

LINCOLN ONE RESIDENCES DEVELOPMENT OPPORTUNITY

1935 & 1951 Lincoln Street |
Hollywood, FL 33020

OFFERING MEMORANDUM



FULLY APPROVED 48-UNIT DEVELOPMENT SITE

ONE | Sotheby's
INTERNATIONAL REALTY

Lincoln One Residences

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Exclusively Marketed by:

ONE

Sotheby's

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01 **Executive Summary**
Investment Summary
Location Summary

LINCOLN ONE RESIDENCES

OFFERING SUMMARY

ADDRESS	1935 & 1951 Lincoln Street Hollywood FL 33020
PRICE	\$2,875,000
PRICE PSF	\$110.25
LAND SF	26,077 SF
LAND ACRES	.59
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	ND-2
# OF PARCELS	2
APN	514215012750 & 514215012720

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	28,086	150,023	328,853
2023 Median HH Income	\$53,331	\$58,578	\$64,501
2023 Average HH Income	\$74,234	\$90,093	\$99,246

Investment Highlights

ONE Sotheby's International Realty is pleased to present the unique opportunity to acquire a prime 0.59 acres (26,077 SF) boutique apartment development site strategically located in the heart of Hollywood. The subject site consists of a hard-to-find assemblage positioned a few blocks from Young Circle as well as the Central Business District of Hollywood. Young Circle, recognized as a major economic driver in the region, is home to an array of restaurants, boutique stores and bars.

The site has approvals for a 5-story boutique 48-unit apartment building with a highly efficient design that lowers construction costs. The proposed development has been approved for (36) 1 Bedroom 1 Bathroom units and (12) 2 Bedroom 2 Bathroom Units at an average A/C area of 794 sqft. The project features a rooftop amenity deck, as well as indoor amenities on the second floor with a tuck under parking garage.

The prospective buyer will be able to assume the approved plans and begin the permitting process. The property is currently rented month to month, therefore, providing a stream of income until construction begins in the amount of \$120,000 per year. This is a unique opportunity for a buyer to enter the Hollywood market with a boutique project and deliver a residential product that is high in demand.

The area's increasing residential appeal, combined with the city's solid economy and favorable demographic trends, reinforces Hollywood's status as an attractive rental market. Its strategic location between Miami and Fort Lauderdale, and the sought-after live-work-play lifestyle it offers, underscore Hollywood's dynamic urban appeal, with Young Circle at its heart.

Property Highlights

- 26,077 SQ FT Lot (\$110 P/SF)
- ND-2 Zoning
- Site Plan Approved
- 48-Unit Residential Structure. Plan proposal consisting of (36) 1 Bedroom/1 Bath Units and (12) 2 Bedroom/2 Bath Units

PROPOSED DEVELOPMENT UNIT BREAKDOWN

Type	Units	SF
1/1	30	652
1/1*	6*	792*
2/2	4	978
2/2	8	1,061
TOTALS	48	765
		(Average)

* These 1/1 Units Include a Den

Property Location Overview

The subject property is centered between North 19th Avenue and North 20th Avenue, off of Lincoln Street, in close proximity to the Hollywood Beach Golf Club, Hollywood Beach and Young Circle Park. Located in a dense residential area, the property benefits from having convenient access to an abundance of nearby amenities and retailers.

Major nearby retailers include Publix Supermarket, Twin Peaks, The Greek Joint Kitchen & Bar, PNC Bank, and Walgreens. Major nearby amenities include ArtsPark at Young Circle, Hollywood Beach Golf Club, The Harrison Hotel Downtown Hollywood, Memorial Regional Hospital, and the beach, to name a few. Additionally, the property is almost equidistant between Interstate-95, and U.S. 1, making the property easily accessible.

Hollywood, FL Overview

Hollywood, Florida, is a vibrant city located in Broward County, nestled between Fort Lauderdale and Miami. Renowned for its beautiful beaches, Hollywood Beach features a lively boardwalk adorned with shops, restaurants, and entertainment options. The city boasts a diverse cultural scene, with art galleries, theaters, and annual events like the Hollywood ArtsPark Experience.

Nature enthusiasts can explore the Anne Kolb Nature Center, offering a glimpse into the area's unique ecosystems through trails and observation towers. Hollywood also provides a range of recreational activities, including golf courses, parks, and water sports along the Intracoastal Waterway.

Downtown Hollywood exudes a charming, pedestrian-friendly atmosphere, showcasing historic architecture, boutiques, and a variety of dining experiences. The city hosts festivals and events throughout the year, fostering a sense of community and providing residents and visitors alike with engaging entertainment options. With its convenient location and diverse amenities, Hollywood, Florida, offers a dynamic blend of coastal beauty, cultural richness, and recreational opportunities.





02

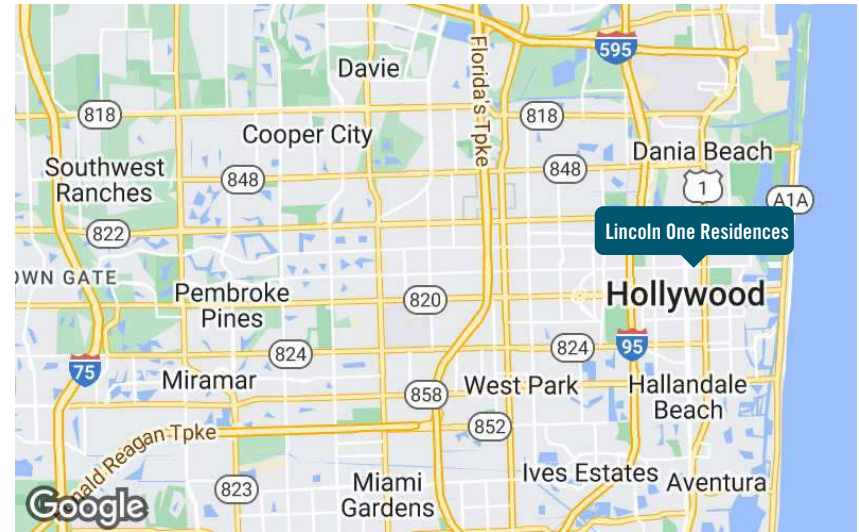
Property Description

Property Features

LINCOLN ONE RESIDENCES

PROPERTY FEATURES

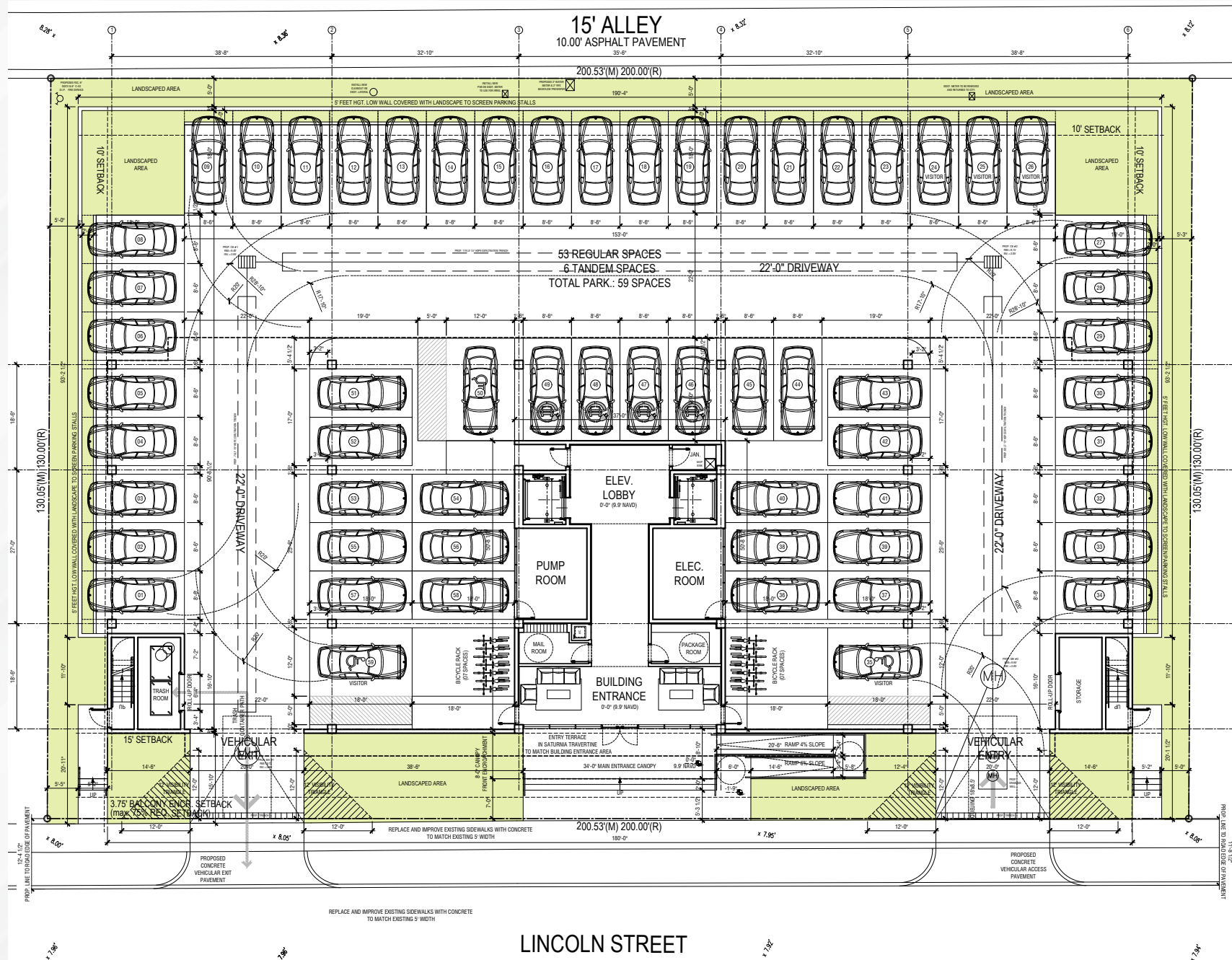
LAND SF	26,077
LAND ACRES	.59
# OF PARCELS	2
ZONING TYPE	ND-2
TRAFFIC COUNTS	32,000
TOTAL APPROVED UNITS	48
MAX BUILDABLE HEIGHT	5 Stories
MAX BUILDABLE SF	52,155
PARKING	56 Spaces



