



**1203 N 17 CT,
HOLLYWOOD, FL, 33020**

Introducing 1203 N 17th Ct, a recently updated 8-unit multifamily property just 2 minutes from downtown Hollywood’s vibrant Young Circle. The unit mix includes seven 1-bed/1-bath units and one spacious studio, with most units featuring modern upgrades such as new appliances, updated flooring, renovated bathrooms, and enhanced lighting. The property boasts brand-new impact windows and a 3-year-old roof. With its proximity to restaurants, shopping, and the beach, this property is in a highly desirable location. At full occupancy, it can generate approximately \$192K annually at market rents, making it an excellent addition to any portfolio. Seller financing is available!

PRICE: \$1,650,000

Building Size: 3,489 Sq Ft

Land Size: 5,590 Sq Ft

Zoning: FH-1

Year Built: 1951

Rental Income	Current	Proforma
Unit 1 -1 Bed/1 Bath	\$1,500	\$1,800
Unit 2 -1 Bed/1 Bath	Vacant	\$1,800
Unit 3 -1 Bed/1 Bath	Vacant	\$1,800
Unit 4- 1 Bed/ 1 Bath	Vacant	\$1,800
Unit 5 - 1 Bed/1 Bath	Vacant	\$1,800
Unit 6 - 1 Bed/1 Bath	Vacant	\$1,800
Unit 7 - 1 Bed/1 Bath	Vacant	\$1,800
Unit 8- Studio	Vacant	\$1,500
Laundry Income	\$50	\$150
Gross Income	\$18,000	\$192,600

Operating Expenses		
Real Estate Taxes	\$15,960	\$28,000
Insurance	\$8,000	\$8,000
Water & Trash	\$5,000	\$5,000
Electric	\$6,000	\$6,000
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$960	\$960
Total Expenses	\$37,920	\$49,960
Net Operating Income	NA	\$142,640
CAP RATE	NA	8.64%

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