

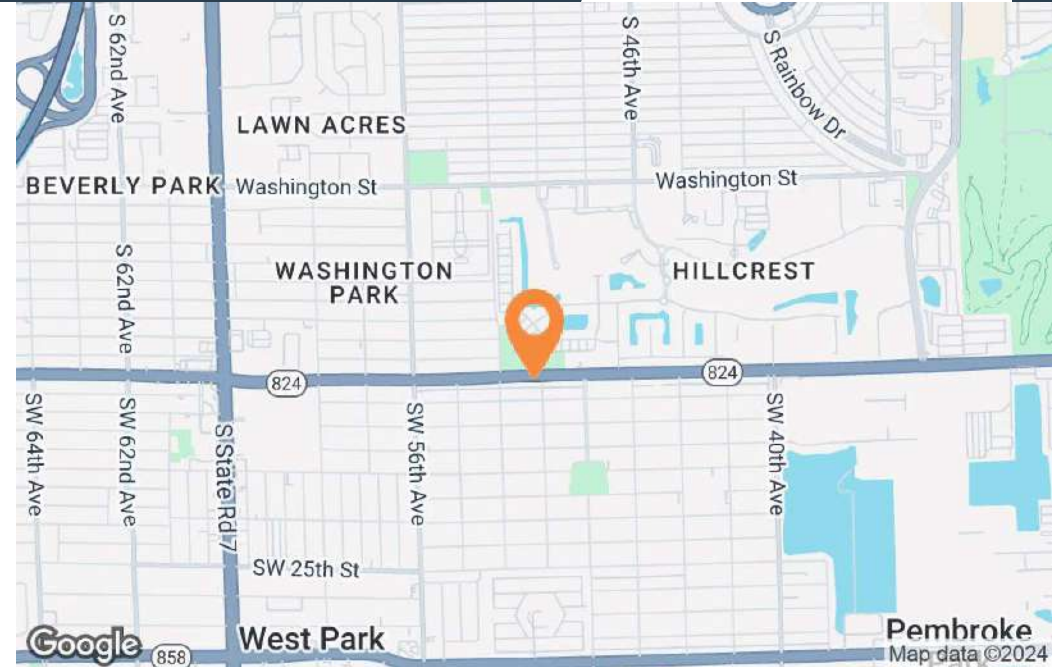
14 UNITS MULTIFAMILY | HOLLYWOOD, FL



LAND FOR SALE



5010-5018 PEMBROKE RD, HOLLYWOOD



PROPERTY OVERVIEW

FA Commercial is pleased to present this off-market multifamily opportunity in Hollywood. This property features 14 units and 14 dedicated parking spaces, spread across two side-by-side folios, each zoned for multifamily use (08-Multifamily Less than 10 units). All existing units are currently rented, providing immediate income while planning future development.

PROPERTY HIGHLIGHTS

- Park and Golf Course located directly across
- Units: 14
- Parking Spaces: 14
- 2 folios side-by-side, each folio zoned 08-Multifamily Less than 10 units.
- 4700 Sq.ft under A/C.
- All units are currently rented.
- Mix of units: 11 Studios, 2 x 1 bed 1 Bath, 1 x 3 bed 2 bath Building 5010: 8 Units - 4,700 SqFt covered on a lot of 9,000 SqFt (75 x120) 7 Studios & 1 3/1.5 Building

LOT SIZE
12,000 SF

UNITS
14

NOI
\$180,285

ZONING
TOC2







5010 Pembroke Rd
RBA: 4,627 SF
Land: .2 AC

5018 Pembroke Rd
RBA: 2,403 SF
Land: 0.07 AC

Mix of units:
11 Studios
2 x 1 bed 1 Bath
1 x 3 bed 2 bath

Building 5010:	8 Units
4,700 SF covered on a lot of 9,000 SF (75 x120)	
7 Studios & 1 3/1.5	

Building 5018:	6 Units
2,600 SF covered on a lot of 3,000 SF (25 x 120)	
4 Studios & 2 1/1	

Property: 5010 Pembroke Rd

NET INCOME SUMMARY

Income	12051.00	12184.97	10989.03	11179.00	12071.66	11172.00	11287.00	11126.00	10752.00	11152.00	12152.00	12552.00	138,668.66
Expense	-2720.95	-2723.18	-2713.40	-2745.45	-2694.76	-2759.27	-2820.43	-2785.04	-2704.76	-2729.76	-2704.76	-2729.76	-32,831.52
NET INCOME	9330.05	9461.79	8275.63	8433.55	9376.90	8412.73	8466.57	8340.96	8047.24	8422.24	9447.24	9822.24	105,837.14