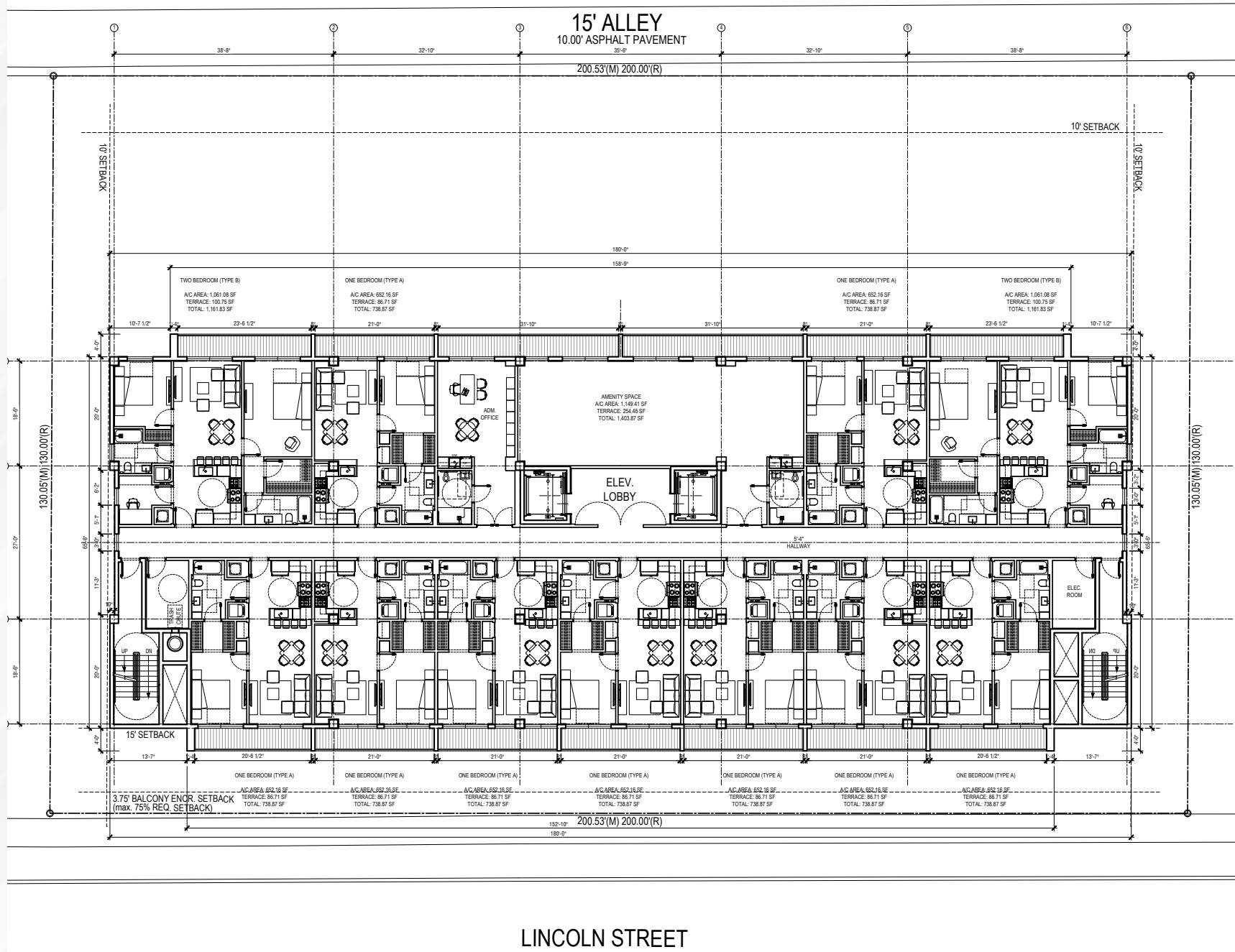
ARCHITECT RENDERINGS



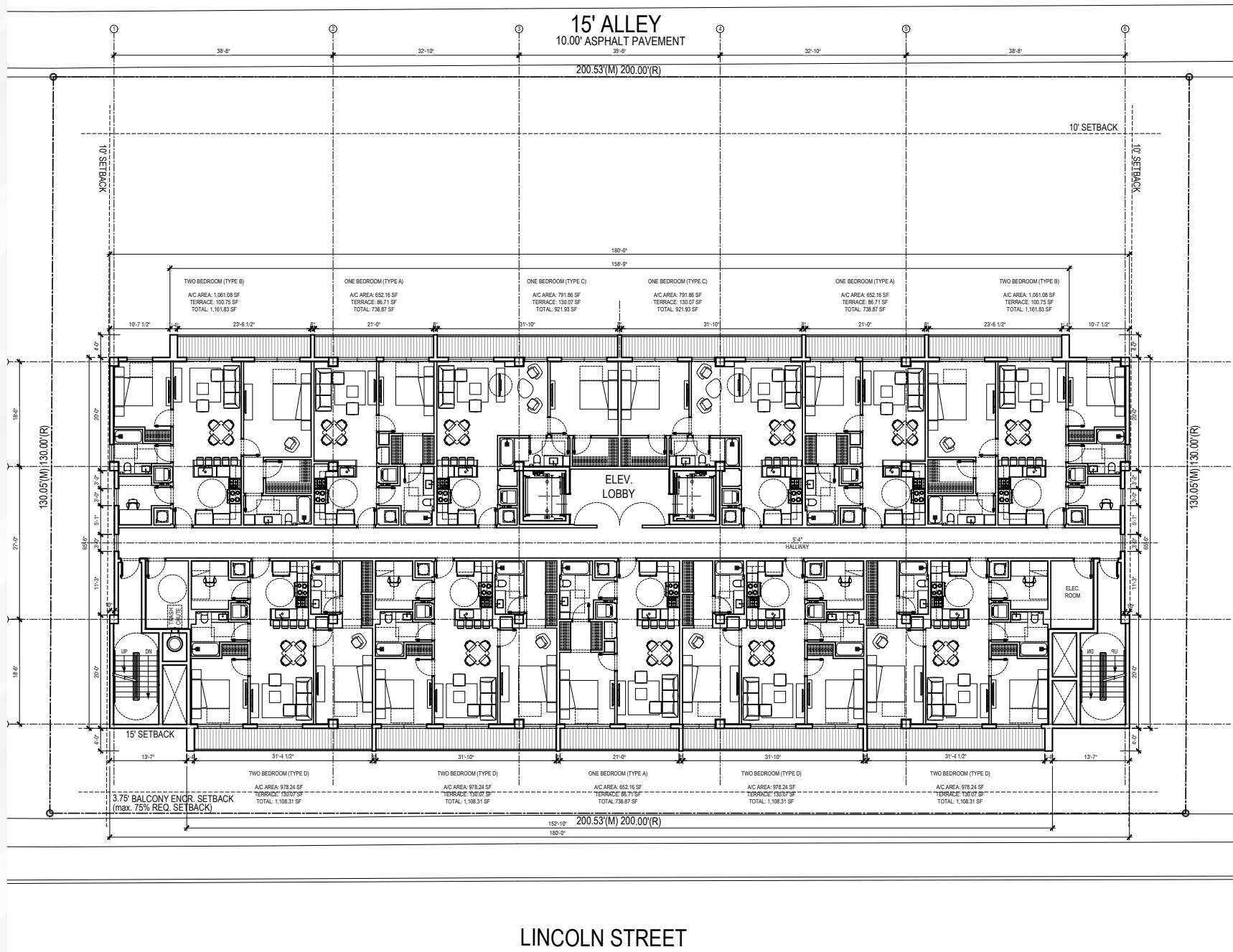
Ground Floor



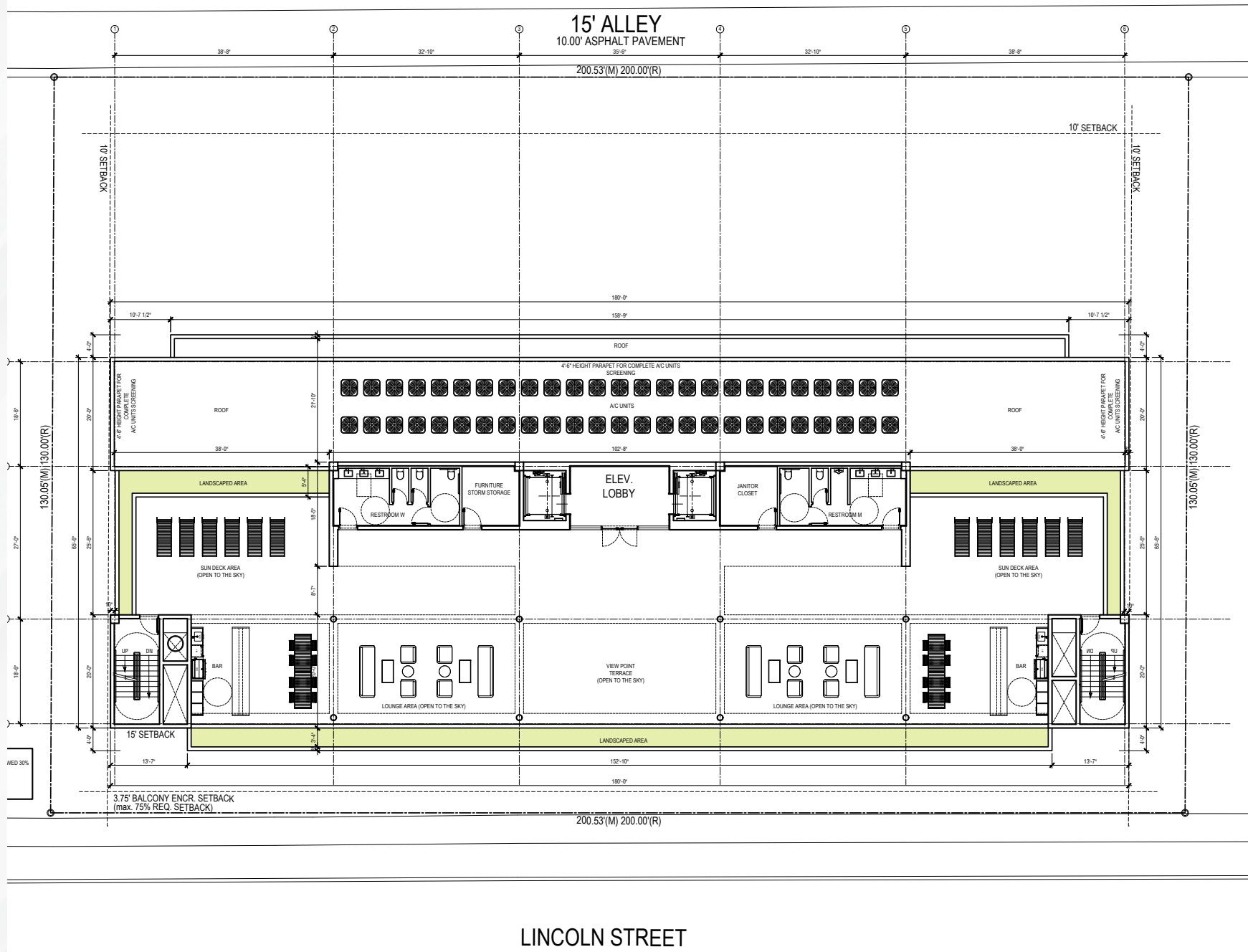
Second Floor



Fifth Floor

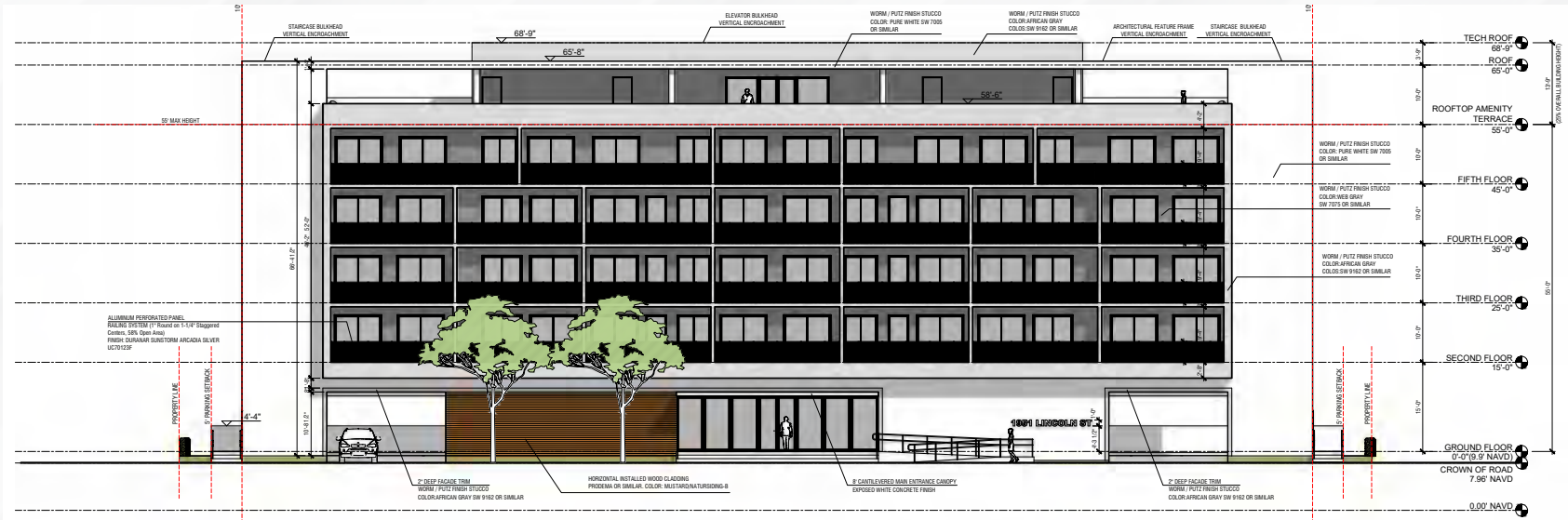


Sixth Floor - Roof Terrace

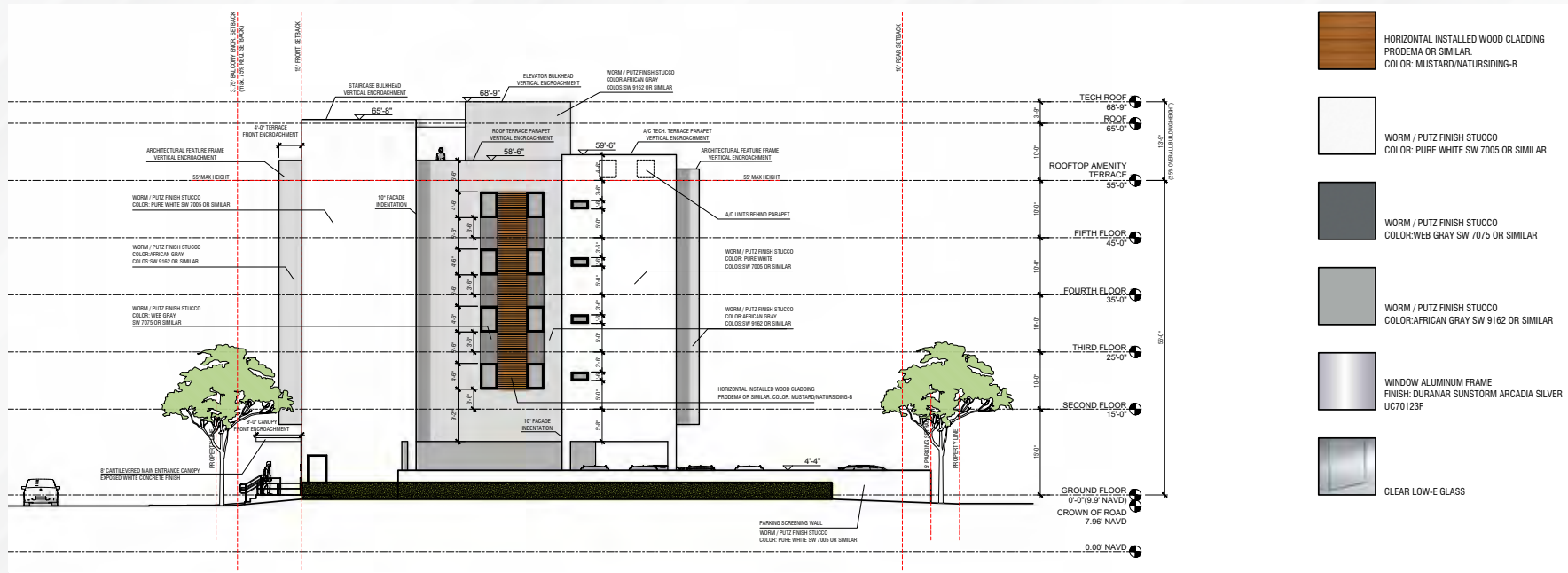








Elevations

South Elevation

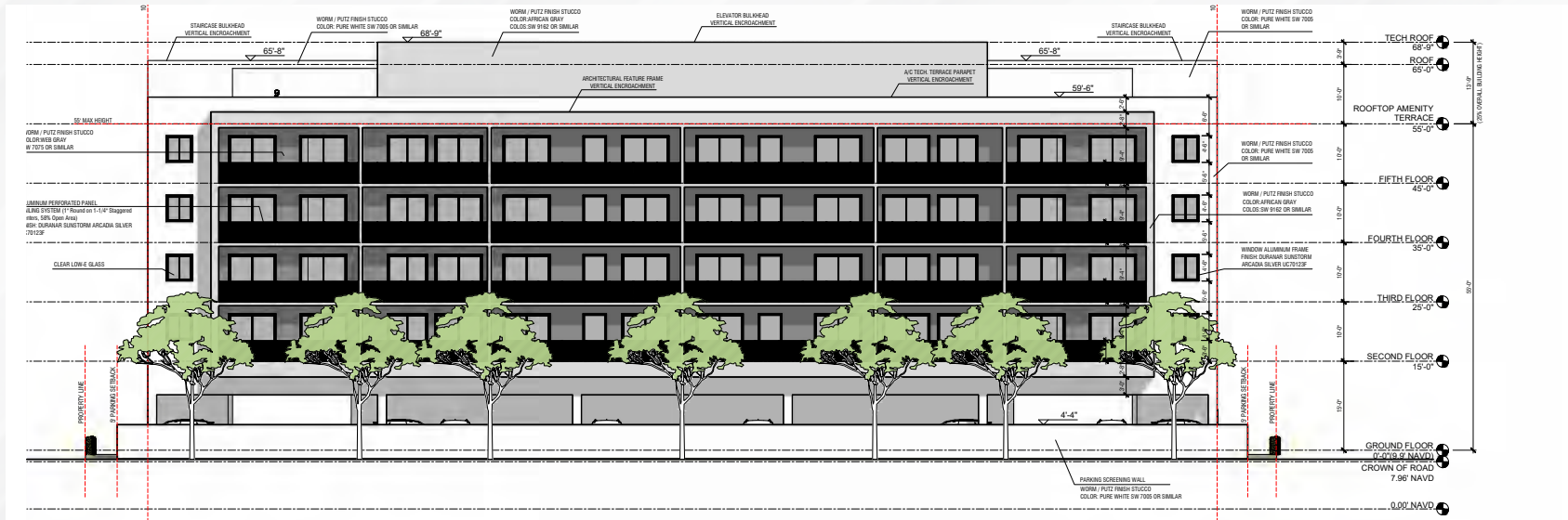


East Elevation

