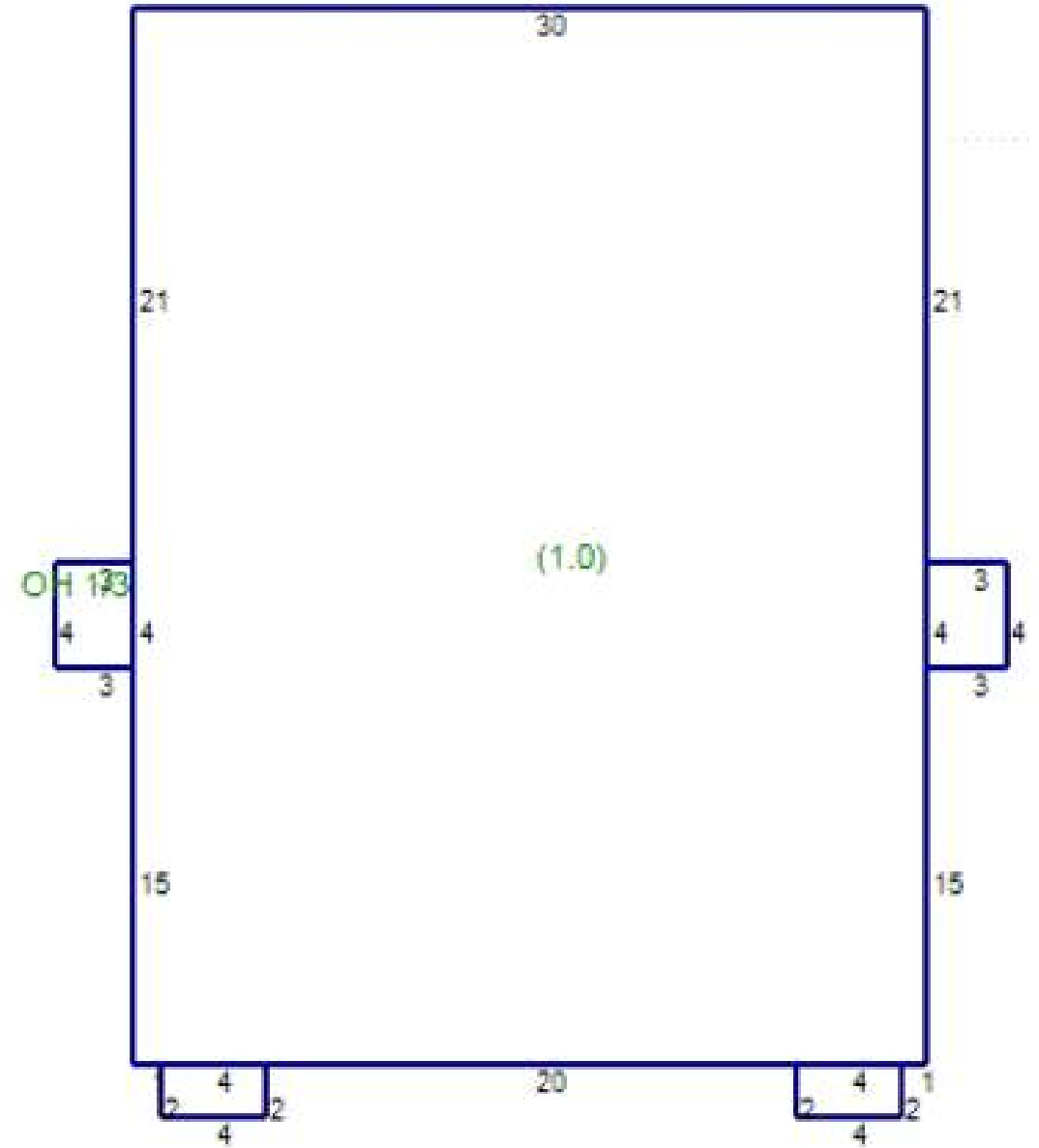
2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$398,990	\$398,990	\$398,990	\$398,990
Portability	0	0	0	0
Assessed/SOH	\$238,560	\$398,990	\$238,560	\$238,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	<b>\$238,560</b>	<b>\$398,990</b>	<b>\$238,560</b>	<b>\$238,560</b>

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
2/8/2012	WD-Q-SS	\$80,000	48539 / 638
5/5/2006	WD	\$255,000	42013 / 1891
7/26/2005	WD	\$220,000	40308 / 972
12/19/2000	WD	\$90,000	31131 / 1353
1/10/2000	QCD	\$100	30194 / 343

Land Calculations		
Price	Factor	Type
\$20.00	5,455	SF
Adj. Bldg. S.F. (Card, Sketch)		1213
Units		2
Eff./Act. Year Built: 1978/1949		

# SKETCH

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# BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Property Address	1954 BUCHANAN STREET #F&R, HOLLYWOOD FL 33020	ID #	5142 15 01 3360
Property Owner	1954 BUCHANAN ST LLC	Millage	0513
Mailing Address	5100 MCKINLEY ST HOLLYWOOD FL 33021	Use	08

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 29 BLK 19
-------------------------------	--------------------------------

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**Property Assessment Values**  
[Click here to see 2025 Exemptions and Taxable Values as reflected on the Nov. 1, 2025 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$109,080	\$389,950	\$499,030	\$318,840	
2025	\$49,090	\$379,950	\$429,040	\$289,860	\$7,668.16
2024	\$49,090	\$379,950	\$429,040	\$263,510	\$7,279.07

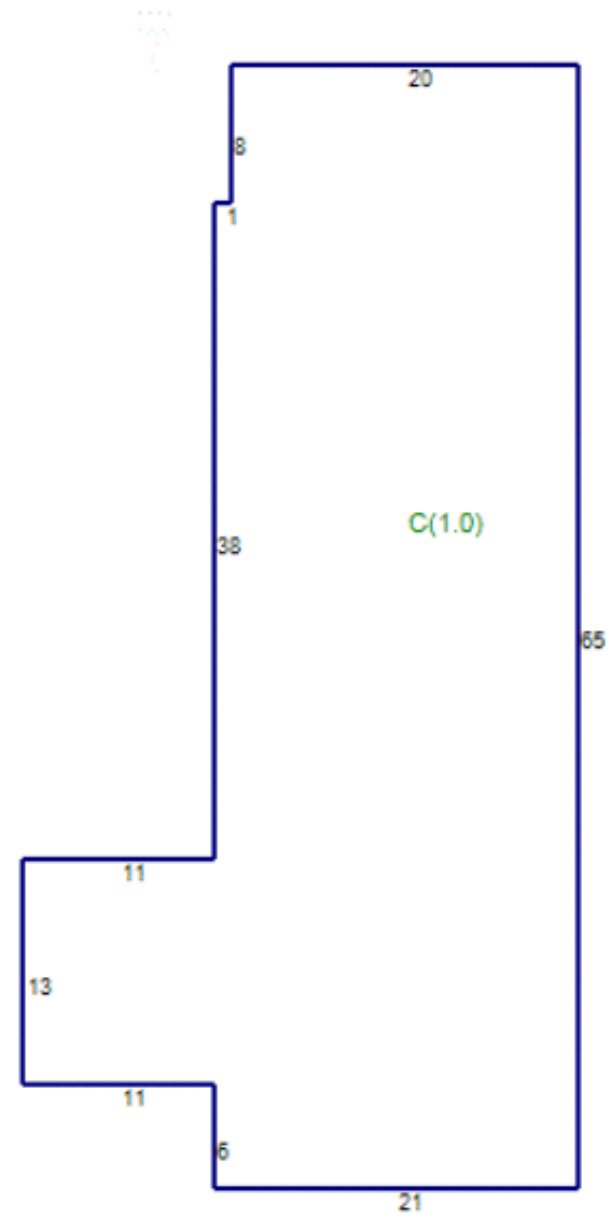
2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$499,030	\$499,030	\$499,030	\$499,030
Portability	0	0	0	0
Assessed/SOH	\$318,840	\$499,030	\$318,840	\$318,840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	<b>\$318,840</b>	<b>\$499,030</b>	<b>\$318,840</b>	<b>\$318,840</b>

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
5/29/2009	QCD-T		46331 / 627
9/15/1998	WD	\$96,300	29069 / 24
6/26/1997	WD	\$73,700	26666 / 410
10/1/1980	WD	\$59,500	9178 / 100
6/1/1978	WD	\$38,500	

