

FOR SALE

MULTIFAMILY INVESTMENT OPPORTUNITY



MCG REALTY
ADVISORS

2704 - 2710 Polk St, Hollywood, FL 33020





ABOUT MCG REALTY ADVISORS

MCG Realty Advisors is a leading commercial real estate brokerage in South Florida, specializing in the acquisition of multifamily assets, land for development, industrial properties, and retail portfolios.

Known for its client-centered approach, MCG expertly guides its clients through the regions' highly competitive and evolving commercial real estate market. MCG leverages market insight and deep local expertise to identify high-value opportunities that align with each client's investment objectives.

MCG combines a wealth of brokerage and advisory experience within a strategically aligned network of relationships. From complex development projects to multifamily portfolio acquisitions, MCG is dedicated to helping clients achieve optimal results.

CONTACT



Ron Mann

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EXECUTIVE SUMMARY

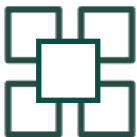
2704 - 2710 Polk Street | Hollywood, Florida

MCG Realty Advisors is excited to present an exclusive opportunity to acquire an assemblage of five income-generating private homes located just east of the I-95 corridor in one of the best areas of Hollywood, Florida.

The assemblage consists of four 3/2 private homes with one additional detached efficiency. The homes are an expansive 1,240 square feet each and have been upgraded with new tile floors, kitchens, appliances and bathrooms. There are central A/C units for all buildings and ample parking for residents and guests. The five separate private homes are situated together on an expansive 19,756 SF private fenced community offering excellent security and safety.

The properties are all fully leased and generate a total annual income of \$128,400, providing exceptional current cash flow. This prime site also offers excellent potential for future development, with current approvals in place for up to 33 residential units. This is a rare investment opportunity for multifamily operators to take advantage of the current high rental market while potentially redeveloping in the future.