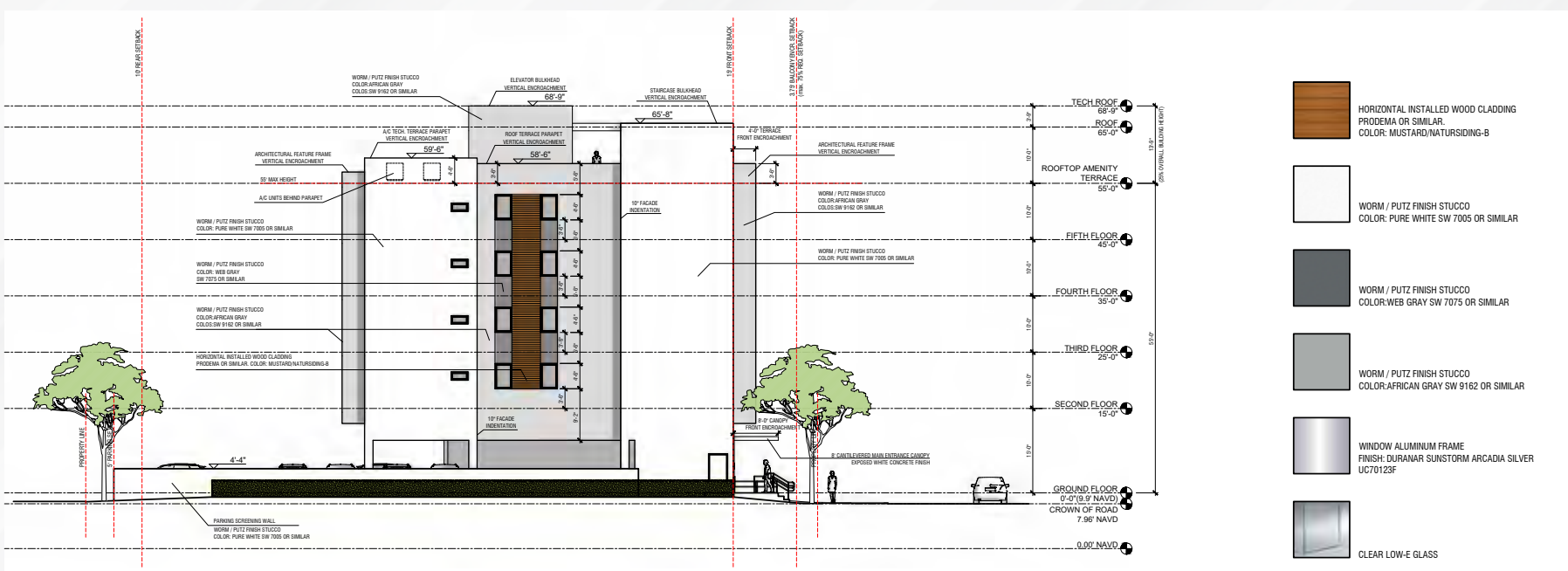








-  HORIZONTAL INSTALLED WOOD CLADDING
PRODEMA OR SIMILAR.
COLOR: MUSTARD/NATURSIDING-B
-  WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR
-  WORM / PUTZ FINISH STUCCO
COLOR: WEB GRAY SW 7075 OR SIMILAR
-  WORM / PUTZ FINISH STUCCO
COLOR: AFRICAN GRAY SW 9162 OR SIMILAR
-  WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UCT9123F
-  CLEAR LOW-E GLASS

North Elevation



West Elevation



-  HORIZONTAL INSTALLED WOOD CLADDING
PRODEMA OR SIMILAR,
COLOR: MUSTARD/NATURSIDING-B
-  WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR
-  WORM / PUTZ FINISH STUCCO
COLOR: AFRICAN GRAY SW 7075 OR SIMILAR
-  WORM / PUTZ FINISH STUCCO
COLOR: AFRICAN GRAY SW 9162 OR SIMILAR
-  WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F
-  CLEAR LOW-E GLASS