Land Calculations		
Price	Factor	Type
\$20.00	5,454	SF
Adj. Bldg. S.F. (Card, Sketch)		1540
Units		2
Eff./Act. Year Built: 1978/1939		

# SKETCH

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# BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Property Address	615-619 N 20 AVENUE, HOLLYWOOD FL 33020	ID #	5142 15 01 3370
Property Owner	AGUDELO, PATRICIA	Millage	0513
Mailing Address	5100 MCKINLEY ST HOLLYWOOD FL 33021	Use	08

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 30 BLK 19
-------------------------------	--------------------------------

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

**It'S IMPORTANT THAT YOU KNOW:**  
 The 2026 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

**Property Assessment Values**  
[Click here to see 2025 Exemptions and Taxable Values as reflected on the Nov. 1, 2025 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$90,700	\$369,780	\$460,480	\$370,480	
2025	\$40,820	\$459,930	\$500,750	\$336,800	\$9,585.74
2024	\$40,820	\$359,770	\$400,590	\$306,190	\$8,471.05

**2026 Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
Just Value	\$460,480	\$460,480	\$460,480	\$460,480
Portability	0	0	0	0
Assessed/SOH	\$370,480	\$460,480	\$370,480	\$370,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	\$370,480	\$460,480	\$370,480	\$370,480

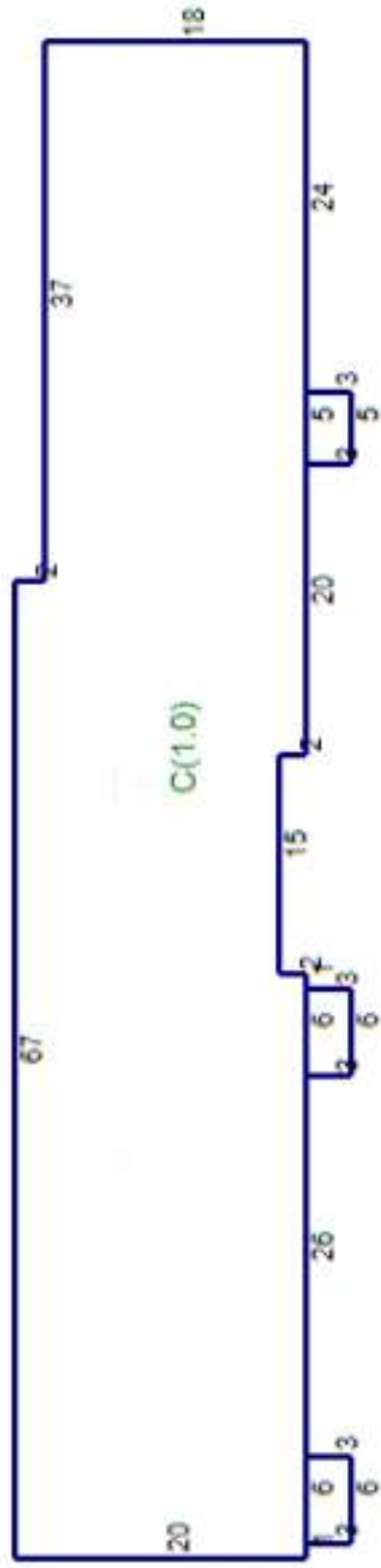
**Sales History -- Search Subdivision Sales**

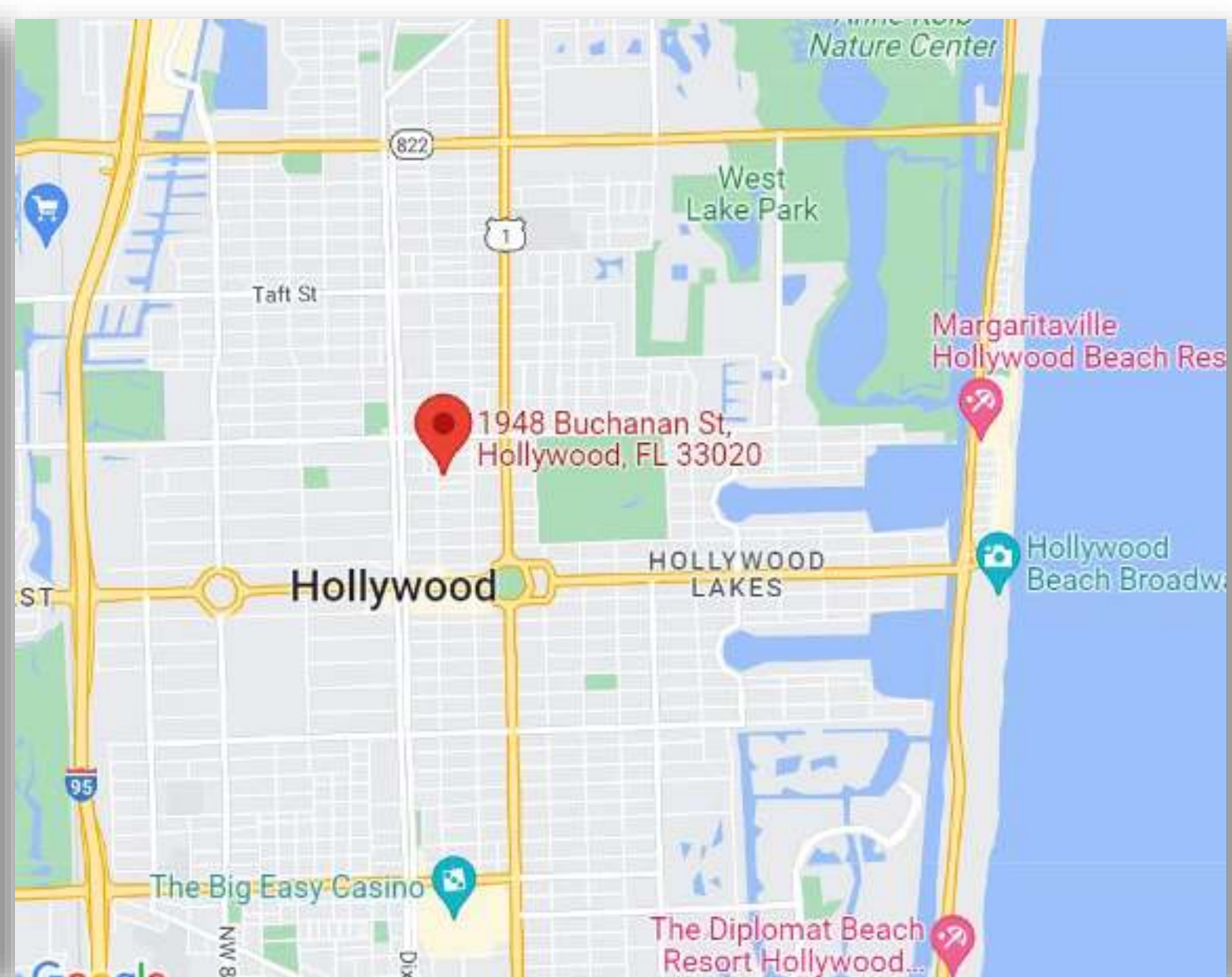
Date	Type	Price	Book/Page or CIN
4/21/2000	WD	\$115,000	30510 / 18
4/1/1989	WD	\$70,000	16368 / 37
10/1/1972	WD	\$33,500	
4/1/1969	WD	\$29,500	
12/1/1968	WD	\$25,500	

**Land Calculations**

Price	Factor	Type
\$20.00	4,535	SF
Adj. Bldg. S.F. (Card, Sketch)		1976
Units		4
Eff./Act. Year Built: 1974/1964		