Sale Price: \$1,520,000



5
Homes



12
Parking Spots



TC-1
Zoning



19,756 SF
Total Lot Size



PROPERTY & BUILDING HIGHLIGHTS

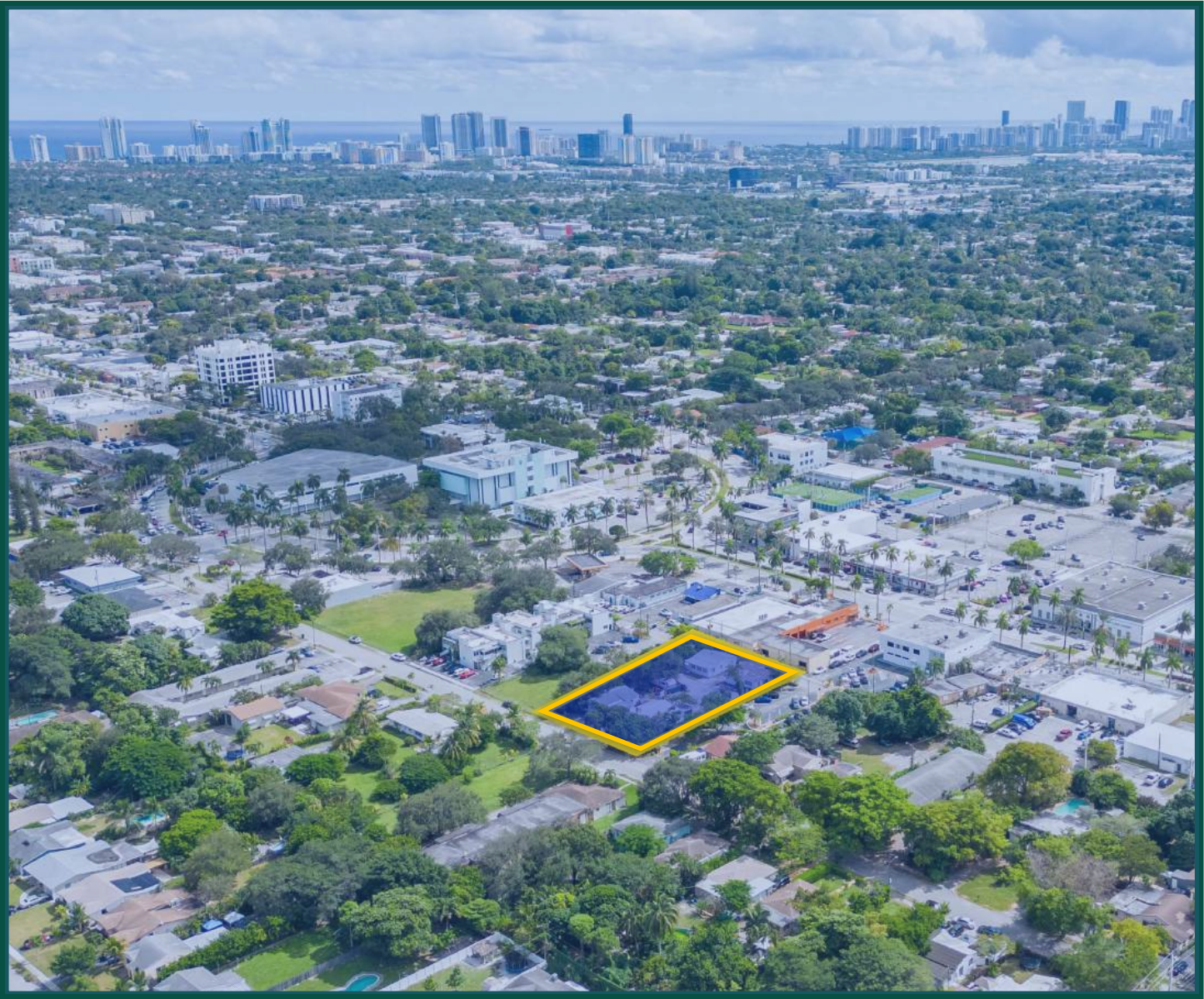


PROPERTY HIGHLIGHTS

Homes	5
Homes' Area	4,971 SF
Zoning	TC - 1
NOI	\$102,143
Proforma Cap Rate	7.57%

HOMES / AMENTITIES

Private Homes: Four separate 3br / 2ba
Efficiency: 1 detached efficiency apartment
Central Air Conditioning
Fenced-in Community
100% Occupancy
40-Year Recertification Completed
Ample Private Parking