Details

South West Isometric



South East Isometric



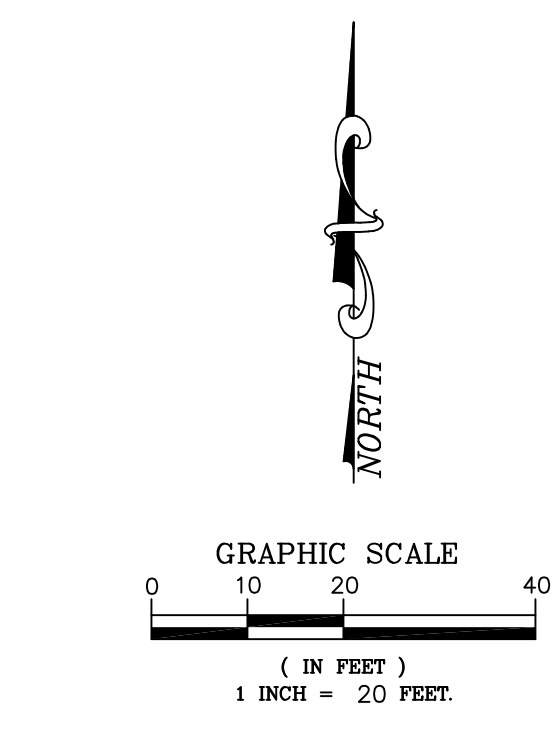
Details

North East Isometric



North West Isometric

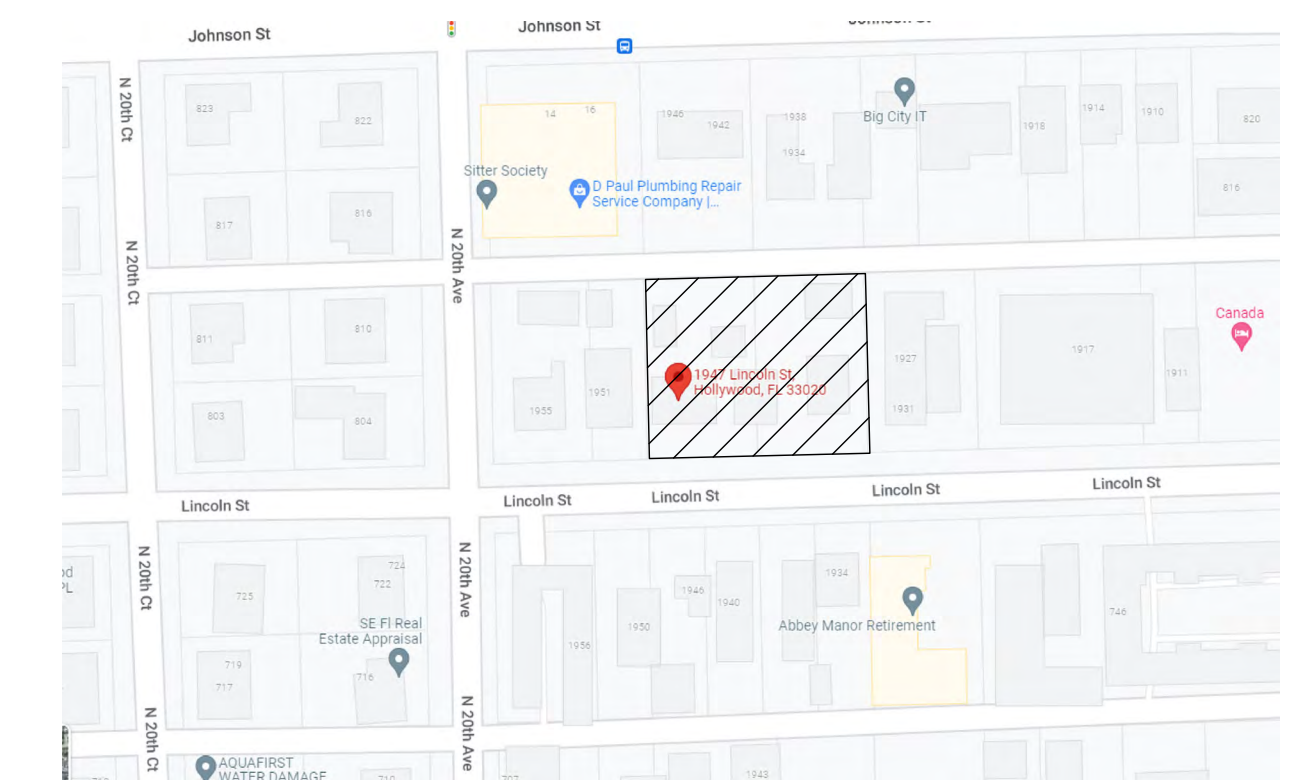
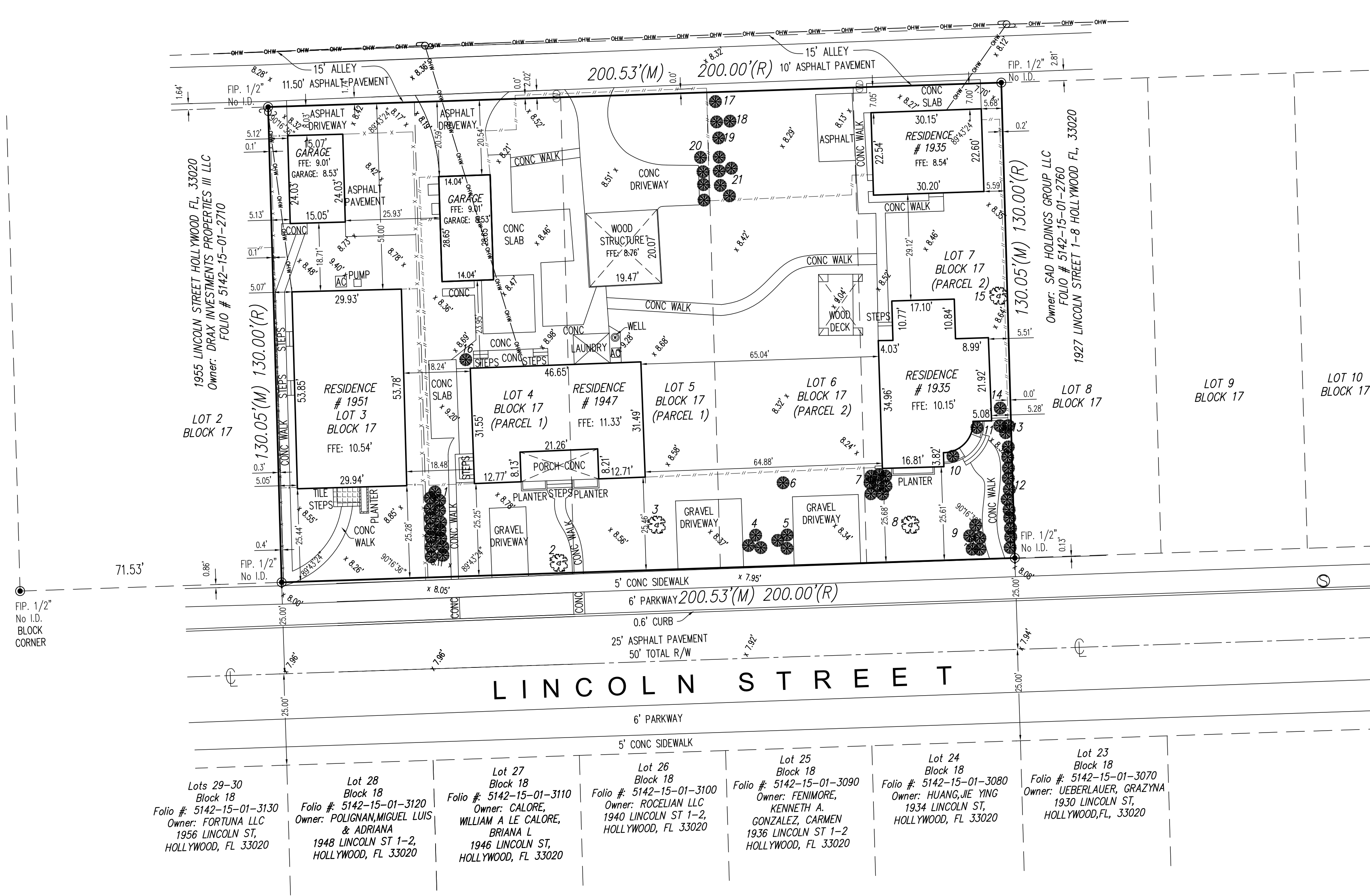




- Abbreviations**
- FIR. 1/2" = FOUND IRON REBAR 1/2"
 - FIP. 1/2" = FOUND IRON PIPE 1/2"
 - F.N. = FOUND NAIL
 - CONC. = CONCRETE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.I. = POINT OF INTERSECTION
 - (M) = MEASURE
 - (R) = RECORD
 - O.R.B. = OFFICIAL RECORDS BOOK
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM 1988
 - U.E. = UTILITY EASEMENT
 - D = DIAMETER
 - C/L = CENTER LINE
 - R/W = RIGHT-OF-WAY
 - L = LENGTH
 - R = RADIUS
 - △ = DELTA

- Symbol Legend**
- ☐ CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ WOOD POWER POLE
 - ⊕ METAL LIGHT POLE
 - ⊕ CONC LIGHT POLE
 - ⊕ TRAFFIC METER
 - ⊕ STREET LIGHT METER
 - CLEAN OUT
 - ⊕ CABLE BOX
 - ⊕ Drainage Manhole
 - MANHOLE
 - ⊕ BOLLARDS
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ CONTROL VALVE
 - ⊕ PARKING SIGN
 - ⊕ TRAFFIC SIGN
 - ⊕ ELECTRIC METER
 - ⊕ HANDICAP
 - ⊕ METAL LID
 - ⊕ ALUMINUM FENCE
 - OVERHEAD WIRE
 - CHAIN LINK FENCE
 - WOOD FENCE

N. 20 AVENUE



LOCATION MAP
NOT TO SCALE

Commitment for Title Insurance:

Issued by: Fidelity National Title Insurance Company
 State: Florida
 County: Broward
 Issuing Office File Number: 368
 Schedule A:
 Effective Date: April 12, 2022 at 11:00 PM

Notes Corresponding to Schedule B - Section II

THERE ARE NOT EASEMENTS SHOWN IN THIS SCHEDULE B-SECTION 2 THAT AFFECT THIS PROPERTY.

Address:
1951 LINCOLN STREET, HOLLYWOOD, FLORIDA, 33020

PARCEL ID #: 5142-15-01-2720

Legal Description:

LOT 3, BLOCK 17, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address:
1935 LINCOLN STREET, HOLLYWOOD, FLORIDA, 33020

PARCEL ID #: 5142-15-01-2750

Legal Description:

LOTS 4, 5, 6 AND 7, BLOCK 17, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Surveyor's Notes:

1. Unless otherwise noted record and measured data are in substantial agreement.
2. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
3. Elevations if shown relative to The North American Vertical Datum of 1988.
4. Additions or deletions to survey map by other than the signing party or parties is prohibited without the written consent of the signing party of parties.
5. No underground installations or improvements have been located.
6. This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor & Mapper.
7. This property lies in Zone X, Elevation N/A, per Fema Map 0569, Community 125113, Suffix H, Map Dated 8-18-2014.
8. Bench Mark Used: BM # P 239 Elevation 10.932' (NGVD 29)-1.5' = 9.432' (NAVD 88)
9. This property has 26,077.90 square feet more or less.
10. The survey reflects the Ownership and Encumbrance Reports FILE NO. 22124604 and 22124599 conducted by Old Republic National Title Insurance Company.

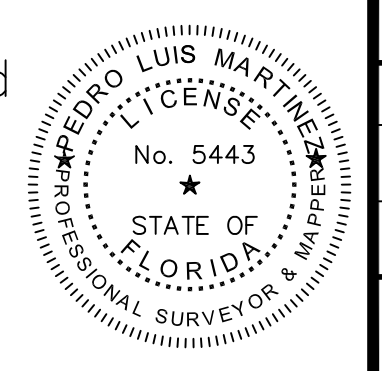
** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes items 2, 3, 4, 5, 7 (a), 7(b), 7(b)(1), 7(c), 8, 9, 13, 16 and 17 of Table A thereof.

06-06-2022

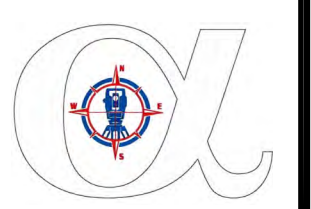
PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)
 PROFESSIONAL SURVEYOR AND MAPPER
 # 5443 STATE OF FLORIDA.