# SKETCH





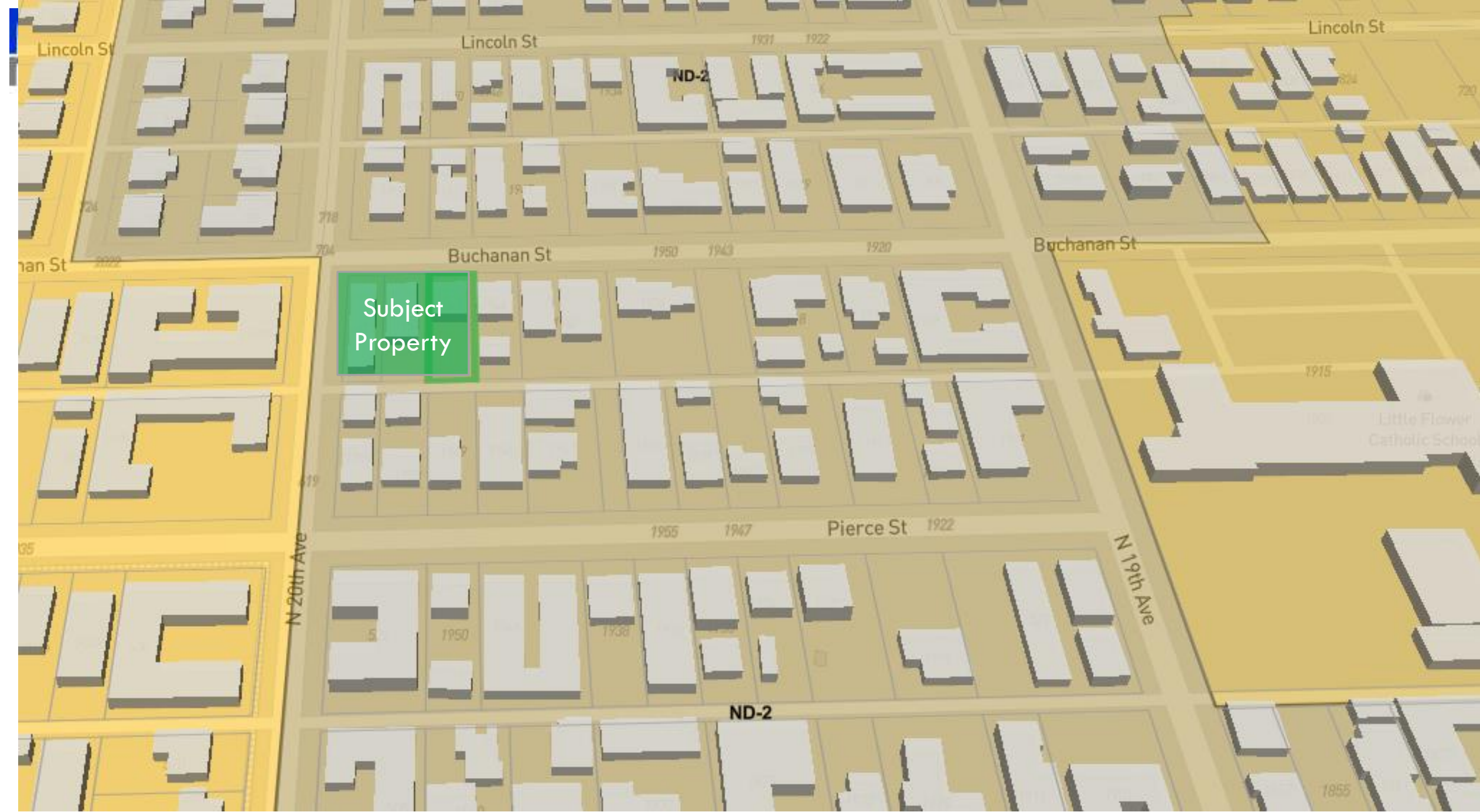
# LOCATION MAP

[Click to view Google Map](#)



**MEDIA**  
realty  
Mid-Core

# AERIAL VIEW



# AERIAL VIEW

ZONING ND-2 North Downtown Medium Intensity Multi-Family District

[Click here](#) to view interactive map

# DEVELOPMENT GUIDELINES DH-2

Regulation	ND-2 Standard
Permitted Residential Use	Multifamily residential
Maximum FAR	2.00
Maximum Height	5 stories / 55 feet
Front Setback	15 feet
Side Interior Setback	10 feet
Rear Setback	10 feet
Lots $\leq$ 50 ft wide	Side setback may reduce to 5 feet
Building Type	Urban multifamily / apartment development
<b>Maximum Built Area Allowed:</b>	<b>30,850 ft<sup>2</sup></b>



**Photo Addendum**













1954

TOW-AWAY









1954

Handicapped  
Parking



**1954 Buchanan St  
Hollywood, FL 33020  
Unit M**



# LEASE ANALYSIS



DETAILED INSIGHTS.  
STRONGER DECISIONS.



DATA DRIVEN.  
VALUE FOCUSED.



MAXIMIZE PERFORMANCE.  
MINIMIZE RISK.

**GRID**  
**DEFINITION**



**ADOM:**

Agent Days on Market: This number describes how long a property for sale has been on the market. This gets broken down even further with CDOM and ADOM. CDOM, or Current Days on Market, is the time between when the home is listed and the present day. ADOM, or Accumulated Days on Market, also accounts for whether a listing was withdrawn or expired before being placed back on the market. (A CDOM may be 4 days while the ADOM is 154.) If a property is taken off the market for 60 days before it's relisted, then ADOM goes back down to zero.



**Adj. SqFt**

Adjusted Square Feet = Square Feet of Living Area + 1/3 of the SF for all covered patios/porches + 1/2 of the garage SF. This is the standard number use when calculating "Sale Price/Square Foot".



**SqFt Living:**

Total finished living area (with AC) Not to include open porches, balconies, terraces carports or garages.



**Total Sq Ft:**

The sum total of all measured areas including living area, covered porches, covered patios, carports & garages.



**P G I:**

Potential Gross Income The income generated by the subject property assuming 100% occupancy



**G R M:**

Gross Rent Multiplier; The list price/sale price divided by the potential gross income. This metrics does not take into account debt service, vacancy or expense.



**Cap Rate:**

Cap rate is one of the best ways to quickly assess a real estate investment deal. Cap rate is a measure that makes it possible to compare properties even though they produce different levels of operating earnings. It serves the same purpose as an earnings multiplier does for stock investors. The ratio of price/earnings, often called a PE ratio, allows investors to compare one company to the next. A cap rate is simply the inverse of the PE ratio. It is the first-year operating earnings divided by the price or value.



# RENT ROLL

Current Configuration

RENT ROLL				
Unit Address	Unit Type	Lease Start	Lease End	Monthly Rent
1948-1950 Buchana				
1948	1/1	3/1/2026		\$1,600
1950	1/1	3/1/2026		\$1,600
1954 Buchanan St 1/1				
Front	1/1	9/4/2023	M-T-M	\$1,800
Middle	1/1	5/3/2026	5/2/2027	\$1,700
Rear	1/1	2/17/2026	M-T-M	\$1,500
615-619 N 20 Ave 1/1				
615 A	1/1	1/16/2021	M-T-M	\$1,825
615 B	1/1	8/15/2020	M-T-M	\$1,500
617	0/1	4/1/2025	3/31/2026	\$1,400
619	0/1	12/1/2024	12/31/2026	\$1,500
				<b>\$14,425</b>