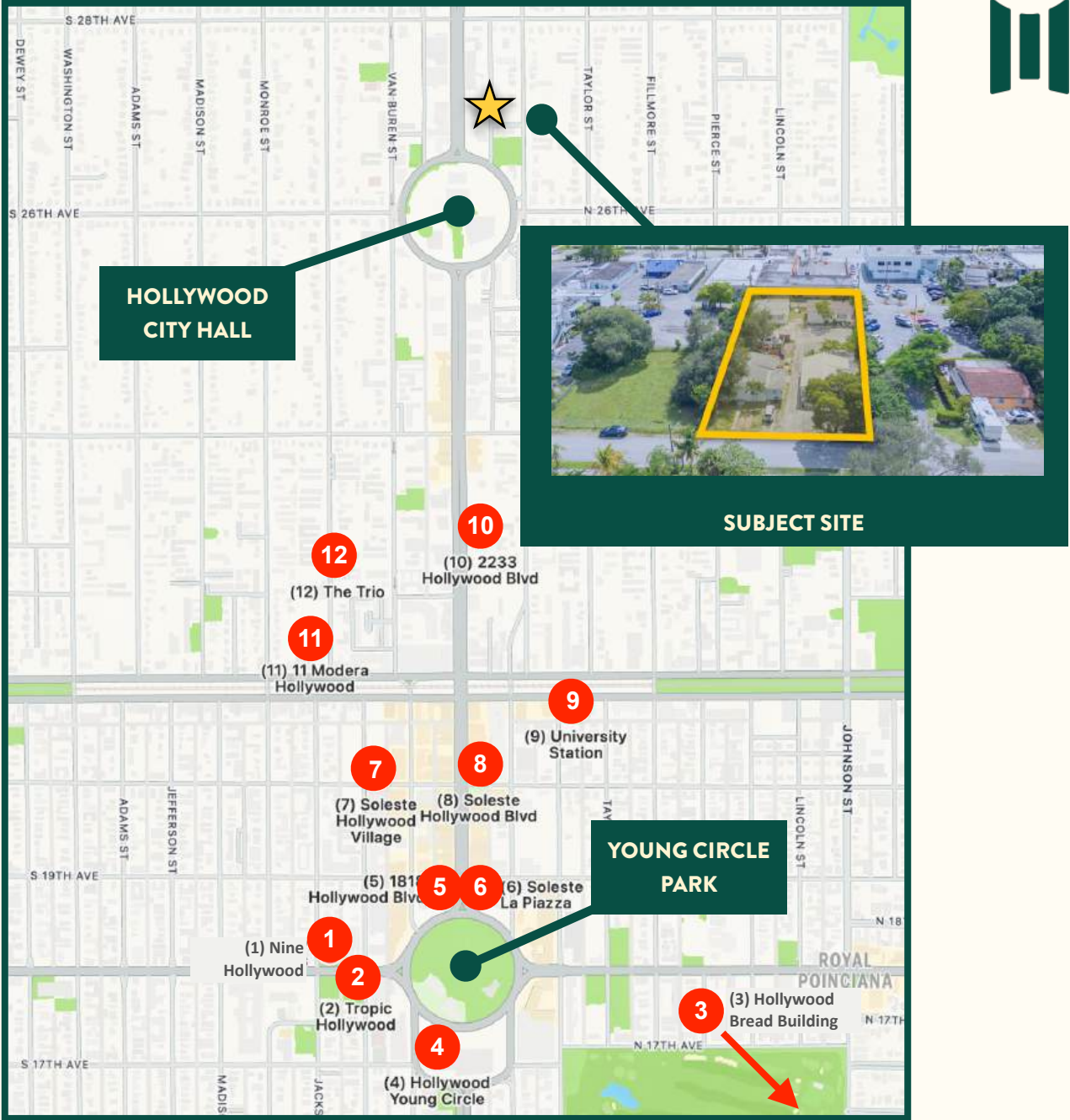






NEARBY DEVELOPMENTS

No.	Development
1	Nine Hollywood - 1809 Jackson St 12 Story, 204 Units - Completed
2	The Tropic Hollywood - 303 S Federal Hwy 18 Story, 224 Units - About to break ground
3	Hollywood Bread Building - 1740 S Young Cir 25 Story, 361 Units Mid-construction
4	Hollywood Young Circle B57 - 1701-1735 E Young Cir 35 Story, 850 Units Mid-Construction
5	1818 Hollywood Blvd 22 Story, 273 Units - Completed
6	Soleste La Piazza - 1845-1885 Hollywood Blvd 23 Story, 378 Units + Retail - Permitting
7	Soleste Hollywood Village - 2001-2000 Van Buren St 12 Story, 503 Units - Mid-construction
8	Soleste Hollywood Blvd - 2001 Hollywood Blvd 8 Story, 324 Units - Near completion
9	University Station - 309-421 N 21st Ave 8 Story, 216 Units - Mid-construction
10	2233 Hollywood Blvd 8 Story, 180 Units - Mid-construction
11	11 Modera Hollywood - 400 S Dixie Hwy 8 Story, 394 Units - Site plan approvals
12	The Trio - 2217-2239 Jackson St 4 Story, 95 Units - Site plan approvals



CITY OF HOLLYWOOD



The city of Hollywood is one of the most vibrant and active municipalities in South Florida. At just over 27 square miles, the city boasts an array of beaches, boardwalks, restaurants, dining, and entertainment. Hollywood is situated in close proximity to major highways and transportation hubs, making it an ideal location for many of the region's top employers. It features a robust business community with major industry sectors such as banking, financial services, healthcare, technology, education, and tourism.

In recent years the city has become a popular destination for developers looking to invest in multifamily housing. The area's strategic location and growing demand for market rate housing are the driving forces behind this trend.

New multifamily developments are coming online throughout the city, offering a range of housing options and lifestyles for residents. At the same time, older properties are benefiting from very favorable rezoning and density allowances leading to a mix of refurbished properties that cater to a diverse range of tenants.



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