

Entitled 40-Unit Multifamily Development Opportunity with Architectural Plans and Permitting Rights Near Final Approval



FOR SALE

COMPASS
COMMERCIAL | 
MACHADO KIJNER
GROUP

**2204 Van Buren | Modern Multifamily Redevelopment
40-Units Residential Apartment Building**

DISCLAIMER

Micael Machado

REAL ESTATE ASSOCIATE
TEAM PRINCIPAL

786.859.6311

MICAEL.MACHADO@COMPASS.COM

Marc-Henri J. Kijner

LIC. ASSOC. R.E. BROKER
TEAM CO-PRINCIPAL

646.808.6476

MARC.KIJNER@COMPASS.COM

Adriana Briceno

REAL ESTATE ASSOCIATE

346.332.3869

ADRIANA.BRICENO@COMPASS.COM

This Offering Memorandum (the "Memorandum") has been prepared by Compass Florida, LLC for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision. This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Compass Florida LLC. Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Compass Florida LLC and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. By accepting this Memorandum, you agree to the above terms and conditions.

COMPASS
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

01. EXECUTIVE SUMMARY

OFFERING SUMMARY
SITE OVERVIEW
ZONING INFORMATION
SITE PHOTOS / MAP

02. LOCATION OVERVIEW

HOLLYWOOD OVERVIEW
COMPARABLES
DEMOGRAPHICS
PHOTOS / MAP

03. MARKET OVERVIEW

HOLLYWOOD OVERVIEW
HOLLYWOOD SUBMARKET OVERVIEW

04. FLOOR PLANS

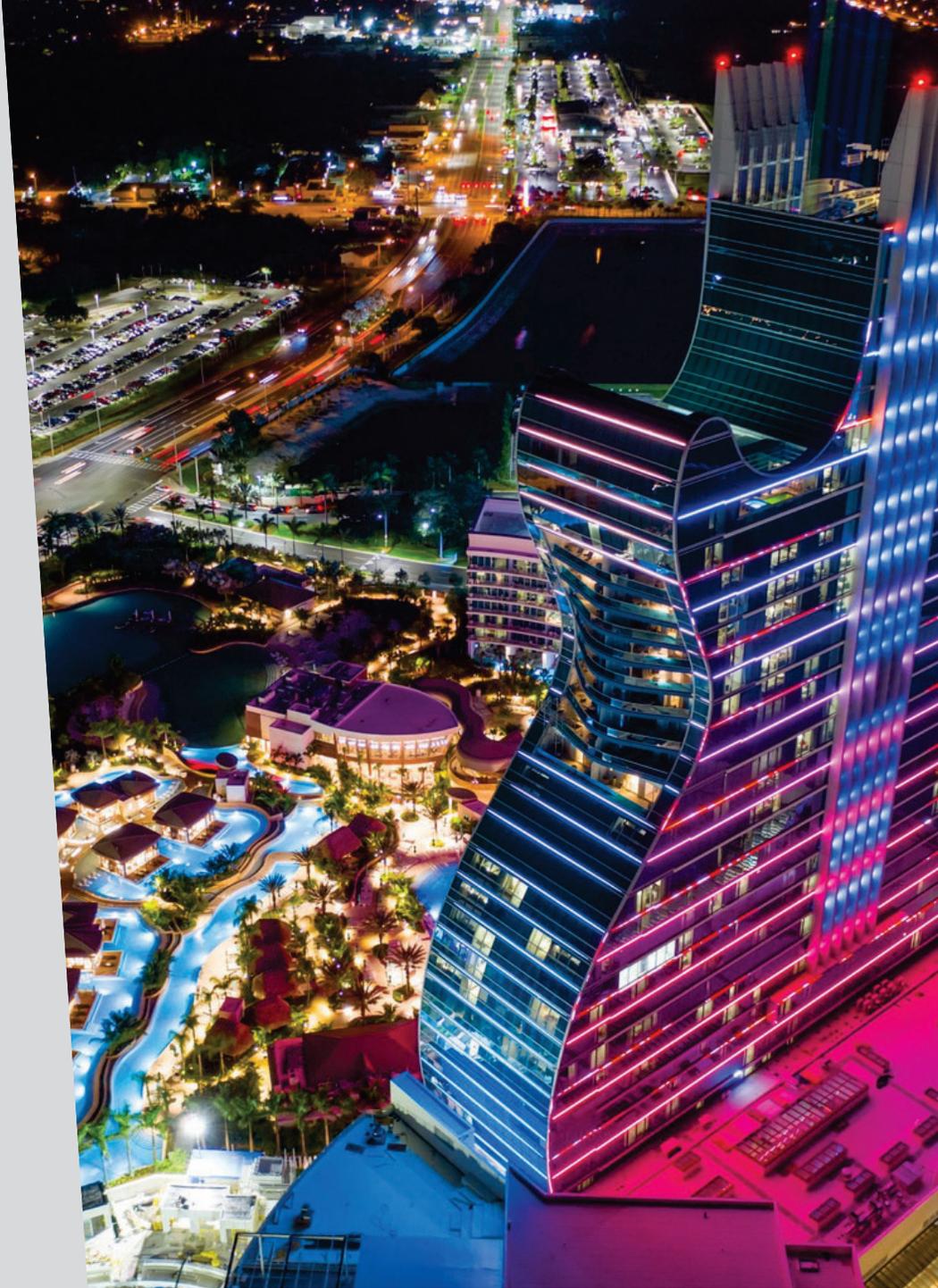
ROOFTOP
UNITS

05. FINANCIAL OVER VIEW

RENT PROJECTION
EXECUTIVE SUMMARY

01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



OFFERING SUMMARY

Asking Price	\$2,200,000
Lot Size	20,492.47 SF
Acreage	± 0.4706
Plan used	Apartment Building with landscaped amenities
Zoning	DH-3, permitting multifamily and mixed-use development
Building Height	4 STORIES
Total Building Gross SF	38,186 SF
Permitting Status	Near Final Approval
Included	Architectural & Civil Plans + all right associated with the building permit

