



THE ROE: 27 LUXURY RESIDENCE DEVELOPMENT OPPORTUNITY IN HOLLYWOOD, FL

2242 Monroe St., Hollywood, FL 33020





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EXECUTIVE SUMMARY

TRYBAL GROUP LLC PLEASED TO PRESENT AN OUTSTANDING INVESTMENT OPPORTUNITY ON A SHOVEL READY DEVELOPMENT OPPORTUNITY AT 2242 MONROE ST, HOLLYWOOD, FL. OFFERING COMES COMPLETELY CONSRUCTION READY WITH ALL NECESSARY PERMITS TO BUILD 27 CONDIMINIUM QUALITY UNITS TO RENT OR SELL. DON'T MISS OUT ON THIS CHANCE TO JOIN THE HOLLYWOOD RUSH IN A FAST GROWING COMMUNITY THAT HAS BEEN DOUBLE DIGIT GROWTH CONSISTENLY OVER THE PAST 15 YEARS. NEXT DOOR TO MULTILE HIGHRISE DEVELOPMENTS THAT DRIVE SALES VALUES.

ADDRESS: 2242 MONROE ST, HOLLYWOOD, FL 33020

TOTAL COST: \$11,400,000

ESTIMATED VALUE AT DELIVERY: \$14,000,000 +

- EQUITY MULTIPLE 2.5+
- GROSS RETURN: 155%+
- IRR: 50%+
- LAND SQUARE FEET: 15,000
- ZONING CODE: DH 2
- UNITS: 27
- PARKING: 30
- FLOORS: 4
- GROSS BUILDABLE SQUARE FEET: 35,900
- NET RENTABLE SQFT: 20,772
- GROSS RENTAL INCOME AT DELIVERY: \$1,000,000+





