



## 206 S 15TH AVE, HOLLYWOOD, FL 33020

**CORNER-LOT 6-UNIT INCOME PROPERTY IN  
PRIME HOLLYWOOD LAKES**

Fausto Commercial proudly presents 206 S 15th Ave, a unique 6-unit multifamily property located on a corner lot in the sought-after Hollywood Lakes area of downtown Hollywood. The property consists of two buildings with a well-balanced unit mix: two 2-bed/1-bath units, three 1-bed/1-bath units, and one studio. Fully leased and featuring a coin-operated laundry room for added income, this asset is ideally positioned near restaurants, bars, shopping, and just minutes from the beach. Recent improvements, including a new roof and updated landscaping, enhance its appeal, with projected pro forma gross income expected to increase to \$142,400 annually.

**PRICE: \$1,700,000**

Building SQ FT: 3,686

Land Sq Ft: 5,770

Zoning: RS-6

Year Built: 1930

UNIT	LAYOUT	INCOME	
		Current	Pro Forma
1	2BED/1BATH	\$1,800	\$2,200
2	2BED/1BATH	\$1,950	\$2,200
3	1BED/1BATH	\$1,750	\$1,900
4	1BED/1BATH	\$1,800	\$1,900
5	1BED/1BATH	\$1,595	\$1,900
6	STUDIO	\$1,300	\$1,600
	LAUNDRY	\$150	\$150
	<b>TOTAL</b>	<b>\$124,140</b>	<b>\$142,200</b>

Operating Expenses	Current	Pro Forma
Real Estate Taxes	\$15,810	\$27,000
Insurance	\$3,500	\$3,500
Water & Trash	\$5,000	\$5,000
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$960	\$960
<b>Total Expenses</b>	<b>\$27,270</b>	<b>\$38,460</b>

<b>NOI</b>	<b>\$96,870</b>	<b>\$103,740</b>
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C: 954.743.7594

E: [ELEVI@FAUSTOCOMMERCIAL.COM](mailto:ELEVI@FAUSTOCOMMERCIAL.COM)