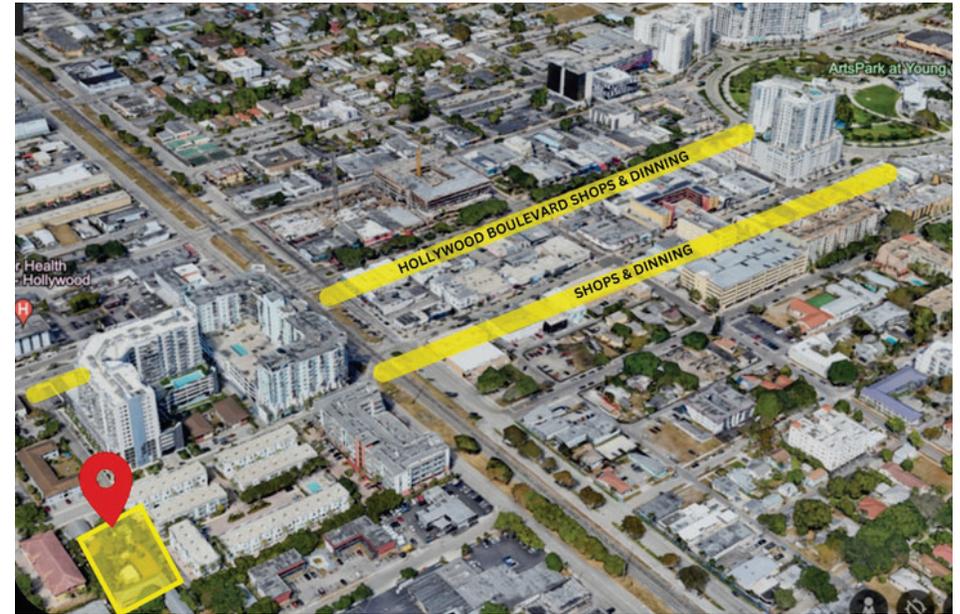
UNIT MIX

Total Units	40
Unit Types	1 & 2 Bedrooms
Parking	59 Spots
Property Type	40 Units Development Site
1 Bedroom	26 Units - From 705 SF - 872SF
2 Bedroom	14 - From 782 ST - 1062 SF
Washer & Dryer	Inside unit
Amenities	Rooftop lounge Areas, fitness center, yoga hall, BBQ areas, NO Pool
Location	Steps from Hollywood Blvd, minutes to the beach, I-95, and the airport.

EXECUTIVE SUMMARY

SITE OVERVIEW

Van Buren Flats is a 40-unit multifamily development opportunity in the heart of Hollywood Downtown. Located at 2202-2204 Van Buren St., the property comes with near-approved plans and architect designs included, featuring six distinct floorplans, rooftop common areas, and modern amenities. Just steps from Hollywood Blvd's shops and dining, and minutes from Hollywood Beach, I-95, and Fort Lauderdale-Hollywood International Airport, this is a rare infill opportunity in a rapidly growing South Florida neighborhood.



PROPERTY HIGHLIGHTS

- Entitled 40-unit multifamily with six unique floorplans and full architectural design.
- Modern Amenities: Rooftop lounge with BBQ, fitness center, yoga hall, and shared lounge areas.
- Flexible Unit Mix: 26 x 1-bedroom and 14 x 2-bedroom units; 59 parking spaces plus 16 additional rentable spots.
- Strong Market Fundamentals: Nearby rental comps range from \$2,200-\$3,000/month, indicating strong income potential.
- Investment Ready, Near Approved plans reduce development risk, offering an attractive opportunity in Hollywood Downtown's multifamily market.
- Prime Location Just one block south of Hollywood Boulevard with convenient access to shops and dining; 10 minutes to Hollywood Beach; and 5 minutes to I-95
- In-Unit Washer and Dryer

EXECUTIVE SUMMARY

ZONING INFORMATION

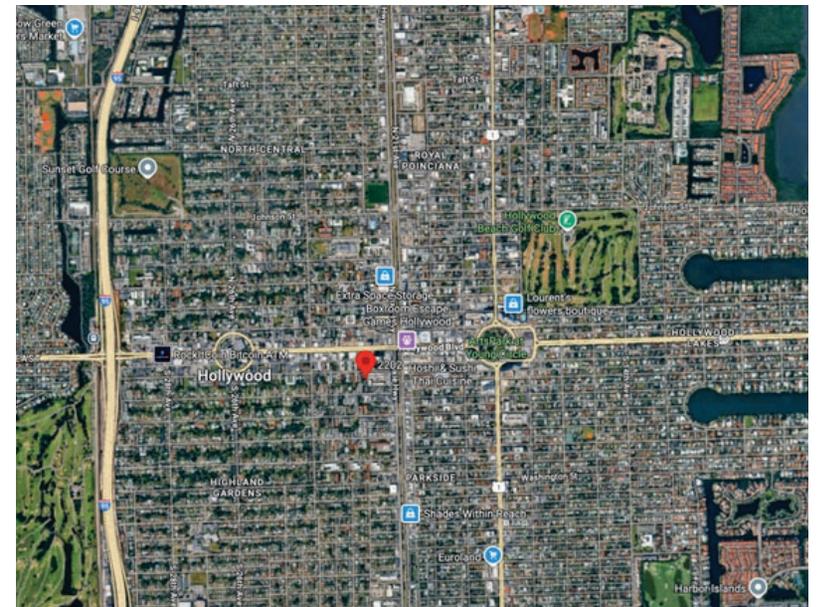
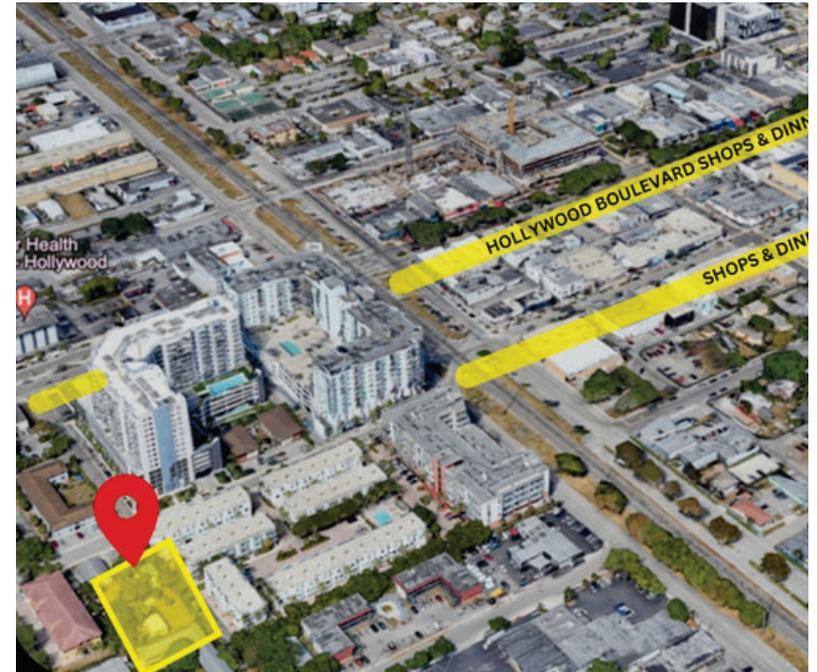
2202-2204 Van Buren St. is zoned DH-3 (Downtown Hollywood District – 3), which permits multifamily and mixed-use development. This designation allows for high-density residential projects with the option to include ground-floor retail or commercial spaces. The zoning provides flexibility in building design and unit configurations to accommodate a variety of development strategies. Near Approved plans for the property are already aligned with DH-3 requirements, reducing entitlement risk. The location within Hollywood's urban core supports walkability and access to shops, dining, and public amenities. Overall, DH-3 zoning positions the property as a highly adaptable and investment-ready development opportunity in a growing market.