This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

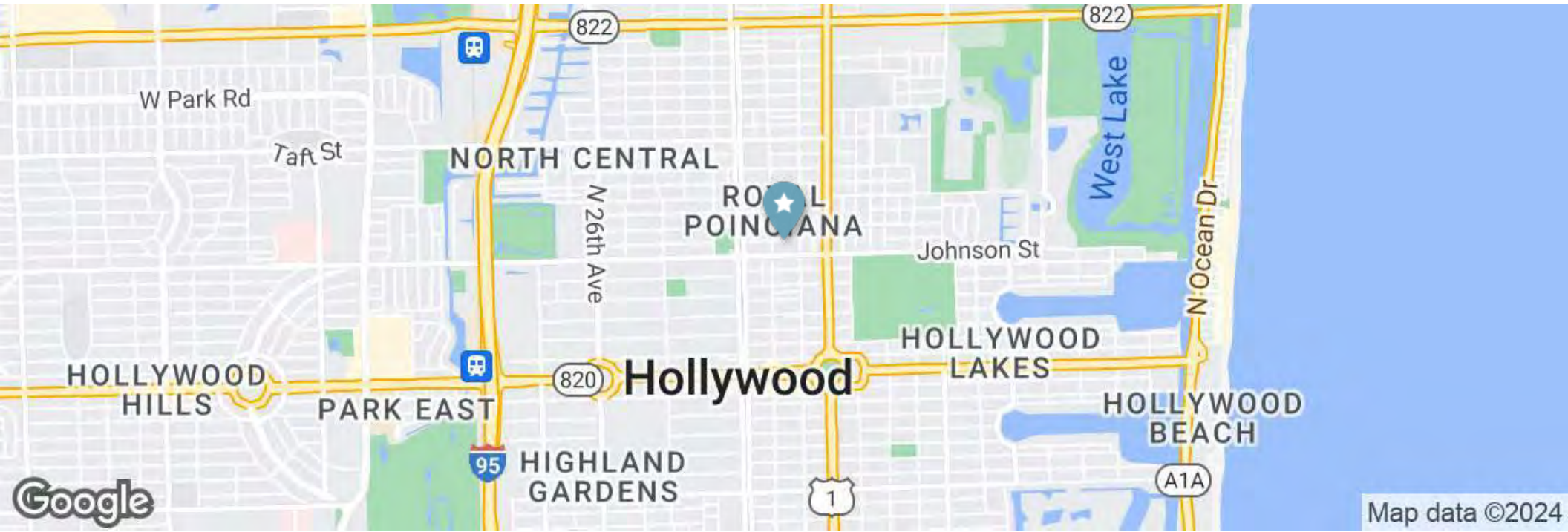


DRAWN BY: I.C.
 CHECKED BY: P.L.M.
 DATE: 10-03-2022
 SHEET:

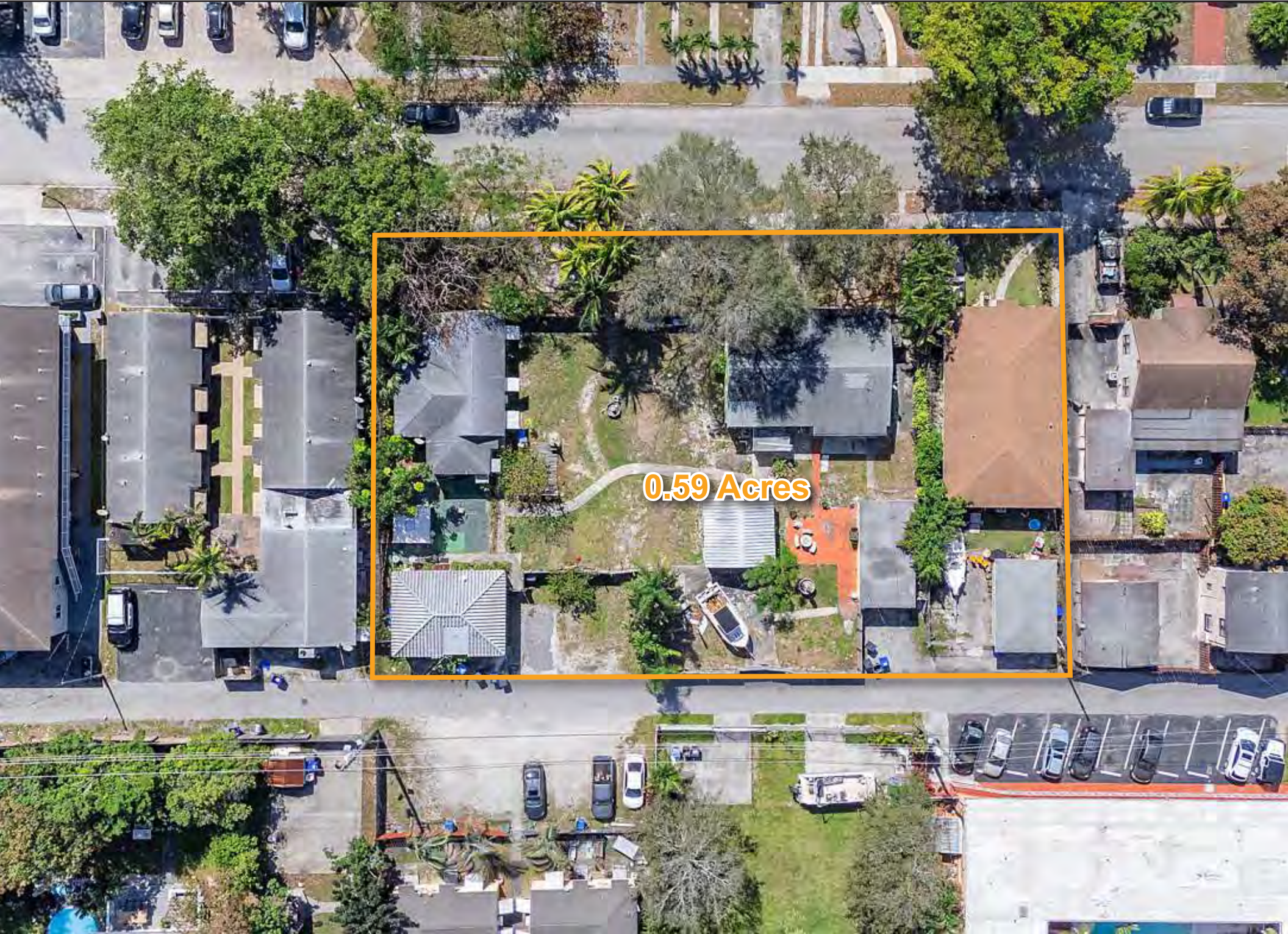
JOB NUMBER: 220530



REGIONAL & LOCAL MAP



PARCEL VIEW



0.59 Acres

AERIAL VIEW EAST



A 7-Minute drive to...

Margaritaville Hollywood Beach Resort

369-room oceanfront resort and entertainment complex. The resort features incredible waterfront venues including eight restaurants, an award-winning full-service spa, a recreational area with three separate pools.

7 Million visitors annually

Hollywood Beach Ocean Front Boardwalk
2.2 mile long pedestrian promenade,
combined with dramatic coastal views of
Hollywood beach.

2.3 Miles to...
West Lake Park

0.6 Miles to...
Hollywood Beach Golf Club

Federal Highway

Johnson Street

SITE

AERIAL VIEW SOUTH EAST



4.6 MILES FROM...
AVENTURA

3+ Million SF of Office Space

A 7-Minute Drive To..
Gulfstream Park Racing

A Thoroughbred horse race track, casino
and outdoor entertainment and shopping
destination

A 6-Minute Drive To..

The Big Easy Casino
The casino features over 700
slot machines, virtual table
games, poker tournaments
and nightly entertainment.

2.2 Miles to...
Joe Dimaggio Park

A 3-Minute Drive To..
Arts Park At Young Circle
This 10-acre park features an
amphitheater, a playground, an
arts pavilion & more.

0.6 Miles to...
Hollywood Beach Golf Club

SITE

N 21st Ave

AERIAL VIEW NORTH



6.7 Miles to...
Hard Rock Hotel Casino
Three hotel towers - The Guitar Hotel, Oasis Tower & Hard Rock Hotel 3 million to 4 million visitors a year