LOCATION HIGHLIGHTS

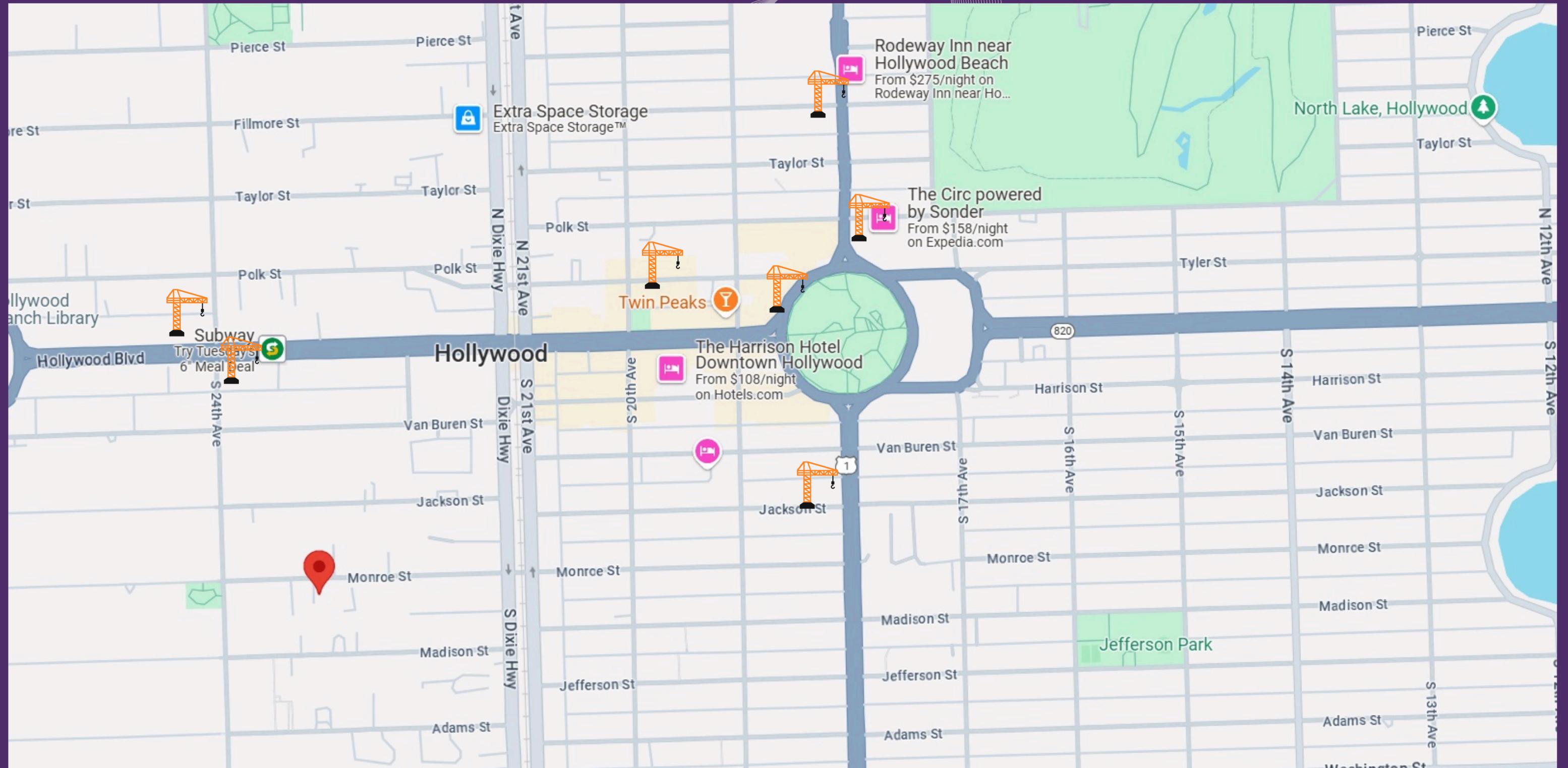
- THE PROPERTY ENJOYS A UNIQUE LOCATION IN THE HEART OF HOLLYWOOD.
- THE GOLDEN BEACHES FOR HOLLYWOOD ARE JUST 8 MIN DRIVE OVER THE BRIDGE.
- CENTRAL LOCATION LESS THAN 5 MIN WALK FROM YOUNG CIRCLE CITY CENTER FILLED WITH RESTAURANTS, AN ART PARK, GROCERY STORES, AND ENTERTAINMENT.
- NEW HIGH SPEED RAIL, BRIGHTLINE, COMING TO HOLLYWOOD TO PROVIDE SEAMLESS TRANSPORTATION OPTIONS.
- OPTIMAL TRANSPORT ACCESSIBILITY 5-10MIN

HOLLYWOOD FLORIDA

- THE CITY OF HOLLYWOOD IS A BEACHFRONT COMMUNITY LOCATED IN SOUTHEASTERN BROWARD COUNTY MIDWAY BETWEEN MIAMI AND FORT LAUDERDALE
- HOLLYWOOD ATTRACTS CONSISTENT DEVELOPMENT AND RESIDENTS AS THE CENTER POINT BETWEEN FORT LAUDERDALE AND MIAMI.
- OVER \$1.5 BILLION IN REAL ESTATE DEVELOPMENT IS CURRENTLY IN PROCESS AROUND YOUNG CIRCLE.
- HOME PRICES IN HOLLYWOOD FLORIDA HAVE BEEN INCREASING YEAR OVER YEAR FOR THE PAST 12 YEARS ANNUALLY.
- MULTIPLE HIGH END RESIDENTIAL DEVELOPMENTS DELIVERING OVER THE NEXT THREE YEARS



NEW DEVELOPMENTS MAP



Each Crane is a New development of between 30 and 200 units as of year end 2025.

BUILDING AND FLOORPLANS



BUILDING AND FLOORPLANS



BUILDING AND FLOORPLANS



1 NE CORNER



2 NW CORNER





**FOR INQUIRIES,
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