ENTITLEMENTS & APPROVALS

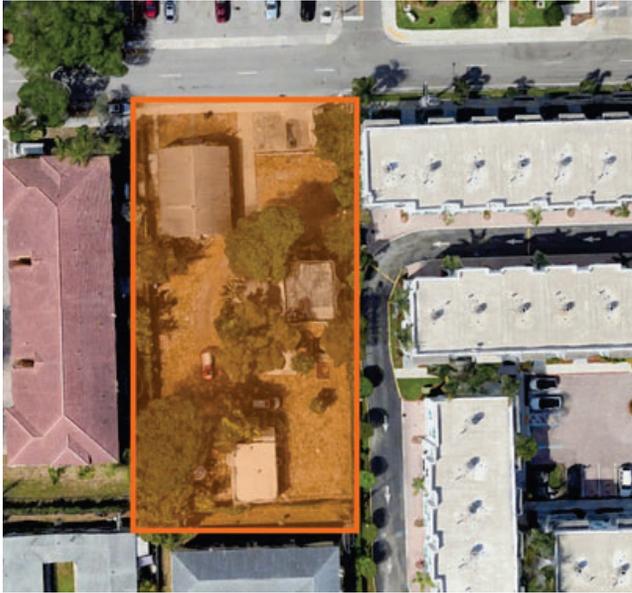
Near approved plans and architectural designs included, fully aligned with DH-3 zoning requirements. The seller will deliver permits ready, and no additional waivers or variances are required to proceed with development. This allows for a smooth and streamlined development process, minimizing entitlement risk. The plans cover 40 residential units with multiple floorplans, rooftop and common areas, and modern amenities, ensuring the project is ready to build. With entitlements in place, the property offers immediate development flexibility for multifamily or mixed-use concepts. Overall, this is a rare ready-to-build opportunity in Hollywood Downtown's growing and high-demand market.

CONDITIONS OF APPROVAL

The property at 2202-2204 Van Buren St. has Near approved plans and architectural designs included, aligned with DH-3 zoning requirements. Permit status: **TAC (Control Building Automation System) to final review generally compliant; Outstanding comments identified and addressed. Signed off is underway!**



Hollywood Blvd.



SUBJECT PROPERTY
2202-2204 Van Buren St.

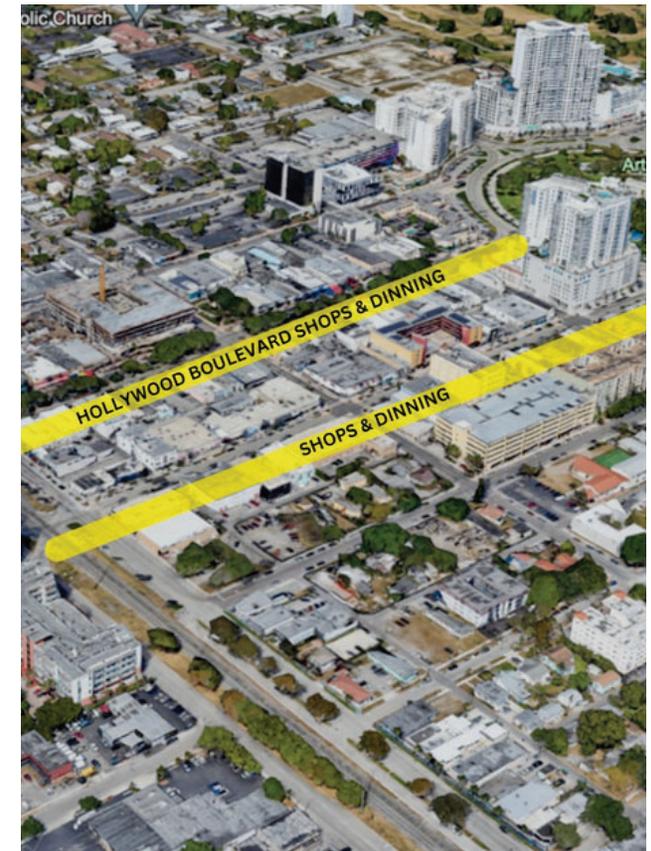
Hollywood East.
Rent: \$2,300-\$4,500.