4.4 Miles to...
Fort Lauderdale International Airport

7.3-Million SF of Office Space
3-Million SF of Retail Space

7.7 Miles to
DOWNTOWN
FORT LAUDERDALE

9.2 Miles to...
Las Olas Beach
Busy public beach offers white sand & palm trees, plus restaurants, lodging & stores

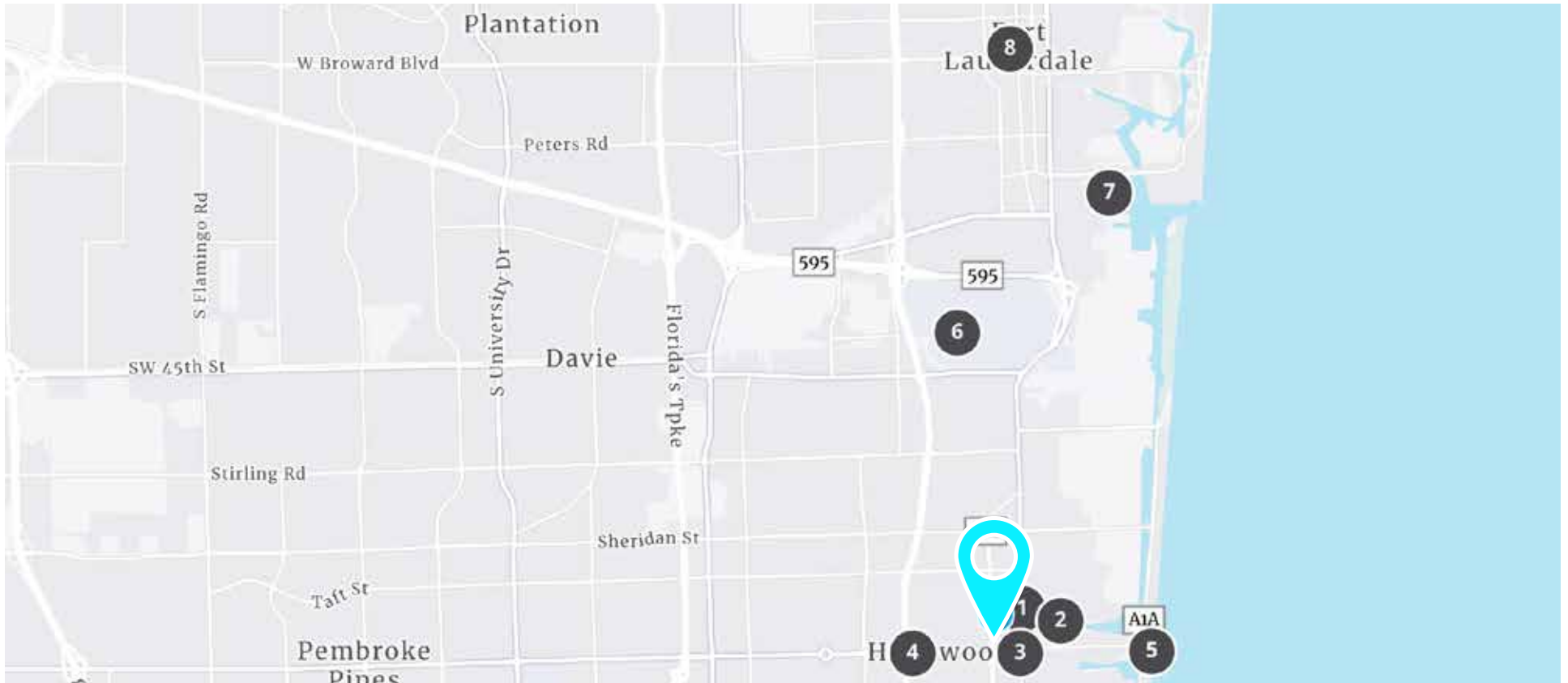
N Dixie Highway

N 21st Ave

SITE



Location Overview Map



	Key Market Driver	Distance	Time
1	U.S. 1	0.2 miles	1 minute
2	Hollywood Beach Golf Club	0.7 miles	4 minutes
3	Young Circle Park	0.7 miles	3 minutes
4	Interstate-95	1.3 miles	5 minutes

	Key Market Driver	Distance	Time
5	Hollywood Beach	2.7 miles	9 minutes
6	Fort Lauderdale-Hollywood International Airport	5.5 miles	17 minutes
7	Port Everglades	6.2 miles	15 minutes
8	Brightline Fort Lauderdale Station	9.9 miles	20 minutes



03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,218	129,846	272,621
2010 Population	24,164	133,856	292,671
2023 Population	28,086	150,023	328,853
2028 Population	30,786	158,197	341,152
2023 African American	5,900	28,376	69,665
2023 American Indian	174	663	2,188
2023 Asian	595	3,121	7,774
2023 Hispanic	11,483	55,476	128,603
2023 Other Race	3,245	14,775	33,139
2023 White	12,088	70,664	141,942
2023 Multiracial	6,064	32,328	73,975
2023-2028: Population: Growth Rate	9.25 %	5.35 %	3.70 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,679	7,749	13,641
\$15,000-\$24,999	1,032	5,431	10,718
\$25,000-\$34,999	1,100	5,074	10,117
\$35,000-\$49,999	2,099	10,273	18,940
\$50,000-\$74,999	2,938	12,261	21,946
\$75,000-\$99,999	1,838	8,756	17,835
\$100,000-\$149,999	1,236	8,343	18,603
\$150,000-\$199,999	376	4,340	10,164
\$200,000 or greater	680	5,509	13,995
Median HH Income	\$53,331	\$58,578	\$64,501
Average HH Income	\$74,234	\$90,093	\$99,246

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,066	77,372	146,598
2010 Total Households	11,583	61,961	123,569
2023 Total Households	12,978	67,737	135,959
2028 Total Households	14,431	72,245	142,711
2023 Average Household Size	2.08	2.19	2.40
2000 Owner Occupied Housing	4,337	36,144	76,584
2000 Renter Occupied Housing	6,769	26,077	43,225
2023 Owner Occupied Housing	3,917	33,675	75,172
2023 Renter Occupied Housing	9,061	34,062	60,787
2023 Vacant Housing	2,069	18,740	33,319
2023 Total Housing	15,047	86,477	169,278
2028 Owner Occupied Housing	4,247	35,683	79,416
2028 Renter Occupied Housing	10,184	36,562	63,295
2028 Vacant Housing	1,897	18,319	33,165
2028 Total Housing	16,328	90,564	175,876
2023-2028: Households: Growth Rate	10.75 %	6.50 %	4.85 %

Source: esri

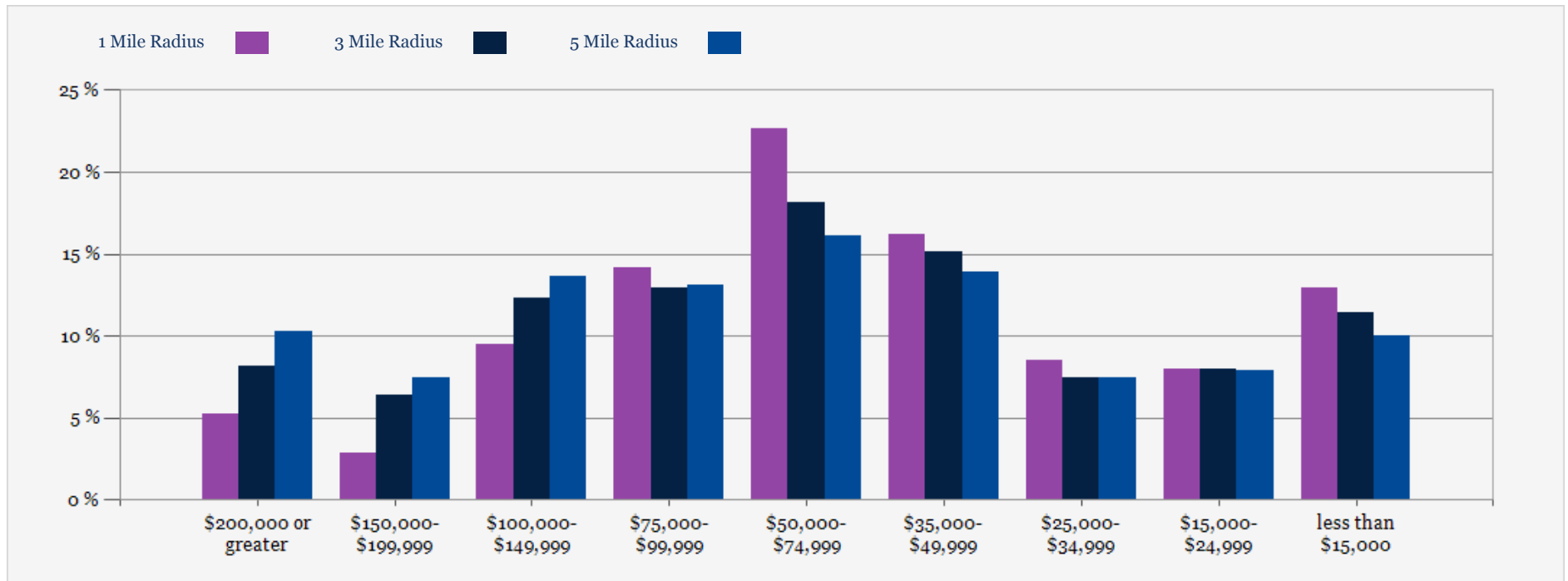
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,268	10,390	22,090
2023 Population Age 35-39	2,204	10,441	22,459
2023 Population Age 40-44	1,975	10,126	22,768
2023 Population Age 45-49	1,888	9,400	21,340
2023 Population Age 50-54	2,085	10,427	22,709
2023 Population Age 55-59	2,117	10,826	22,642
2023 Population Age 60-64	2,333	11,617	23,381
2023 Population Age 65-69	1,621	10,035	20,051
2023 Population Age 70-74	1,184	8,476	16,806
2023 Population Age 75-79	777	6,494	13,037
2023 Population Age 80-84	454	4,246	8,379
2023 Population Age 85+	408	4,121	8,439
2023 Population Age 18+	23,555	125,438	268,160
2023 Median Age	42	45	43

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,793	\$59,442	\$64,441
Average Household Income 25-34	\$74,566	\$86,674	\$93,628
Median Household Income 35-44	\$57,455	\$69,014	\$81,011
Average Household Income 35-44	\$80,895	\$101,532	\$115,558
Median Household Income 45-54	\$58,624	\$74,196	\$83,437
Average Household Income 45-54	\$81,675	\$108,313	\$120,259
Median Household Income 55-64	\$54,763	\$64,394	\$70,790
Average Household Income 55-64	\$77,411	\$96,765	\$105,337
Median Household Income 65-74	\$46,531	\$51,929	\$53,435
Average Household Income 65-74	\$66,853	\$82,144	\$86,996
Average Household Income 75+	\$55,119	\$63,856	\$68,343