Address	City Name	Original List Price	Sale Price	Closing Date	ADOM	Furnished Info (List)	Bed	Bath	Sq Ft Living	Year Built	Cooling Description
2127 Cleveland St Unit#REAR	Hollywood	\$1,250	\$1,250	12/5/2025	35	Unfurnishe	0	1		1933	
2305 Monroe St Unit#14	Hollywood	\$1,300	\$1,300	10/10/2025	23	Furnished	0	1		1966	
2305 Monroe St Unit#6	Hollywood	\$1,400	\$1,400	11/1/2025	95	Unfurnishe	0	1		1966	
715 NE 6th St Unit#5E	Fort Laude	\$1,300	\$1,300	11/4/2025	187	Unfurnishe	0	1	248	1966	
1956 Lincoln St Unit#10	Hollywood	\$1,100	\$1,100	1/31/2026	109	Unfurnishe	0	1	300	1952	Wall/Wind
1701 Shenandoah St Unit#3	Hollywood	\$1,150	\$1,150	9/24/2025	42	Unfurnishe	0	1	400	1953	Wall/Wind
2225 Van Buren St Unit#2	Hollywood	\$1,500	\$1,200	2/26/2026	91	Unfurnishe	0	1	400	1960	
2230 Monroe St Unit#H	Hollywood	\$1,100	\$1,100	10/14/2025	10	Unfurnishe	0	1	450	1945	Wall/Wind
1723 Liberty St Unit#8	Hollywood	\$1,400	\$1,200	2/1/2026	76	Unfurnishe	0	1	500	1953	
2508 Johnson St Unit#5	Hollywood	\$1,300	\$1,250	3/4/2026	62	Unfurnishe	0	1	500	1960	Ceiling Fan
1931 Jefferson St Unit#E	Hollywood	\$1,600	\$1,385	1/28/2026	76	Unfurnishe	0	1	500	1951	
2206 Adams St Unit#8	Hollywood	\$1,550	\$1,380	2/2/2026	148	Unfurnishe	0	1	500	1965	Electric Co
2206 Adams St Unit#9	Hollywood	\$1,550	\$1,450	9/30/2025	15	Unfurnishe	0	1	500	1965	Electric Co
2206 Adams St Unit#3	Hollywood	\$1,550	\$1,450	10/17/2025	28	Unfurnishe	0	1	500	1965	Central Co
2823 Monroe St Unit#R	Hollywood	\$1,400	\$1,400	11/1/2025	66	Unfurnishe	0	1	1,300	1952	
919 N 19th Ave Unit#b	Hollywood	\$1,100	\$1,100	10/6/2025	54	Partially Fu	0	1	1,643	1952	
1205 N 15th Ct Unit#West	Hollywood	\$1,449	\$1,299	1/8/2026	34	Unfurnishe	0	1	2,354	1957	
2639 Lincoln St Unit#43	Hollywood	\$1,100	\$1,200	3/1/2026	12	Unfurnishe	0	1	2,912	1965	
505 N 20th Ave Unit#1	Hollywood	\$1,350	\$1,195	12/9/2025	51	Unfurnishe	0	1	3,678	1951	Central Co
505 N 20th Ave Unit#4	Hollywood	\$1,275	\$1,195	12/4/2025	36	Unfurnishe	0	1	3,678	1951	Central Co
2707 Lincoln St Unit#18	Hollywood	\$1,000	\$950	2/23/2026	13	Unfurnishe	0	1	6,630	1965	
2643 Lincoln St Unit#31	Hollywood	\$1,100	\$1,200	2/23/2026	6	Unfurnishe	0	1	7,736	1965	

**\$1,310    \$1,248**



# RENT SURVEY

STUDIO APT

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Address	City Name	Original List Price	Sale Price	Closing Date	ADOM	Furnished Info (List)	#Beds	#FBaths	Sq Ft Living	Year Built	Cooling Description
1841 Adams Street Unit#3	Hollywood	\$1,750	\$1,549	9/28/2025	72	Unfurnished	1	1	276	1981	Central Co
1841 Adams Street Unit#2	Hollywood	\$1,600	\$1,450	1/1/2026	33	Unfurnished	1	1	289	1981	Central Co
1841 Adams Street Unit#4	Hollywood	\$1,600	\$1,399	1/1/2026	135	Unfurnished	1	1	297	1981	Electric Co
2320 N 19th Ave Unit#5	Hollywood	\$1,325	\$1,325	10/10/2025	7	Unfurnished	1	1	400	1957	Wall/Wind
2211 Lincoln St Unit#11	Hollywood	\$1,400	\$1,300	2/19/2026	14	Unfurnished	1	1	420	1960	
2334 Grant St Unit#2336A	Hollywood	\$1,300	\$1,250	1/31/2026	38	Unfurnished	1	1	500	1970	Wall/Wind
2040 S Funston St Unit#3	Hollywood	\$1,350	\$1,350	11/13/2025	6	Unfurnished	1	1	500	1968	Wall/Wind
2334 Grant St Unit#2336	Hollywood	\$1,400	\$1,350	11/1/2025	59	Unfurnished	1	1	500	1956	Wall/Wind
715 NE 6th St Unit#1	Fort Laude	\$1,650	\$1,650	1/16/2026	46	Unfurnished	1	1	500	1970	
1536 Polk St Unit#8	Hollywood	\$1,750	\$1,700	9/26/2025	10	Unfurnished	1	1	520	1940	Wall/Wind
1826 Sherman Street Unit#7	Hollywood	\$1,650	\$1,350	3/6/2026	129	Unfurnished	1	1	524	1964	Central Co
1820 Funston St Unit#B	Hollywood	\$1,475	\$1,300	2/18/2026	102	Unfurnished	1	1	540	1951	Wall/Wind
2450 Jackson St Unit#B	Hollywood	\$1,300	\$1,250	10/1/2025	15	Unfurnished	1	1	546	1988	
2450 Jackson St Unit#A	Hollywood	\$1,300	\$1,350	9/21/2025	38	Unfurnished	1	1	546	1988	
2320 N 19th Ave Unit#2	Hollywood	\$1,550	\$1,500	10/22/2025	64	Unfurnished	1	1	550	1957	Central Co
2020 Washington Street Unit#1	Hollywood	\$1,650	\$1,650	11/1/2025	22	Furnished	1	1	550	1950	Central Ind
1836 Dewey St Unit#1-6	Hollywood	\$1,750	\$1,700	12/21/2025	84	Unfurnished	1	1	550	1954	Wall/Wind
1958 Mckinley St Unit#3	Hollywood	\$1,595	\$1,595	2/23/2026	37	Unfurnished	1	1	563	1968	
1958 Mckinley St Unit#15	Hollywood	\$1,595	\$1,595	12/1/2025	35	Unfurnished	1	1	563	1968	
2235 Coolidge Unit#2	Hollywood	\$1,700	\$1,500	12/17/2025	115	Unfurnished	1	1	580		Ceiling Far
1126 SW 15th Ter Unit#2	Fort Laude	\$1,500	\$1,400	12/15/2025	28	Unfurnished	1	1	600	1963	
1500 S 20th Avenue	Hollywood	\$1,450	\$1,450	1/17/2026	18	Unfurnished	1	1	600	1970	Wall/Wind
1500 S 20th Avenue Unit#0	Hollywood	\$1,599	\$1,475	12/25/2025	99	Unfurnished	1	1	600	1968	Wall/Wind
1830 Monroe St Unit#1834	Hollywood	\$1,675	\$1,525	12/6/2025	77	Unfurnished	1	1	600	1957	Ceiling Far
326 NE 6th St Unit#1-3	Hallandale	\$1,700	\$1,550	12/18/2025	70	Unfurnished	1	1	600	1954	
1500 S 20th Avenue Unit#000	Hollywood	\$1,550	\$1,550	9/27/2025	7	Unfurnished	1	1	600	1968	Wall/Wind

**\$1,545    \$1,464**



# RENT SURVEY

ONE BEDROOM APT

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**MEDIA**  
realty  
Mid-Core

MARKETEDGE

# COMPARABLE SALES

ACCURATE DATA. | SMART ANALYSIS. | STRONGER DECISIONS.

**Mid-Core**  
*Specialist*

# COMMENTS DIRECT SALES COMPARISON

## THE MARKET APPROACH TO VALUE



### COMPARABLE SALE

A comparable sale is property that is similar to the subject property in most respects. It is located in a nearby location. It has recently sold for a fair market value.

The selection of comparable sales is in most appraisals is the single most determining factor in establishing the value. The responsibility is to fully research the local real estate market and determine which comparable sales represent the best value characteristics of the subject property.



### MARKET APPROACH

The market or direct sales comparison approach to an estimate of value is a process of comparing market data, that is, prices paid for similar properties, prices asked by owners, and offers made by prospective buyers or the tenants willing to buy or lease.

Typically a comparison grid is used and adjustments are made to each comparable sales used for major differences between the comparable and the subject property for such items as location, construction quality and significant amenities, etc.

In the market approach, the attempts are made to both gauge and reflect the anticipated reaction by a typical purchaser to the subject property.



DETAILED INSIGHTS.  
STRONGER DECISIONS.



DATA DRIVEN.  
VALUE FOCUSED.



MAXIMIZE PERFORMANCE.  
MINIMIZE RISK.