1818 Park.
Rent: \$1,750 - \$6,700.

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

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

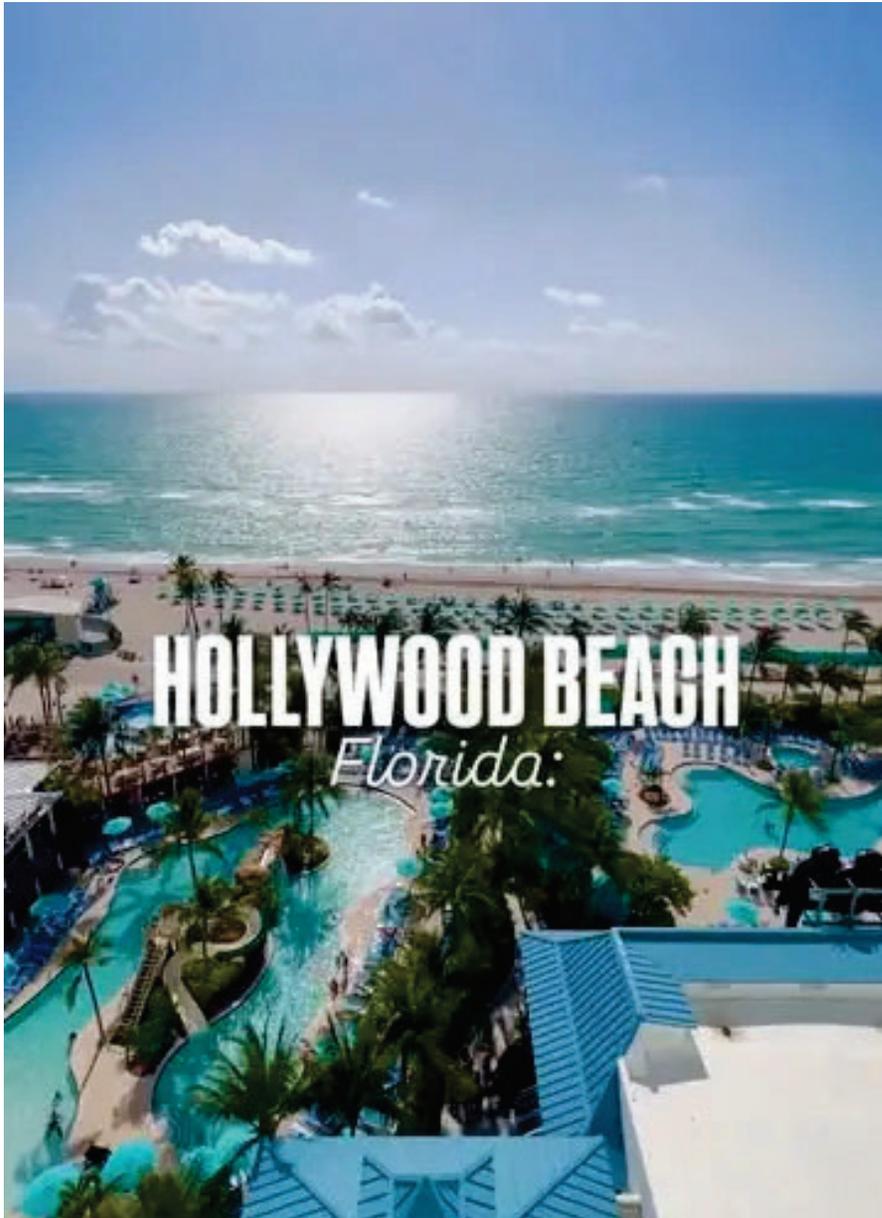


02

LOCATION OVERVIEW



LOCATION OVERVIEW



HOLLYWOOD OVERVIEW

Situated in the heart of Hollywood Downtown, a vibrant and rapidly growing city in Broward County. Hollywood is known for its historic downtown, cultural events, and the famous Hollywood Beach Boardwalk, which attracts both residents and tourists year-round. The city offers a dynamic mix of shopping, dining, entertainment, and arts, creating a lively urban environment. The property is just steps from Hollywood Blvd, providing convenient access to local amenities, and is minutes from major transportation corridors including I-95, Fort Lauderdale-Hollywood International Airport, and Miami International Airport. Hollywood has a strong rental market supported by both young professionals and families seeking a coastal yet urban lifestyle. This location offers residents the perfect balance of connectivity, city culture, and proximity to the beach.

- **Steps from Hollywood Blvd shops, restaurants, and cultural venues**
- **10 minutes to Hollywood Beach and Boardwalk**
- **5 minutes to I-95 for regional access**
- **10 minutes to Fort Lauderdale-Hollywood International Airport**
- **30 minutes to Miami International Airport**
- **Positioned in a thriving urban community with strong rental demand**

KEY HIGHLIGHTS

- **Cultural Anchor:** Steps from historic Hollywood Blvd and the ArtsPark at Young Circle.
- **Explosive Tourism:** Hollywood Beach Boardwalk attracts millions of visitors annually.
- **Corporate Momentum:** Growing presence of local businesses, creative studios, and hospitality ventures in downtown Hollywood.
- **Development Activity:** Recent projects such as The Wave Residences, Hollywood Station Lofts, and 1800 Van Buren highlight a strong multifamily and mixed-use pipeline.
- **Accessibility:** Minutes to Fort Lauderdale-Hollywood International Airport, I-95, Downtown Fort Lauderdale, and just 30 minutes to Miami.
- **Urban Lifestyle:** Vibrant mix of dining, shopping, entertainment, and cultural events in a walkable downtown environment.

RENT COMPARABLES

Hollywood Station Lofts

- Units: 72 apartment units
- Delivery: 2022
- Pricing: Rents from \$2,000-\$4,000/month
- Note: Mixed-use project with retail at street level; validates ongoing demand for urban infill multifamily development.