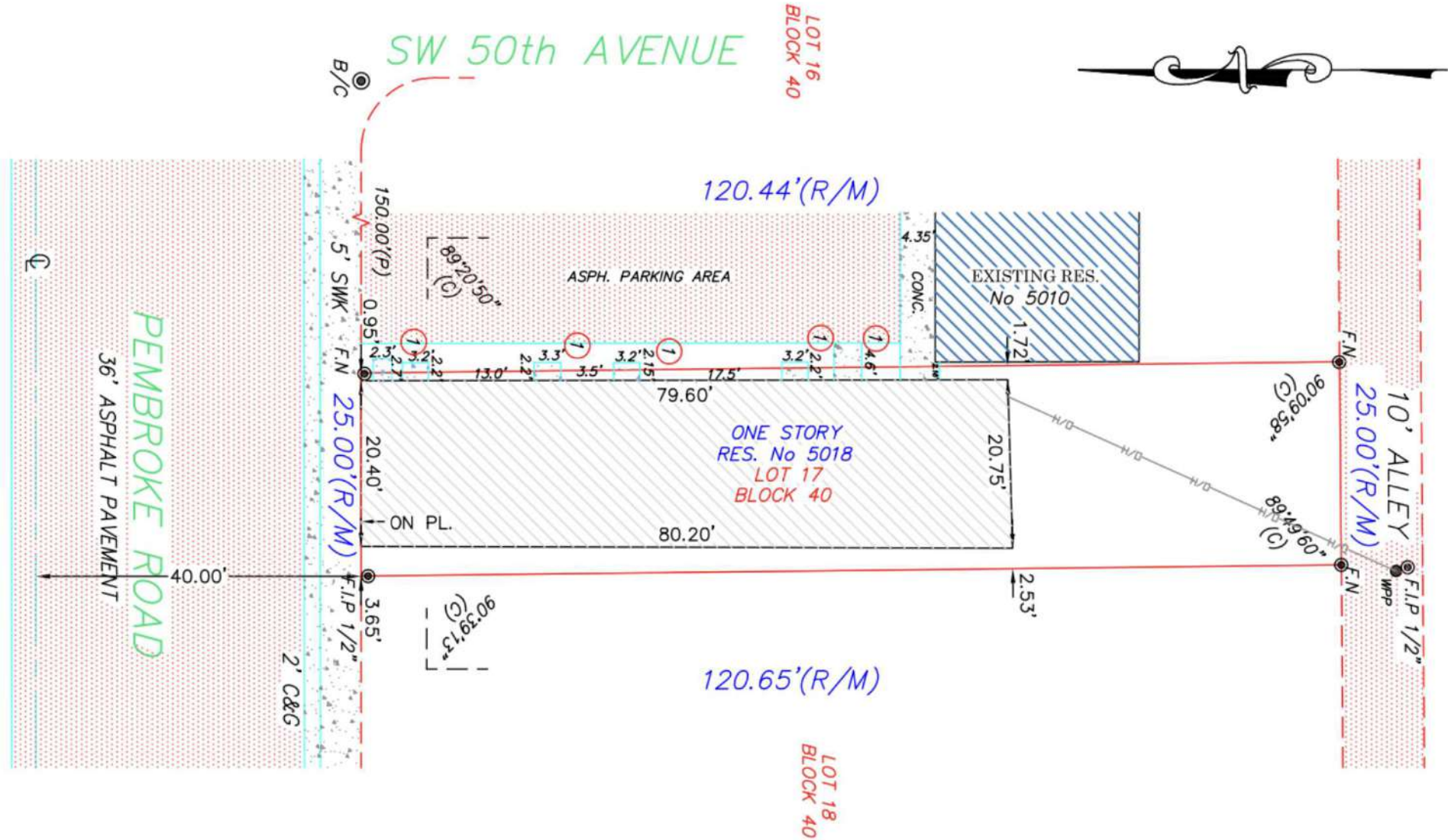
Property: 5018 Pembroke Rd

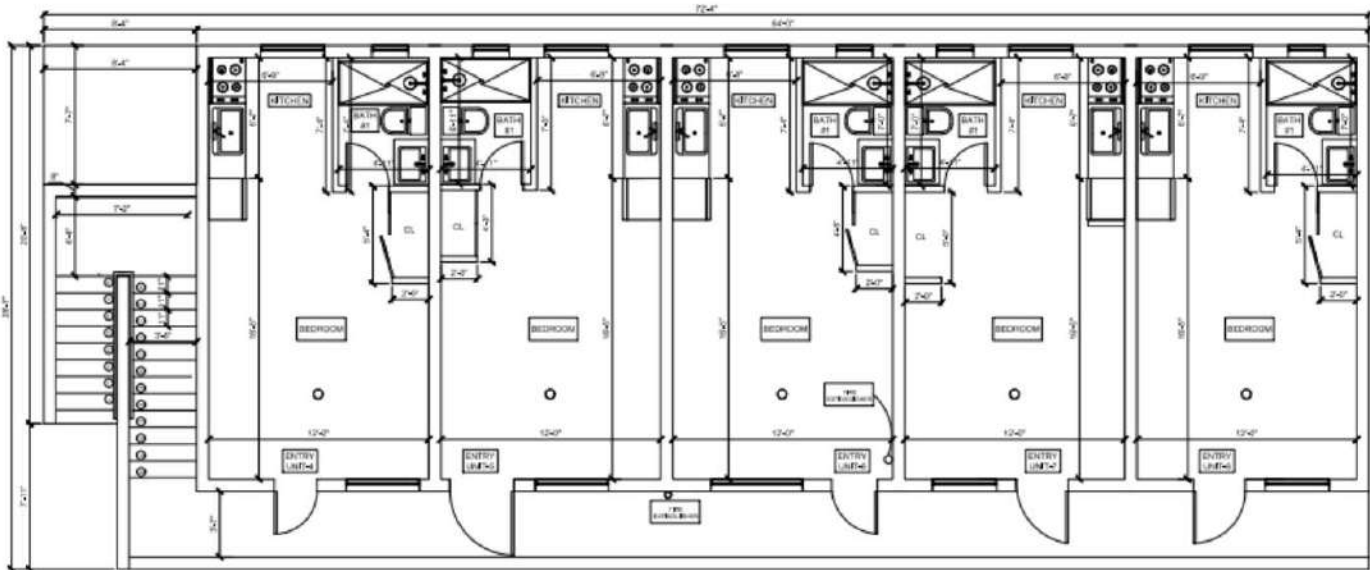
NET INCOME SUMMARY

Income	9390.16	9032.00	9486.84	8446.66	8340.00	8530.00	7540.00	7535.00	7350.00	7350.00	7350.00	8150.00	98,500.66
Expense	-1888.99	-1765.64	-2156.48	-2099.43	-1969.59	-1967.48	-2011.12	-1945.46	-2049.59	-2074.59	-2049.59	-2074.59	-24,052.55