Address	City Name	Original List Price	Current Price	Sale Price	Closing Date	ADOM	#Units	Tot Sqft	Price/Unit		Year Built	Zoning Information
2460 Taylor St	Hollywood	\$1,480,000	\$1,280,000			86	5	5000	\$256.00	\$256,000	1978	
1743 Rodman St	Hollywood	\$1,400,000	\$1,400,000			143	5	2585	\$541.59	\$280,000	1955	FH-2
1820 Funston St	Hollywood	\$1,399,000	\$1,440,000			255	4	2158	\$667.28	\$360,000	1950	FH-2
923 SE 2nd Ave Unit#1-6	Hallandale B	\$1,497,000	\$1,497,000			88	6	3157	\$474.18	\$249,500	1970	CENTRAL
811 NE 10th St Unit#1-5	Hallandale B	\$1,499,000	\$1,499,000			143	5	3338	\$449.07	\$299,800	1953	RD-12
101 SE 4th Ave Unit#1-7	Hallandale B	\$2,000,000	\$1,600,000			683	7	4001	\$399.90	\$228,571	1964	CENTRAL
703 NE 7th St	Hallandale B	\$2,265,000	\$1,625,000			111	9	7809	\$208.09	\$180,556	1955	CENTRAL
2201 Greene St	Hollywood	\$2,500,000	\$2,100,000			132	9	4617	\$454.84	\$233,333	1960	RS-1
724 NE 4th St	Hallandale B	\$2,995,000	\$2,995,000			120	12	8140	\$367.94	\$249,583	1977	CENTRAL
2000 Monroe St Unit#1-15	Hollywood	\$4,200,000	\$4,200,000			5	15	8823	\$476.03	\$280,000	1960	PS-2
2314 Polk St	Hollywood	\$2,900,000	\$2,900,000			218	13	7632	\$379.98	\$223,077	1972	TC-1
2459 Pierce St Unit#1-6	Hollywood	\$1,000,000	\$1,000,000			96	6	1537	\$650.62	\$166,667	1950	RM-18
611 S 24th Ave Unit#1-7	Hollywood	\$1,540,000	\$1,275,000			76	7	1457	\$875.09	\$182,143	1938	DH-2
326 NE 6th St Unit#1-6	Hallandale Beach		\$1,250,000	\$1,050,000	8/12/2025	123	6	2843	\$110.02	\$175,000	1954	CENTRAL
615 NE 7th St	Hallandale Beach		\$1,500,000	\$1,365,000	12/11/2025	107	7	3646	\$139.23	\$195,000	1950	RD-12
206 S 15th Ave Unit#1-6	Hollywood		\$1,700,000	\$1,550,000	2/19/2026	284	6	3686	\$420.51	\$258,333	1968	RS-6
2237 Taylor St	Hollywood		\$1,800,000	\$1,650,000	8/27/2025	56	8	7740	\$82.50	\$206,250	1979	DH-2
2325 Taylor St Unit#1-9	Hollywood		\$2,050,000	\$1,910,000	9/26/2025	172	9	6465	\$95.48	\$212,222	1950	DH-2
1950 Fletcher St	Hollywood		\$5,500,000	\$4,260,000	10/24/2025	217	18	19433	\$476.19	\$236,667	2021	PR

**\$439.24 \$244,922**

**\$220.66 \$213,912**



# COMPARABLE GRID

SO. BROWARD 5+ UNITS  
**PRIMARY EMPHASIS**

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Address	City	Current Price	Close Price	Close Date	DOM	# Total Units	Unit Breakdown	Gross Income	Living Area	Year Built	\$/SF	\$/Unit	Cap Rate
2206 Fillmore Street Unit#110	Hollywood	\$2,255,000			28	10		\$158,414.00	7,445	1959	\$302.89	\$225,500	4.0%
1820 Funston Street	Hollywood	\$1,440,000			326	4	4 (1/1)	\$63,480.00	2,158	1950	\$667.28	\$360,000	2.7%
1842 Madison Street	Hollywood	\$1,350,000			329	4	(1/1) (2/1) (2/2) (3/2)	\$114,000.00	4,001	1951	\$337.42	\$337,500	5.2%
1922 Garfield Street	Hollywood	\$1,100,000			98	2	(5/4) (2/1)	\$150,000.00	3,591	2010	\$306.32	\$550,000	8.3%
2242 Polk Street	Hollywood	\$1,100,000			328	3	(0/1) (2/1) (2/2)	\$77,400.00	2,382	1954	\$461.80	\$366,667	4.3%
2127 Polk Street	Hollywood	\$1,000,000		Land	298	4	4 (1/1)	\$67,200.00	2,158	1954	\$463.39	\$250,000	4.1%
2125 Polk Street	Hollywood	\$1,000,000		Land	298	4	4 (0/1)	\$67,200.00	2,158	1954	\$463.39	\$250,000	4.1%
1925 Dewey Street	Hollywood	\$975,000			50	4	4 (1/1)	\$67,200.00	3,603	1954	\$270.61	\$243,750	4.2%
1922 Jefferson Street	Hollywood	\$899,999		Land	761	4	(3/2) 3 (1/1)		2,262	1959	\$397.88	\$225,000	0.0%
2001 N 22nd Avenue	Hollywood	\$865,555			75	4	4 (1/1)	\$86,400.00	2,511	1956	\$344.71	\$216,389	6.1%
1812 Coolidge Street	Hollywood	\$850,000			19	3	(3/3) (2/2) (0/1)	\$75,600.00	2,812	1940	\$302.28	\$283,333	5.4%
1959 Pierce Street	Hollywood	\$785,000			50	2	(3/2) (2/1)	\$60,000.00	2,064	1935	\$380.33	\$392,500	4.7%
2033 Dewey Street	Hollywood	\$759,000			255	2	2 (2/2)	\$36,000.00	2,034	1977	\$373.16	\$379,500	2.9%
1916 1918 Grant Street	Hollywood	\$749,000			7	2		\$99,840.00	2,975	1986	\$251.76	\$374,500	8.1%
1933 Taylor Street	Hollywood	\$710,000			86	3	(2/2) 2 (1/1)	\$73,920.00	1,215	1924	\$584.36	\$236,667	6.4%
1936 Washington Street	Hollywood	\$699,900			36	3	2 (2/1) (0/1)	\$79,200.00	1,972	1978	\$354.92	\$233,300	6.9%
2034 Taylor Street	Hollywood	\$675,000			175	3	2 (1/1)	\$60,000.00	1,370	1950	\$492.70	\$225,000	5.4%
915 N 19th Avenue	Hollywood	\$670,000			15	2	2 (2/1)	\$36,000.00	1,462	1959	\$458.28	\$335,000	3.3%
1928 Adams Street	Hollywood	\$565,000			144	2	2 (2/1)	\$30,000.00	1,755	1951	\$321.94	\$282,500	3.2%
2140 Monroe Terrace	Hollywood	\$555,000			82	2	2 (1/1)	\$40,200.00	1,359	1965	\$408.39	\$277,500	4.4%
1913 Harding Street	Hollywood	\$549,000			95	2	2 (1/1) (0/1)	\$54,000.00	1,108	1965	\$495.49	\$274,500	6.0%
822 N 20th Avenue	Hollywood	\$535,000			98	2	(1/1) (2/1)	\$41,400.00	1,505	1955	\$355.48	\$267,500	4.7%
2014 Funston Street	Hollywood	\$495,000			342	2			1,440	1930	\$343.75	\$247,500	0.0%
2112-2114 Taft Street	Hollywood	\$474,999			169	2	2 (1/1)	\$57,600.00	986	1938	\$481.74	\$237,500	7.4%
1932 Dewey Street	Hollywood	\$400,000		Land	212	2		\$36,000.00	1,468	1926	\$272.48	\$200,000	5.5%
2204 Mckinley Street	Hollywood	\$699,000			22	3	2 (1/1) (0/1)	\$60,600.00	3,062	1946	\$228.28	\$233,000	5.3%
2030 Taylor Street	Hollywood	\$675,000			154	2	2 (2/1)	\$60,000.00	1,370	1950	\$492.70	\$337,500	5.4%
1956 Madison Street	Hollywood	\$575,000			43	2	2 (2/1)	\$55,200.00	1,593	1960	\$360.95	\$287,500	5.9%
2000 Monroe Street	Hollywood	\$4,200,000	\$3,600,000	3/31/2026	18	13			8,823	1960	\$408.02	\$276,923	
1933 Dewey Street	Hollywood	\$1,100,000	\$862,256	5/15/2026	223	4	(3/2) 3 (1/1)	\$99,540.00	2,798	1954	\$308.17	\$215,564	7.0%
1918 Taft Street	Hollywood	\$695,000	\$695,000	2/5/2026	67	2	2 (2/1)	\$59,400.00	1,719	1954	\$404.30	\$347,500	5.2%
1923 Roosevelt Street	Hollywood	\$720,000	\$620,000	1/19/2026	81	4		\$99,840.00	3,733	1966	\$166.09	\$155,000	9.8%
1909-1911 Mayo Street	Hollywood	\$615,000	\$590,000	1/20/2026	165	2	(2/1) (1/1)	\$39,600.00	1,676	1951	\$352.03	\$295,000	4.1%
2235 Coolidge Street	Hollywood	\$609,000	\$585,000	4/1/2026	124	2	(2/1) (1/1)	\$38,400.00	1,558	1960	\$375.48	\$292,500	4.0%
2226 Taylor Street	Hollywood	\$647,250	\$573,000	4/13/2026	126	2	2 (2/2)	\$39,600.00	2,030	1972	\$282.27	\$286,500	4.2%
1828 Plunkett Street	Hollywood	\$639,000	\$540,000	2/9/2026	8	7			5,017	1936	\$107.63	\$77,143	