Circ Residences

- Units: 120 apartment units
- Delivery: 2021
- Pricing/Rents: \$2,200-\$4,000/month
- Note: Modern residential building with strong leasing velocity, confirming continued investor interest in Hollywood East multifamily.

1818 Park Apartments

- Units: 50 luxury apartments
- Delivery: 2022
- Pricing/Rents: \$1,750-\$6,700/month
- Note: Demonstrates demand for diverse unit sizes and premium finishes in the submarket.



LOCATION OVERVIEW

MARKET OVERVIEW - DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	40	44	43
AVG HH INCOME	\$48,500	\$55,000	\$56,700
MEDIAN PROPERTY VALUE	\$266,000	\$348,000	\$347,000
POPULATION	27,092	183,230	400,046



\$55,000
AVERAGE HH
INCOME



\$348,000
MEDIAN
PROPERTY VALUE

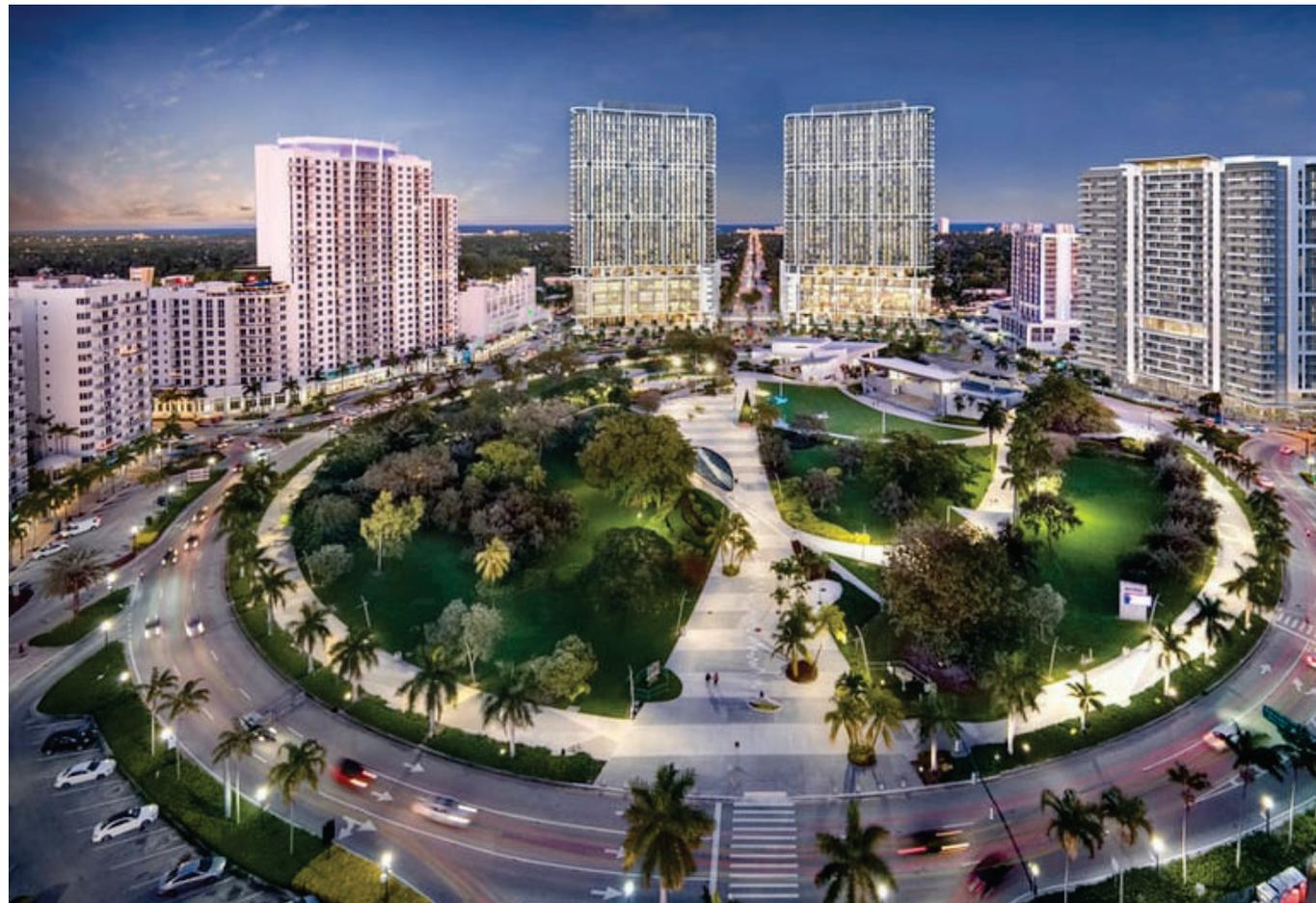


27,000
2024
POPULATION



44
MEDIAN
AGE





LOCATION OVERVIEW

HOLLYWOOD RETAILER AND RESTAURANT MAP



03

MARKET OVERVIEW



MARKET OVERVIEW



GREATER HOLLYWOOD MARKET OVERVIEW

Hollywood remains one of South Florida's most resilient and attractive hospitality markets. In 2024, the city welcomed over 4 million visitors, including overnight guests and day trippers, generating significant economic impact. The city's coastal location, vibrant arts and cultural scene, and proximity to Fort Lauderdale-Hollywood International Airport attract both leisure and business travelers. Hotel performance has remained strong despite broader market headwinds, with boutique and resort properties achieving high occupancy rates during peak season and event weeks. Average daily rates for premium properties along Hollywood Beach and Downtown regularly exceed \$250 during high-demand periods, with boutique hotels outperforming city averages due to curated guest experiences. Looking ahead, Hollywood is positioned for continued tourism-driven growth, supported by limited hotel supply, ongoing development, and strong demand for leisure and business accommodations.

