



EXCLUSIVE OFFERING MEMORANDUM

**MIXED-ASSET MULTIFAMILY
COMPOUND | 13 UNITS WITH
REDEVELOPMENT UPSIDE
PS-2 ZONING**

2000 MONROE ST,
HOLLYWOOD, FL 33020

IN-PLACE INCOME + FUTURE DENSITY POTENTIAL

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01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Financials



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present 2000 Monroe St, a rare mixed-residential multifamily compound featuring a 13-unit apartment building plus two (2) detached single-family homes, situated on a 25,000 SF lot offering strong in-place income with future redevelopment upside (± 52 units)

The site currently operates as a diversified residential asset generating multiple income streams while providing investors flexibility for future repositioning or redevelopment. The property has undergone several improvements including impact windows, updated A/C systems, and interior unit upgrades, resulting in a well-maintained asset with minimal deferred maintenance. The two detached homes provide additional optionality for investors, including continued rental income, resale, or integration into a larger redevelopment plan. Under existing zoning, the site may support the development of approximately 52 residential units, positioning the property as a compelling covered land opportunity. Located just off US-1 and minutes from Young Circle, the property benefits from proximity to Downtown Hollywood, major Broward County employment centers, Fort Lauderdale-Hollywood International Airport, and the region's beaches, supporting strong and consistent rental demand.



\$4,200,000

LIST PRICE

PS-2

ZONING

24,365 SF

TOTAL LOT SIZE

8,823 SF

BUILDING SIZE

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Located in the **heart of Hollywood**, minutes from Downtown Hollywood and Young Circle
- Convenient access to **US-1, I-95, and Fort Lauderdale-Hollywood International Airport**

VISIBILITY

- **Rare mixed-asset multifamily compound** within an established residential neighborhood
- Walkable location near **retail, dining, and neighborhood amenities**