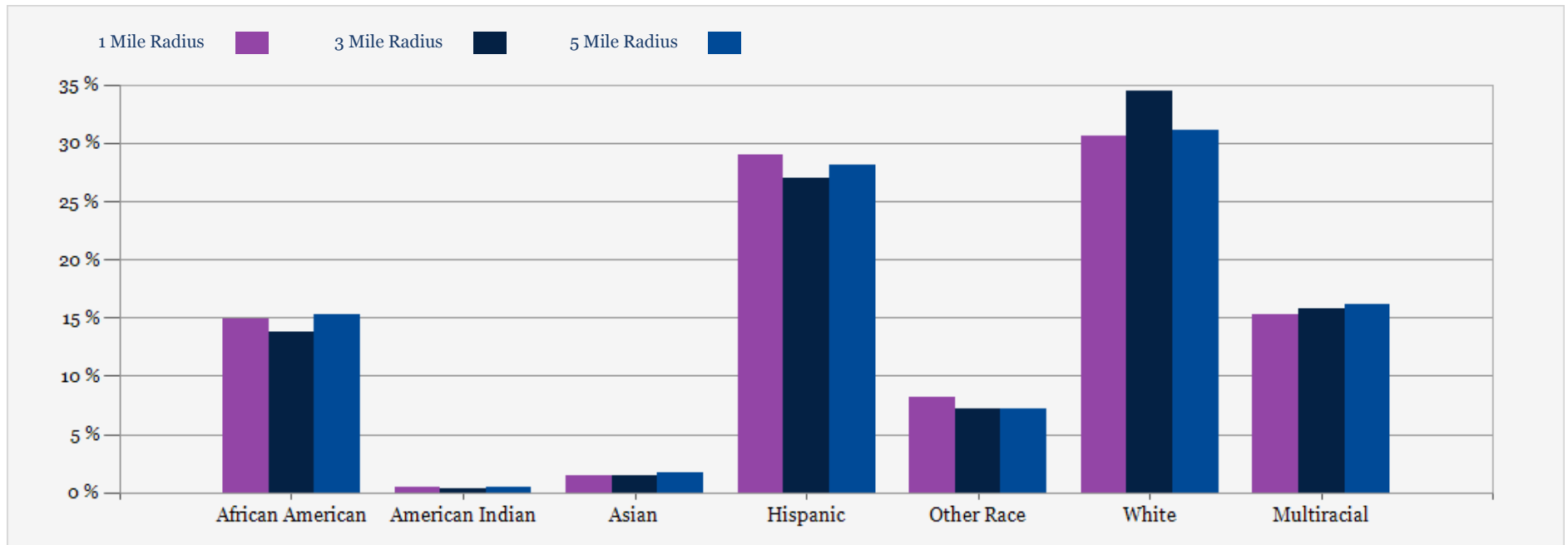
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,115	9,271	20,496
2028 Population Age 35-39	2,334	10,620	22,352
2028 Population Age 40-44	2,239	10,727	22,935
2028 Population Age 45-49	2,114	10,466	23,191
2028 Population Age 50-54	2,029	9,727	21,381
2028 Population Age 55-59	2,123	10,642	22,416
2028 Population Age 60-64	2,285	10,988	22,320
2028 Population Age 65-69	1,984	11,249	22,264
2028 Population Age 70-74	1,556	10,067	19,628
2028 Population Age 75-79	1,073	7,920	15,619
2028 Population Age 80-84	689	5,918	11,463
2028 Population Age 85+	542	5,130	10,115
2028 Population Age 18+	25,815	132,960	281,065
2028 Median Age	43	46	45

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,366	\$72,016	\$79,426
Average Household Income 25-34	\$92,212	\$104,499	\$114,029
Median Household Income 35-44	\$69,266	\$83,366	\$97,026
Average Household Income 35-44	\$101,359	\$120,991	\$135,708
Median Household Income 45-54	\$70,133	\$87,786	\$101,940
Average Household Income 45-54	\$99,760	\$127,755	\$142,601
Median Household Income 55-64	\$63,846	\$80,494	\$88,322
Average Household Income 55-64	\$95,131	\$117,130	\$128,930
Median Household Income 65-74	\$54,517	\$64,126	\$67,902
Average Household Income 65-74	\$81,588	\$100,214	\$106,677
Average Household Income 75+	\$70,084	\$81,037	\$87,449

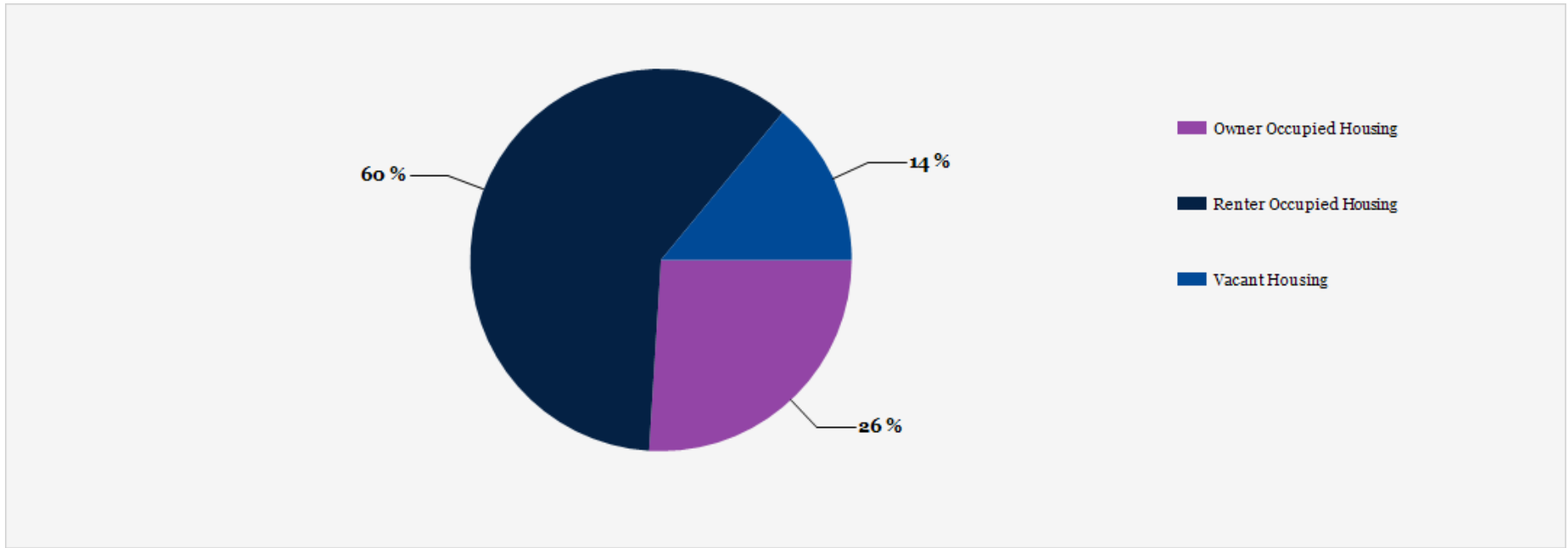
2023 Household Income



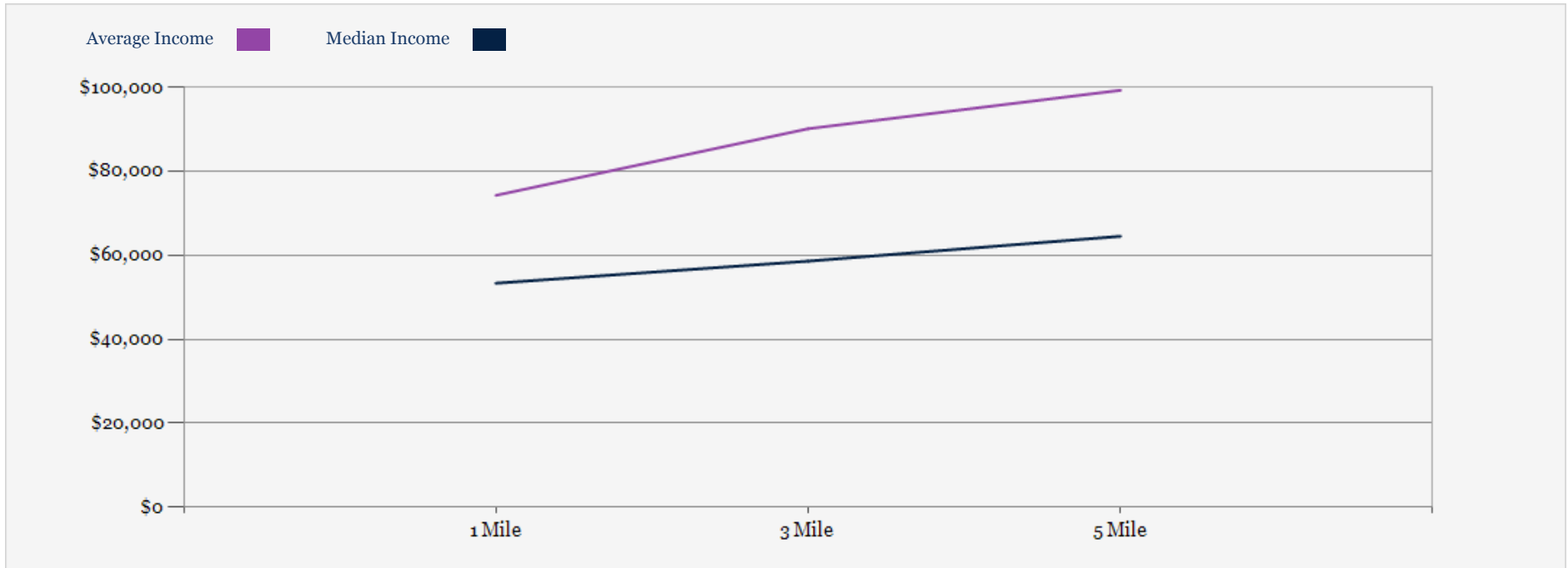
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





04

Company Profile

Advisor Profile

LINCOLN ONE RESIDENCES



Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Lincoln One Residences



MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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“Connect with the well connected.”

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Exclusively Marketed by:



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