GREATER HOLLYWOOD MARKET HIGHLIGHTS

- Annual Visitors: Over 4 million visitors annually to Hollywood Beach and Downtown area
- Economic Impact: Significant direct and indirect spending, contributing hundreds of millions to the local economy each year
- Occupancy: Boutique and resort properties achieve ~73% occupancy, above historical averages for the region
- Average Daily Rate (ADR): \$225-\$230 during peak periods
- Revenue per Available Room (RevPAR): \$165+ for premium and boutique properties
- Year-Round Events: Art walks, live concerts, food and music festivals, cultural events, and seasonal Boardwalk attractions



HOLLYWOOD SUBMARKET OVERVIEW

Hollywood East, a vibrant submarket within Hollywood Downtown that has experienced significant residential and commercial growth. The area is a cultural and entertainment hub, attracting millions of visitors annually, with Hollywood Beach Boardwalk alone drawing over 4 million visitors per year. The submarket hosts dozens of annual events, including festivals, concerts, art walks, and food and music events, which contribute to strong rental demand. Residents have easy access to Hollywood Boulevard, ArtsPark at Young Circle, and a variety of shopping, dining, and entertainment options. The neighborhood is walkable and highly connected, making it appealing for both full-time residents and seasonal visitors. Multifamily demand is driven by young professionals, families, and seasonal residents seeking an urban lifestyle near the beach. Recent development activity, including luxury apartments, mixed-use projects, and renovated historic buildings, highlights the area's growth and strong investment potential. The combination of tourism, cultural amenities, and ongoing development creates a dynamic and high-demand market for residential investment.

HOLLYWOOD SUBMARKET

- Annual Visitors: Over 4 million visitors to Hollywood Beach and Downtown area each year
- Hotel Supply: Fewer than 1,500 hotel rooms in the city's primary tourism corridor
- Notable Hotels: Margaritaville Hollywood Beach Resort (349 keys, 2015), The Diplomat Beach Resort (1,000+ keys, 2017), The Wave Residences (boutique units with short-term rental potential)
- Premium ADRs: \$250+ during peak season and major events along the Boardwalk and Downtown
- Barriers to Entry: Limited developable land along the beach and downtown; strict zoning regulations protect long-term value
- Positioning: Boutique hotels and short-term rental properties consistently outperform city averages due to curated guest experiences and prime coastal location



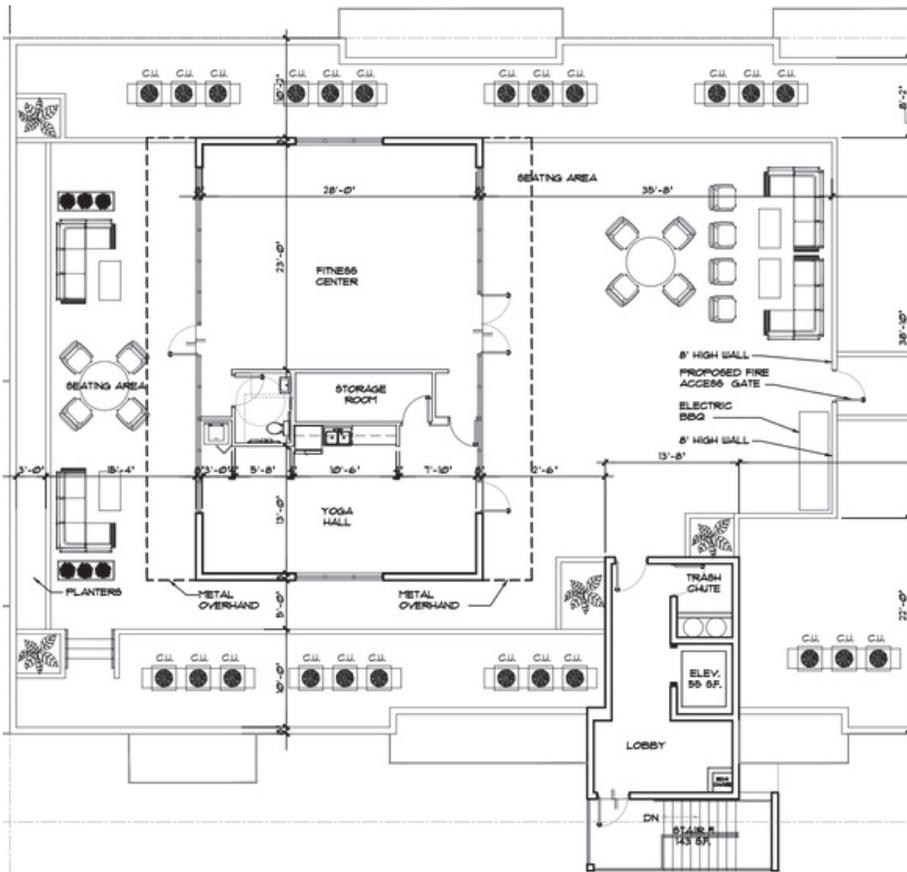
04

FLOOR
PLANS



RoofTop

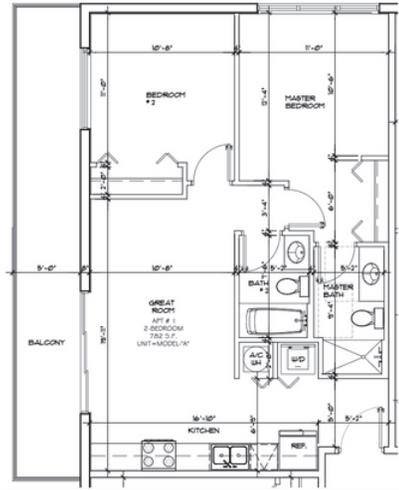
- Fitness Center
- Yoga Hall
- Two Separate Lounge Seating
- Area Electric BBQ Area with Bathrooms