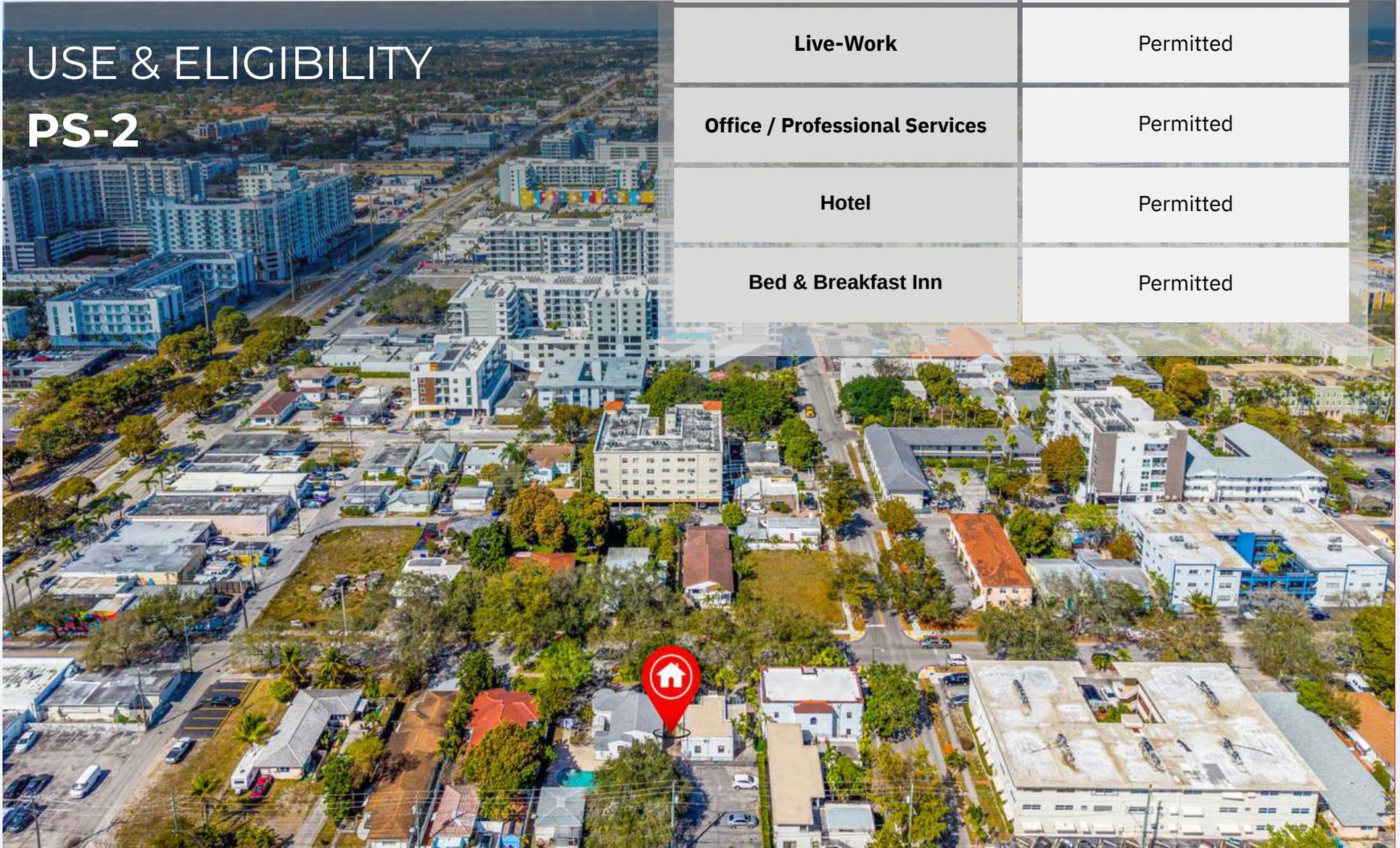
DEVELOPMENT POTENTIAL

- **PS-2 zoning** supporting residential and mixed-use redevelopment
- **±24,365 SF lot** with potential to develop **approximately 52 residential units**
- Existing improvements provide **in-place income while evaluating redevelopment or repositioning**

DEVELOPMENT HIGHLIGHTS

USE & ELIGIBILITY PS-2

USE	ELIGIBILITY
Multifamily Residential	Permitted
Live-Work	Permitted
Office / Professional Services	Permitted
Hotel	Permitted
Bed & Breakfast Inn	Permitted



FINANCIALS

2000 MONROE ST

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$57,206	\$75,600
Insurance	\$15,000	\$15,000
Water & Sewage	\$19,500	\$19,500
Electricity	\$9,500	\$9,500
Repairs & Maintenance	\$7,500	\$7,500
Trash Removal	\$4,477	\$4,477
Lawn Maintenance	\$1,200	\$1,200
TOTAL EXPENSES	\$114,382	\$132,777

5.60%

CAP RATE

\$234,723

NOI

UNIT BREAKDOWN

LAYOUT	CURRENT	PRO FORMA
1BED/1BATH	\$1,650	\$1,900
1BED/1BATH	\$1,650	\$1,900
1BED/1BATH	\$1,650	\$1,900
1BED/1BATH	\$1,800	\$1,900
1BED/1BATH	\$1,700	\$1,900
1BED/1BATH	\$1,700	\$1,900
1BED/1BATH	\$1,625	\$1,900
STUDIO	\$1,400	\$1,700
1BED/1BATH	\$1,625	\$1,900
1BED/1BATH	\$1,650	\$1,900
2BED/1BATH	\$2,000	\$2,200
2BED/1BATH	\$2,000	\$2,200
2BED/1BATH (house)	\$2,500	\$2,700
2BED/1BATH (house)	\$2,500	\$2,700
1BED/1BATH	\$1,650	\$1,900
Late Fee Income	\$600	\$600
Reimbursement Income	\$900	\$900
TOTAL	\$326,700	\$367,500