**Active \$379.03 \$285,614 4.8%**  
**Sold \$300.50 \$243,266 5.7%**



# COMPARABLE GRID

2-4 PLEX SALES

## PRIMARY EMPHASIS

[Click Here to View Full Report](#)

Address	City	Current Price	Close Price	Close Date	DOM	# Total Units	Unit Mix	P G I	Living Area	\$/SF	\$/Unit	G R M	Cap Rate	Year Built
1812 Coolidge Street	Hollywood	\$850,000			17	4	(3/2) (2/2) (0/1)	\$75,600.00	2,812	\$302.28	212,500	11	5.4%	1940
1916 1918 Grant Street	Hollywood	\$749,000			5	2		\$99,840.00	2,975	\$251.76	374,500	8	8.1%	1986
224 SW 15th Street	Dania Beach	\$704,000			59	4	4 (1/1)	\$68,880.00	2,086	\$337.49	176,000	10	6.0%	1986
915 N 19th Avenue	Hollywood	\$670,000			13	2	2 (1/1)	\$36,000.00	1,462	\$458.28	335,000	19	3.3%	1959
1914 Sheridan Street	Hollywood	\$645,000			85	2	(2/1) (1/1)	\$54,000.00	1,684	\$383.02	322,500	12	5.1%	1972
1918 Sheridan Street	Hollywood	\$630,000			83	3	(2/2) (1/1) (0/1)	\$61,200.00	1,790	\$351.96	210,000	10	5.9%	1975
224 SW 14th Street	Dania Beach	\$599,000			83	3			1,328	\$451.05	199,667			1960
1913 Harding Street	Hollywood	\$549,000			93	2	2 (1/1) (01/1)	\$54,000.00	1,108	\$495.49	274,500	10	6.0%	1965
18 SW 13th Street	Dania Beach	\$850,000			62	3	2 (2/1) (1/1)		2,507	\$339.05	283,333			1983
1845 Dixieanna Street	Hollywood	\$900,000	\$900,000	10/10/2025	29	4	2 (2/1) 2 (1/1)	\$67,200.00	2,248	\$400.36	225,000	13	4.6%	1950
1918 Taft Street	Hollywood	\$695,000	\$695,000	2/5/2026	67	2	2 (2/1)	\$60,000.00	1,719	\$404.30	347,500	12	5.3%	1954
1841 Taft Street	Hollywood	\$665,000	\$665,000	9/16/2025	31	4	(2/1) 3 (1/1)	\$90,300.00	3,610	\$184.21	166,250	7	8.3%	1951
255 SW 15th Street	Dania Beach	\$575,000	\$575,000	5/7/2026	72	3	2 (2/1) (0/1)	\$65,400.00	1,808	\$318.03	191,667	9	6.9%	1979
212 SW 13th Street	Dania Beach	\$456,000	\$456,000	9/9/2025	11	3	(2/1) 2 (1/1)		2,001	\$227.89	152,000			1954
48 SW 14th Street	Dania Beach	\$418,000	\$418,000	12/2/2025	63	2	2 (1/1)	\$39,600.00	1,125	\$371.56	209,000	11	5.8%	1926

**Active \$339.47 \$265,333 11 5.7%**

**Sold \$296.06 \$215,236 10 6.2%**



# COMPARABLE GRID

## PRIMARY EMPHASIS

[Click Here](#) to View Full Report

# FINANCIALS

# CASH FLOW ANALYSIS & UNDERSTANDING CAP RATES



Buyer: Cap Rate goes up

Seller: Cap Rate goes down



$$\text{Capitalization Rate} = \frac{\text{Net Operating Income (NOI)}}{\text{Value}}$$

Example: A property has a NOI of \$100,000 and a Cap Rate of 10%. Thus a value of \$1,000,000

$$\frac{\$100,000}{10\%} = \$1,000,000$$

As the Cap increases to 11% the price decreases to \$909,000

$$\frac{\$100,000}{11\%} = \$909,091$$

Conversely as the Cap Rate decreases to 9% the overall value has increased to \$1,100,000

$$\frac{\$100,000}{9\%} = \$1,100,000$$

Sub-Market: For each \$1,000 of NOI, our market responds with between \$11,000 to \$12,000 of value

$$\frac{\$100,000}{11\%} = \$909,091$$

# WHAT'S THE SUPER POWER OF THE CAP RATE

INCOME APPROACH | MAKE IT WORK FOR YOU



The Income Approach is one of three big time methodologies of establishing market value for income producing properties such as strip centers, office buildings and residential income properties. The fundamental math is similar to the methods used for financial valuation, securities analysis, or bond pricing.



This is simply the quotient of dividing the annual net operating income (NOI) by the appropriate capitalization rate (CAP rate). For income-producing real estate, the NOI is the net income of the real estate.



The basic formula for this approach, commonly referred to as IRV, is:

$$\text{Net operating income (I)} + \text{capitalization rate (R)} = \text{value (V)}$$



## What is the Super Power of a Cap Rate?

Let's say for example there's a property that generates \$4000 monthly. Vacancy is 5%, The operating expenses run 35%. Our properties NOI is \$29,640.



MONTHLY INCOME		\$4,000
PGI		\$48,000
V&C	5%	\$2,400
EGI		\$45,600
OPERATING EXPENSES	35%	\$15,960
<b>NOI</b>		<b>\$29,640</b>



## UNDERSTANDING THE IMPACT

Using a Capitalization Rate (Cap Rate) of 6.5% which is typical for the area your property's value is \$456,000.

**Question:** What's the relationship of cap to value?

**Answer:** As the cap rate goes up value goes down.



## THE RELATIONSHIP IS SIMPLE



UNDERSTAND THE **POWER**. MAKE **SMARTER** DECISIONS. **MAXIMIZE** VALUE.



# INCOME & EXPENSE

APPROACH TO VALUE

## Purchase Money Mortgage

Summary		Proposed Financing	
Price:	\$1,875,000	Purchase Money Mortgage	\$1,406,250
Down Payment: 25%	\$468,750	Terms:	4.50% interest only
Number of Units:	9		
Price Per Unit	\$208,333		
Current GRM:	10.8	Monthly Payment:	\$5,273.44
Current CAP:	4.9%		
Market GRM:	10.6		
Market CAP:	5.20%		
Annual Rent per Square Foot:	\$1,975.00		
Approximate Age:	1962		
Approximate Lot Size:	15,445.0 SF		
Approximate Net RSF:	5,613		
Cost per Net RSF:	\$334.05		

Annualized Operating Data				
	Current Rents		Market Rent	
<b>Scheduled Gross Income:</b>	<b>\$173,100</b>		<b>\$176,700</b>	
Less Vacancy Rate Reserve:	8,655	5.00%	8,835	5.00%
Gross Operating Income:	\$ 164,445		\$ 167,865	
Less Expenses:	73,029	42.19%	70,329	41.90%
<b>Net Operating Income:</b>	<b>\$ 91,416</b>		<b>\$ 97,536</b>	
Less Loan Payments:	63,281		63,281	
Pre Tax Cash Flow:	\$ 28,135	6.00% *	\$ 34,255	7.31%
Plus Principal Reduction:	11,573		11,573	
<b>Total Return Before Taxes:</b>	<b>\$ 39,708</b>	<b>8.47% *</b>	<b>\$ 45,828</b>	<b>9.78%</b>