FLOOR PLANS

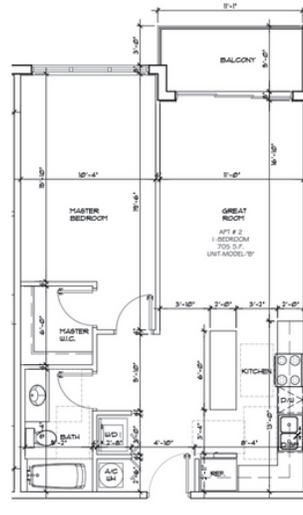
TYPE A

- 2 Bedroom
- 2 Bath
- 782 SF



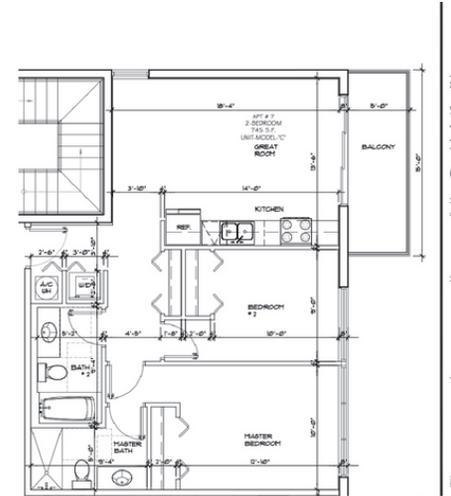
TYPE B

- 1 Bedroom
- 1 Bath
- 705 SF



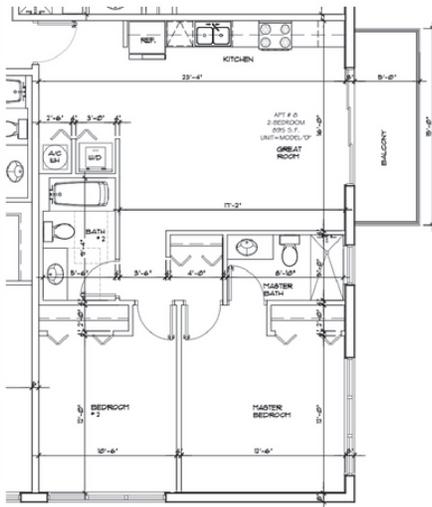
TYPE C

- 2 Bedroom
- 2 Bath
- 795 SF



TYPE D

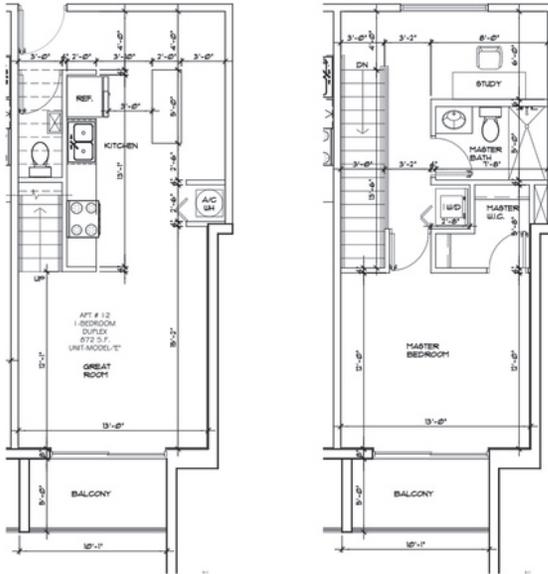
- 2 Bedroom
- 2 Bath
- 895 SF



FLOOR PLANS

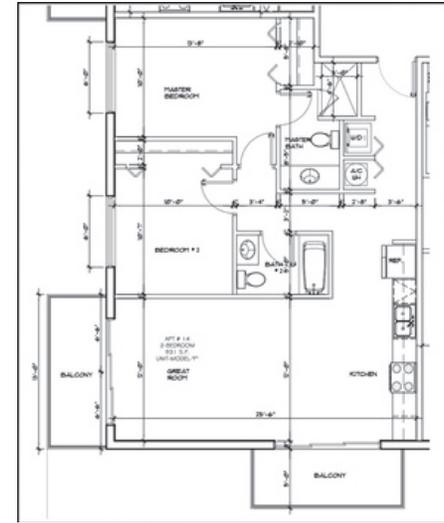
TYPE E - TWO STORY

- 1 Bedroom
- 1.5 Bath
- 872 SF



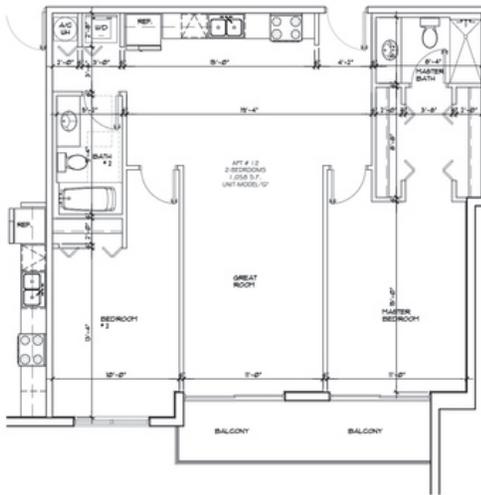
TYPE F

- 2 Bedroom
- 2 Bath
- 931 SF



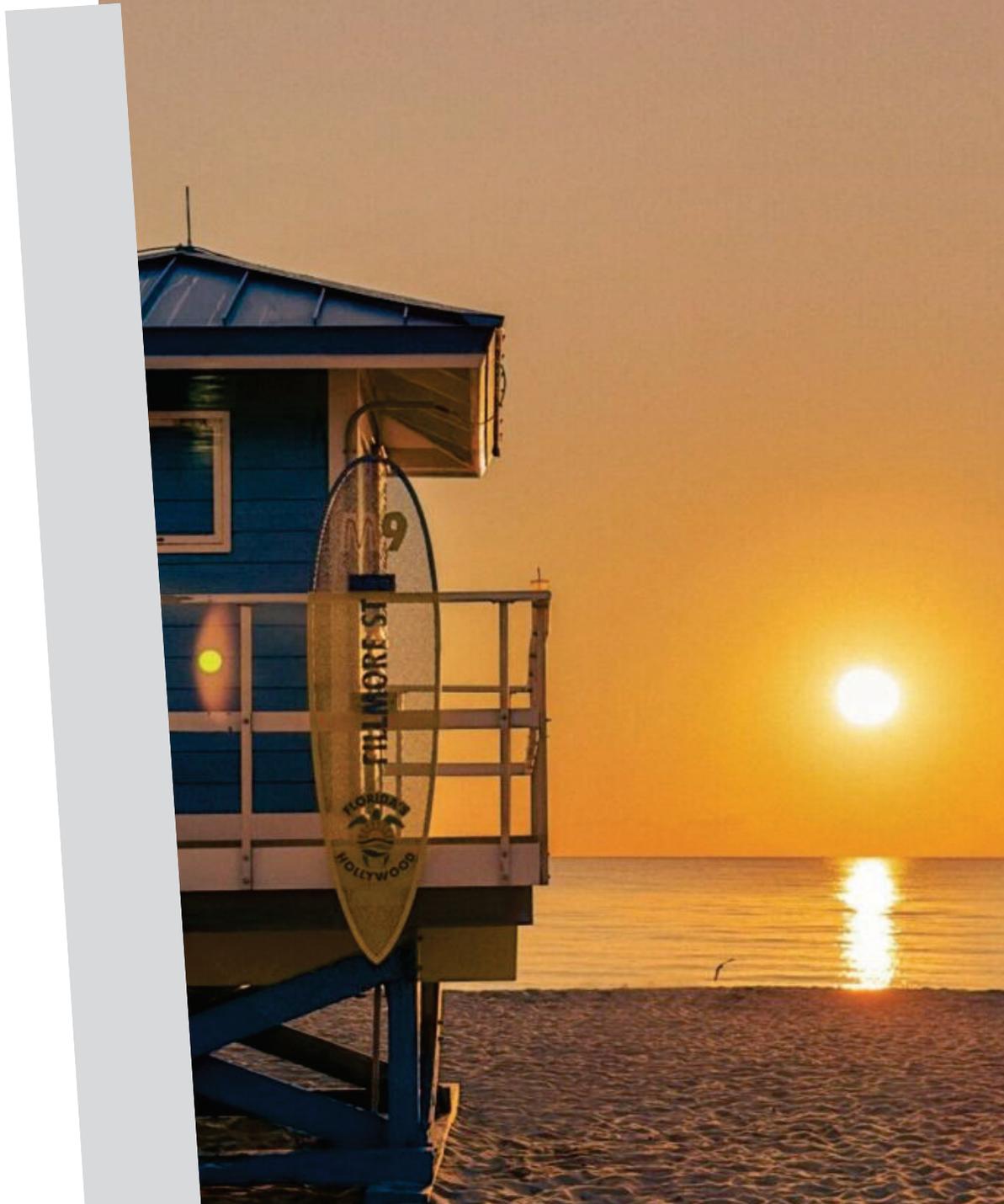
TYPE G

- 2 Bedroom
- 2 Bath
- 1062 SF



05

FINANCIAL OVERVIEW



PROJECTED RENT

Bedrooms	Bathrooms	Avg Area Under A/C	Rent	# of Units	Mthly Rent	Annual Rent
1	1	710 SF	\$2,200	25	\$55,000.00	\$660,000.00
1	1.5	872 SF	\$2,400	1	\$2,400.00	\$28,800.00
2	2	893 SF	\$2,800	13	\$36,400.00	\$436,800.00
2	2	1,062 SF	\$3,000	1	\$3,000.00	\$36,000.00
TOTALS				40	\$96,800.00	\$1,161,600.00

*Projected potential rent, but not actual future performance guaranteed.
Rely on your own legal and financial counsel to make decisions.*



EXECUTIVE SUMMARY

PROJECT DETAILS

- ▶ **Lot Size:** 20,492.47 SF