02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

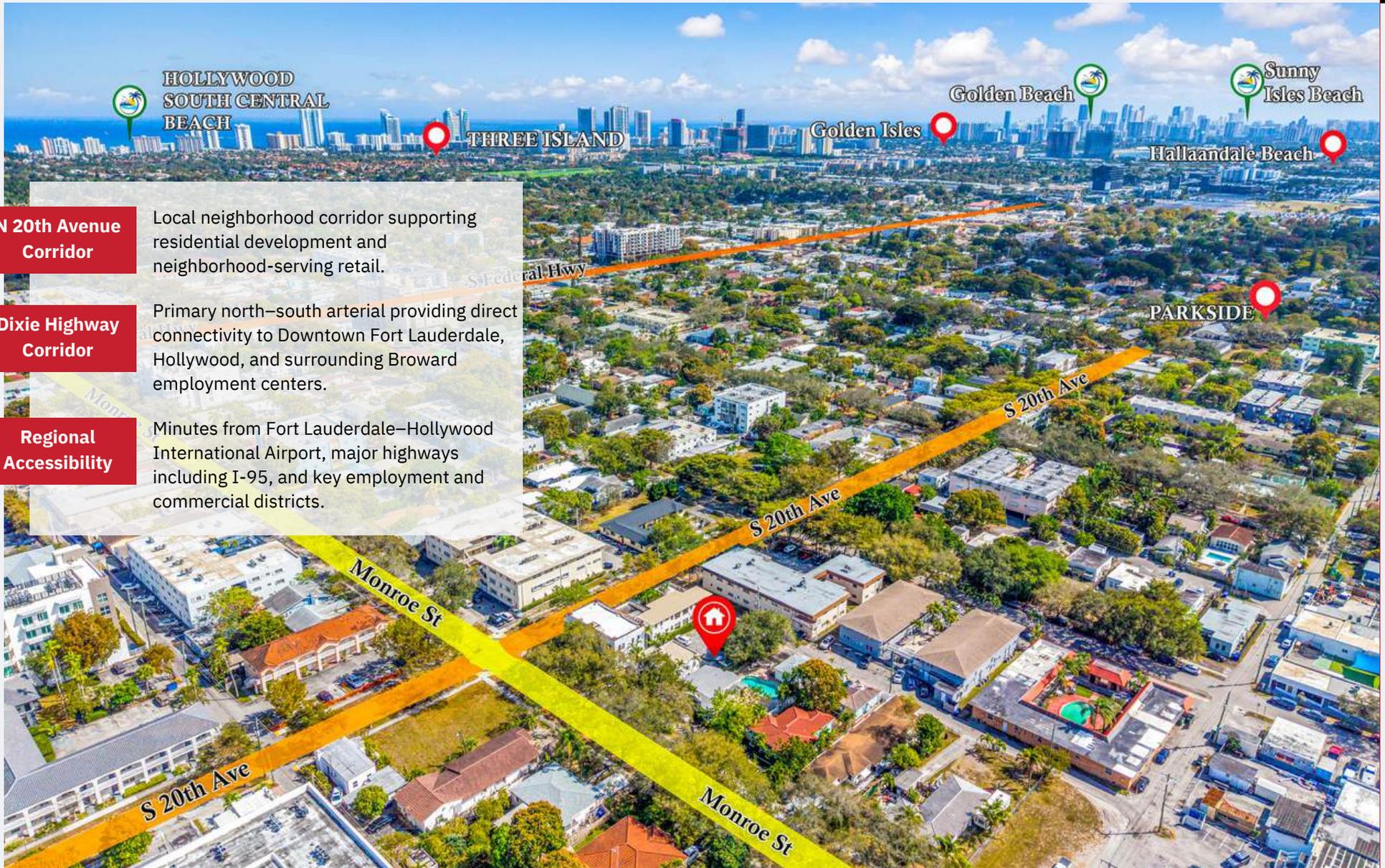
Demographics

Local Market Profile



VISIBILITY & CONNECTIVITY

Property located near the **Dixie Highway corridor in Hollywood, Florida**. Urban infill site positioned within a signalized neighborhood street grid with convenient access to major regional transportation routes.



N 20th Avenue Corridor

Local neighborhood corridor supporting residential development and neighborhood-serving retail.