\*As Percent of Down Payment

Scheduled Income							Annualized Expenses		
		Current Rents			Market Rent		Taxes:	Rate:	\$
UNIT NUM	BDRMS/BATHS	Unit Size	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income			
617	(0/1)		\$1,400	\$1,400	\$1,500	\$1,500	Insurance:		34,976
619	(0/1)		\$1,500	\$1,500	\$1,500	\$1,500	Maintenance:		16,345
1948	(1/1)		\$1,600	\$1,600	\$1,600	\$1,600	Water Sewer		4,000
1950	(1/1)		\$1,600	\$1,600	\$1,600	\$1,600	Trash		5,520
1954 F	(1/1)		\$1,800	\$1,800	\$1,800	\$1,800	Management		2,268
1954 M	(1/1)		\$1,700	\$1,700	\$1,700	\$1,700	Electric		7,400
1954 R	(1/1)		\$1,500	\$1,500	\$1,600	\$1,600	Landscaping		1,020
615 F	(1/1)		\$1,825	\$1,825	\$1,825	\$1,825			1,500
615 R	(1/1)		\$1,500	\$1,500	\$1,600	\$1,600			
Total Scheduled Rent:									
Misc. Income									
<b>Monthly Scheduled Gross Income:</b>				<b>\$14,425</b>		<b>\$14,725</b>	<b>Total Expenses:</b>	<b>\$</b>	<b>73,029</b>
<b>Annual Scheduled Gross Income:</b>				<b>\$173,100</b>		<b>\$176,700</b>	<b>Per Net Sq.Ft.:</b>		<b>\$13.01</b>
							<b>Per Unit:</b>		<b>\$8,114.30</b>

# Highest & Best Use | Configurations



# HIGHEST & BEST USE



## Highest and Best Use

As it pertains to your property, whether vacant or in its interim use, Media Realty has the skill set to land value through the practices associated with highest and best use and residual land value.

Media Realty will take into consideration the property's zoning, density/FAR, parking, setbacks regulations and coverage area to determine the properties floor plate. From there, utilizing industry standards, take off the vertical elevation to determine construction and soft costs.

The land value is the **surplus after development cost and profit have been deducted** from the value of the completed development.



01

### Legally Permissible

Legally permissible primarily pertains to the zoning of the property and its restrictions.



02

### Physically Possible

Consideration must be given to the size, shape, topography and accessibility of the site when determining what is physically possible.



03

### Financially Feasible

Financially feasible may also consider whether the property is economically feasible. This pertains to the highest and best use as if vacant.



04

### Most Profitable

The most profitable use generally pertains to commercial properties. The bottom line is what would be the highest net income for a proposed structure.

# RESIDUAL LAND VALUE ANALYSIS

POWERED BY MEDIA REALTY'S MARKETEDGE ADVANTAGE

Residual land value is a reverse-engineered valuation that determines what a developer can afford to pay for land after accounting for all costs, risks, and required returns—bridging the gap between current income and future potential.



01

## HIGHEST & BEST USE

- Zoning
- Density / FAR
- Height
- Parking
- Setbacks



02

## DEVELOPMENT PROGRAM

- Unit Count
- Average Unit Size
- Rentable Area
- Building Efficiency



03

## REVENUE UNDERWRITING

- Market Rents
- Vacancy Assumptions
- Ancillary Income
- Stabilized NOI



04

## COST MODELING

- Hard Costs
- Soft Costs
- Financing Costs
- Lease-Up Costs



05

## RESIDUAL LAND VALUE

- Stabilized Value
- Less Development Costs
- Less Required Profit
- Remaining Land Value



06

## SENSITIVITY ANALYSIS

- Rent Growth
- Construction Costs
- Exit Cap Rates
- Return Thresholds



## MARKETEDGE ADVANTAGE

Unlike traditional brokerage analysis, **MarketEdge** combines:

- ✓ Appraisal methodology
- ✓ Development underwriting
- ✓ Construction economics
- ✓ Ownership perspective
- ✓ Market intelligence
- ✓ Transaction execution

to identify a property's highest **supportable value** and position it for maximum market acceptance.



## RESULT

A defensible value range that allows sellers to justify pricing, negotiate from strength, and maximize net proceeds.

Property Address	Property City	Asking Price	Sale Price	Sale Date	Market Time	Land Area SF	Land Area AC	Price Per SF	Zoning	Proposed Use	Secondary Type
504 N 20th Ave	Hollywood	\$2,500,000	\$2,500,000		9	14278	0.21	\$175.09	DH-3	Apartment Units - Commercial	
807 N 24th Ave	Hollywood	\$1,110,000	\$1,110,000		454	13939	0.32	\$79.63	DH-2	MultiFamily	Residential
1928 Dewey St	Hollywood	\$899,000	\$899,000		128	10836	0.25	\$82.96	PS-1	MultiFamily	Commercial
824 N Dixie Hwy	Hollywood	\$2,500,000	\$2,500,000		671	22651	0.52	\$110.37	DH-3	Apartment Units	Residential
1708 N Dixie Hwy	Hollywood	\$2,500,000	\$2,500,000		671	21261	0.49	\$117.59	DH-3	Apartment Units	Industrial
810 S Dixie Hwy	Hollywood	\$3,995,000	\$3,995,000		342	36750	0.84	\$108.71	DH-3	Mixed Use	Commercial
1510 S Dixie Hwy	Dania Beach	\$8,500,000	\$8,500,000		139	69696	1.60	\$121.96	NBHD-MU	Apartment Units	Commercial
2215 Fillmore St	Hollywood	\$2,750,000	\$2,750,000		965	20502	0.47	\$134.13	DH-2	Apartment Units	Commercial
1858 Fletcher St	Hollywood	\$1,225,000	\$1,225,000		156	8100	0.19	\$151.23	MF	Apartment Units	Residential
2022 Fletcher St	Hollywood	\$2,800,000	\$2,800,000		237	13000	0.30	\$215.38	Mixed Use	Apartment Units	Commercial
1821 Harding St	Hollywood	\$2,650,000	\$2,650,000		28	23630	0.54	\$112.15	FH2	MultiFamily	Residential
1911 Liberty St	Hollywood	\$950,000	\$950,000		387	14810	0.34	\$64.15	ND-1	Apartment Units - Residential	
1700 Mayo St	Hollywood	\$1,200,000	\$1,200,000		13	11718	0.27	\$102.41	FH-1	Apartment Units	Residential
1841 Mayo St	Hollywood	\$1,200,000	\$1,200,000		506	8189	0.19	\$146.54	MULTI-FA	Apartment Units	Residential
2035 Monroe St	Hollywood	\$2,300,000	\$2,300,000		71	10890	0.25	\$211.20	Commerci	MultiFamily	Commercial
1920 Pierce St	Hollywood	\$2,100,000	\$2,100,000		153	16360	0.38	\$128.36	ND-2	Apartment Units	Commercial
2323 Polk St	Hollywood	\$2,396,500	\$2,396,500		119	20517	0.47	\$116.81	DH-2	Apartment Units	Residential
2455 Polk St	Hollywood	\$2,189,750	\$2,189,750		299	20500	0.47	\$106.82	MC-1	Apartment Units	Residential
2621-2631 Polk St	Hollywood	\$3,500,000	\$3,500,000		554	41026	0.94	\$85.31	MC-1	Apartment Units	Residential
2910 POLK ST	Hollywood	\$1,500,000	\$1,500,000		867	20500	0.47	\$73.17	TC-1 and I	Commercial	Commercial
2204 Van Buren St	Hollywood	\$2,200,000	\$2,200,000		90	20473	0.47	\$107.46	DH-3 HIGH	Commercial	Commercial
2224 Pierce St	Hollywood		\$3,000,000	1/30/2026		41020	0.94	\$73.14	DH-2	Apartment Units	Commercial
2543 Polk St	Hollywood	\$2,350,000	\$1,650,000	3/20/2025	91	20517	0.47	\$80.42	MC-1	Apartment Units	Residential
2031 Polk Street	Hollywood		\$8,747,623	6/27/2025		#####	0.74	\$66.06	PUD		Commercial
2125 Polk St (3 Prope	Hollywood	\$2,900,000	\$2,900,000			17154	0.39	\$169.06	DH3	Commercial	