- ▶ **Max Construction Footprint:** 13,200 SF
- ▶ **Maximum Height:** 44'-7" (4 Stories)
- ▶ **FAR Provided:** 1,81 (36,093 SF)
- ▶ **Gross Construction Area:** 38,186 SF
- ▶ **Estimated Construction Cost:** \$9 Million

OPEN AREAS

- ▶ **Level 1:** 7,239 SF
- ▶ **Level 6 Amenities Deck:** 10,664 SF

COMMON AREAS

- ▶ 6,265 SF + 11,988 SF + 1,324 SF = **19,487 SF**

CIRCULATION AREAS

- ▶ 6,265 SF



UNIT MIX & TYPES

- ▶ **1 BEDROOMS:** 26 UNITS
 - TYPE B – 705 SF: 26 UNITS
- ▶ **2 BEDROOMS:** 14 UNITS
 - TYPE A – 782 SF: 3 UNITS
 - TYPE C – 795 SF: 3 UNITS
 - TYPE D – 895 SF: 3 UNITS
 - TYPE E – 872 SF: 1 UNIT
(2-Story Internal Unit)
 - TYPE F – 931 SF: 3 UNITS
 - TYPE G – 1,062 SF: 1 UNIT

GROSS AREA

38,186 SF

ESTIMATED COST

\$9 MILLION

CONSTRUCTION TIME

18 MONTHS



CONTACT

Micael Machado

REAL ESTATE ASSOCIATE
TEAM PRINCIPAL

786.859.6311

MICAEL.MACHADO@COMPASS.COM

Marc-Henri J. Kijner

LIC. ASSOC. R.E. BROKER
TEAM CO-PRINCIPAL

646.808.6476

MARC.KIJNER@COMPASS.COM

Adriana Briceño

REAL ESTATE ASSOCIATE
346.332.3869

ADRIANA.BRICENO@COMPASS.COM

COMPASS
COMMERCIAL

COMPASS FLORIDA, LLC
4699 Ponce de Leon Blvd
Coral Gables, FL 33146