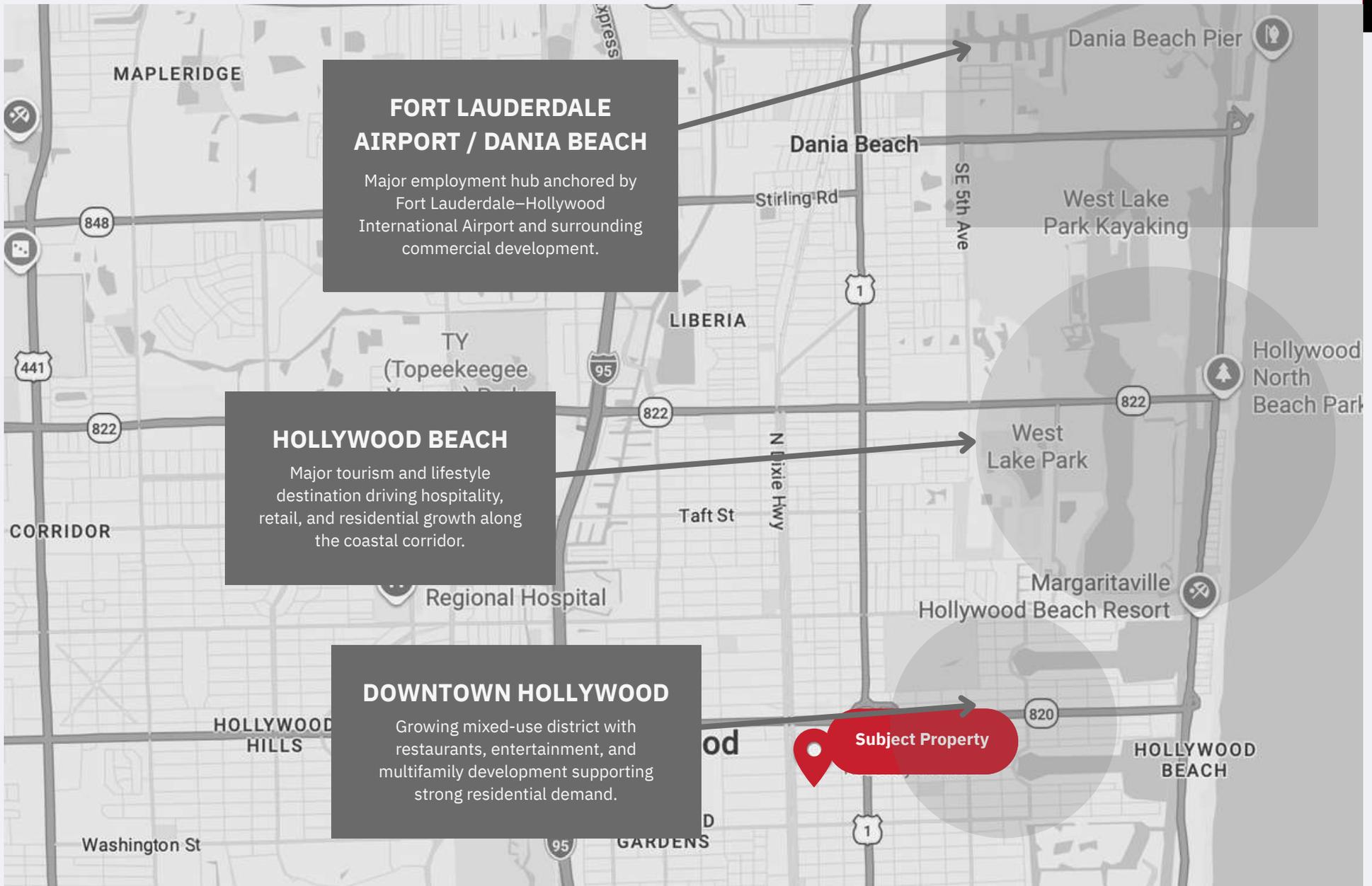
Dixie Highway Corridor

Primary north-south arterial providing direct connectivity to Downtown Fort Lauderdale, Hollywood, and surrounding Broward employment centers.

Regional Accessibility

Minutes from Fort Lauderdale-Hollywood International Airport, major highways including I-95, and key employment and commercial districts.

LOCATION CONTEXT



DEMOGRAPHICS

City of Hollywood

Established Broward County coastal city with strong residential density, proximity to major employment centers, and continued demand for rental housing.

POPULATION

- Approximately 155,000 residents within the City of Hollywood
- Diverse workforce supporting Broward County's service, tourism, and logistics sectors

HOUSEHOLDS

- Over 61,000 households supporting neighborhood retail and residential demand
- Established residential neighborhoods surrounding the development site

INCOME

- Household income levels supporting workforce and market-rate rental housing
- Diverse economic base across hospitality, healthcare, logistics, and professional services

EMPLOYMENT

- Located near major employment centers including Fort Lauderdale-Hollywood International Airport, Downtown Hollywood, and Broward County commercial corridors

HOUSINGS

- Growing demand for multifamily housing across the Hollywood / Dania Beach submarket
- Continued residential and mixed-use development activity throughout the area

155,000

POPULATION
CITY OF HOLLYWOOD

61,197

HOUSEHOLDS

\$67,000

(rounded market reference)

MEDIAN
HOUSEHOLD
INCOME

42

MEDIAN AGE

3.12

AVERAGE
HOUSEHOLD SIZE

LOCAL MARKET PROFILE

NEIGHBORHOOD

Hollywood, Florida is a mature Broward County market experiencing steady redevelopment driven by its central location between **Fort Lauderdale and Miami**, proximity to major employment hubs, and continued residential demand. The area benefits from established housing stock, active commercial corridors, and access to regional transportation infrastructure including **I-95, US-1, and Fort Lauderdale, Hollywood International Airport.**

Infill development opportunities in central Hollywood are increasingly limited, particularly for parcels positioned along major corridors with strong visibility and access.



CULTURE & RECREATION

Hollywood offers a mix of urban amenities and coastal lifestyle assets that support long-term residential demand.

The surrounding area includes neighborhood retail, regional parks, entertainment venues, and the well-known Hollywood Beach Broadwalk, creating a balanced live-work-recreation environment.

Nearby civic, hospitality, and recreational destinations contribute to consistent activity throughout the year, supporting retail and service uses.

Direct access to US-1, I-95, and major Broward east-west corridors

Minutes from Fort Lauderdale–Hollywood International Airport

Established residential communities with long-term stability

Strong demand for workforce and market-rate rental housing

Limited availability of infill development sites in central Hollywood

2000 Monroe St represents a rare chance to buy stable multifamily income today with real redevelopment upside tomorrow, a large parcel with strong connectivity, proven rental demand, and zoning that supports meaningful future density.

155K+

RESIDENTS IN THE
CITY OF HOLLYWOOD

61K+

HOLLYWOOD
HOUSEHOLDS

\$67K

MEDIAN HOUSEHOLD
INCOME

Source: U.S. Census Bureau / City of Hollywood Economic Development



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