# COMPARABLE GRID

## SUBJECT AREA LAND SALES

### PRIMARY EMPHASIS

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# DEVELOPMENT GUIDELINES DH-2

Regulation	ND-2 Standard
Permitted Residential Use	Multifamily residential
Maximum FAR	2.00
Maximum Height	5 stories / 55 feet
Front Setback	15 feet
Side Interior Setback	10 feet
Rear Setback	10 feet
Lots $\leq$ 50 ft wide	Side setback may reduce to 5 feet
Building Type	Urban multifamily / apartment development
<b>Maximum Built Area Allowed:</b>	<b>30,850 ft<sup>2</sup></b>

# HIGHEST & BEST USE ANALYSIS

MarketEdge Advantage™ Redevelopment Potential

📍 15,232 SF CORNER PARCEL | ND-2 ZONING | DOWNTOWN HOLLYWOOD, FLORIDA

## WHY DEVELOPERS ARE TARGETING THIS LOCATION

- ✓ Downtown Hollywood redevelopment corridor
- ✓ Walking distance to Young Circle
- ✓ Near Tri-Rail and major employment centers
- ✓ Corner lot provides superior site planning flexibility
- ✓ ND-2 zoning supports medium-density multifamily development
- ✓ Growing residential demand throughout Downtown Hollywood



## POTENTIAL DEVELOPMENT CAPACITY

**29-32**  
 RESIDENTIAL UNITS



5 STORIES



55 FEET



±30,464 SF  
 DEVELOPMENT ENVELOPE

**MOST DEFENSIBLE DEVELOPMENT SCENARIO: 30 UNITS**

## CONCEPTUAL 5-STORY MULTIFAMILY DEVELOPMENT



## MARKET VALIDATION



### 1914-1920 PIERCE STREET

- ✓ Approved 29-unit multifamily development
- ✓ 55-foot building height
- ✓ ND-2 zoning district
- ✓ Demonstrates achievable density under current regulations

## DEVELOPMENT PARAMETERS

📏 Site Area	15,232 SF (0.35 Acres)	🏠 Front Setbacks	15 Feet
🏠 Zoning District	ND-2	📏 Interior Side Setback	10 Feet
📏 Maximum FAR	2.00	📏 Rear Setback	10 Feet
🏠 Maximum Building Area	±30,464 SF	🏠 Permitted Use	Multifamily Residential
📏 Maximum Height	55 Feet / 5 Stories		

## ESTIMATED RESIDENTIAL YIELD

ESTIMATED NET RESIDENTIAL AREA: 22,800 - 25,000 SF	
AVERAGE UNIT SIZE	ESTIMATED UNIT COUNT
750 SF	30 - 33 Units
800 SF	28 - 31 Units
850 SF	27 - 29 Units

Yields based on typical multifamily building efficiencies of 75%-82%.

## MARKETEDGE INSIGHT

"Today's zoning capacity often becomes tomorrow's land value. Sophisticated investors evaluate properties based not only on existing income but on future development potential and replacement cost economics."

## TRANSACTION ZONE IMPACT



EXISTING USE VALUE

Current Income



REDEVELOPMENT VALUE DRIVER

Future Unit Yield



VALUE CREATION CATALYST

Development Capacity



HIGHEST & BEST USE OUTCOME

Land Residual Value

## MARKETEDGE ADVANTAGE™ CONCLUSION

Based upon current ND-2 zoning regulations, the property appears capable of supporting approximately 30 residential units, positioning the asset as a compelling redevelopment opportunity within one of Broward County's fastest-growing urban neighborhoods.



**MARKETEDGE**  
 ADVANTAGE™  
 MID-CORE REAL ESTATE

# RESIDUAL LAND VALUE APT CONFIGURATION

**26 UNITS**



Residual valuation is the process of valuing land with development potential.



The sum of money available for the purchase of land can be calculated from the value of the completed development minus the costs of development (including profit). The complexity lies in the calculation of inflation, finance terms, interest and cash flow against a programmed timeframe.



Development costs may include:

Building costs, Professional fees, Marketing and sales costs, Financing, Contingency, Other ancillary costs and Land acquisition costs.



**LAND VALUE**  
**\$1,850,000**



**OWNER FINANCING**  
 AT BELOW MARKET INTEREST RATES

LAND AREA	Acres	Sq. Ft.	FAR 2.0
<b>Total</b>	<b>0.35</b>	<b>15,232</b>	<b>30,464</b>
Total SQ			33,185

DEVELOPMENT PLAN AND PROJECT VALUE					
Residential	Units	Sq. Ft.	Monthly Rent	Total Price	Total Value
One Bedroom	10	600	\$1,800	\$18,000	\$216,000
Two Bedroom	16	800	\$2,800	\$44,800	\$537,600
Two Bedroom Duplex					
Three Bedroom					
<b>P G I</b>					<b>\$753,600</b>
Halls and Lobbies		10%			
Cap Rate	4.5%			NOI	
<b>Total Residential</b>	<b>26</b>	<b>21,685</b>		<b>\$429,552</b>	<b>\$9,545,600</b>
Commercial		Sq. Ft.	NNN	NOI	Total Value
Ground Floor Retail & Office			\$25	\$0	\$0
Cap Rate	4.5%				
<b>Total Commercial</b>		<b>0</b>			<b>\$0</b>
<b>Total Project Value</b>		<b>21,685</b>			<b>\$9,545,600</b>

PROJECT COSTS					
Construction Costs	Units or Stalls	Sq. Ft.	Cost/Sq. Ft.	Cost/Unit or Stall	Total Value
Residential Building Costs		21,685	\$220		\$4,770,700
Commercial Building Costs		0			\$0
Site Development		30,464	\$10		\$304,640
Parking	33	11,500		\$15,000	\$495,000
<b>Total Construction Costs</b>					<b>\$5,570,340</b>

Per Unit Costs					
Development Fees				\$10,000	\$0
Condominium Insurance				\$10,000	\$0
<b>Total Per Unit Costs</b>					<b>\$0</b>

Soft Costs	%	Applied to:	Total Value
Design	4.0%	Construction only	\$222,814
Marketing	1.0%	Total project value	\$95,456
Construction Management	4.0%	Construction only	\$222,814
Finance (Based on Construction and Absorption Period)	8.0%	Construction (60%) and per unit	\$267,376
Taxes	1.0%	Construction and per unit	\$55,703
Contingency	10.0%	Construction and per unit	\$557,034
<b>Total Soft Costs</b>			<b>\$1,421,197</b>

<b>Total Project Costs Without Land</b>	<b>\$6,991,537</b>
<b>Entrepreneurial Profit</b>	<b>\$700,000</b>
<b>Total Cost of Project</b>	<b>\$7,691,537</b>

<b>Residual Land Value (Maximum Supported Investment less Total Project Costs Without Land)</b>	<b>\$1,854,063</b>
Cost Per Acre	\$5,302,192
Cost Per Sq. Ft.	\$121.72
Cost Per Unit	\$71,310



**MEDIA**  
reality  
Mid-Core

MARKETEDGE

# PRICING



MARKET INTELLIGENCE.  
ACTIONABLE INSIGHT.



MID-CORE FOCUS.  
MAXIMUM VALUE.



STRATEGIC PRICING.  
BETTER OUTCOMES.



DATA DRIVEN.  
RESULTS PROVEN.

**MarketEdge**

MORE REACH.

BETTER TARGETING.

SUPERIOR RESULTS.



**LIST PRICE**  
**\$1,875,000**

*Owner Financing*

AT BELOW MARKET  
**INTEREST RATES**



**OWNER FINANCING**  
AVAILABLE AT  
**BELOW MARKET RATES**



**COMPETITIVE  
TERMS**



**BELOW MARKET  
INTEREST RATES**



**FLEXIBLE  
STRUCTURE**



**MAXIMIZE YOUR  
INVESTMENT**

# OFFERING MEMORANDUM

- 📍 1948 Buchanan Street
- 📍 1952 Buchanan Street
- 📍 615 N. 20th Avenue
- 📍 Hollywood, Florida

9 Existing Units | Seller Financing Available | Future Development Potential

PRESENTED BY:

**PETER DACKO**

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