NET INCOME	7501.17	7266.36	7330.36	6347.23	6370.41	6562.52	5528.88	5589.54	5300.41	5275.41	5300.41	6075.41	74,448.11

NET INCOME 5010 & 5018 Pembroke	16,831.22	16,728.15	15,605.99	14,780.78	15,747.31	14,975.25	13,995.45	13,930.50	13,347.65	13,697.65	14,747.65	15,897.65	180,285.25
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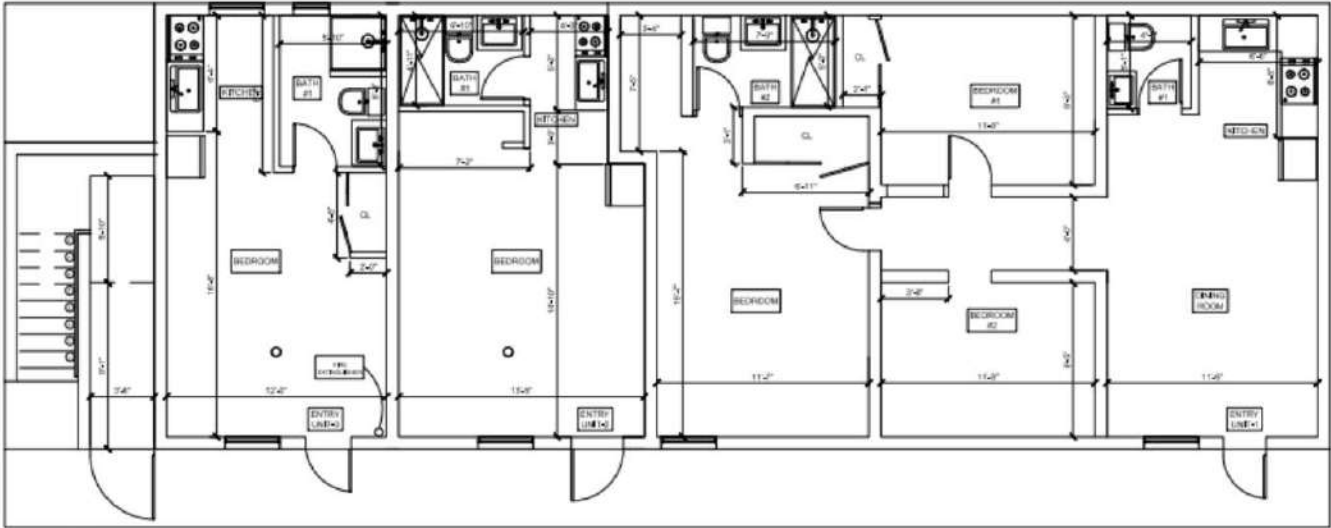
SURVEYOR'S NOTATIONS:
① CONCRETE SLABS AND CONCRETE WALK INSIDE LOT 16





SECOND FLOOR PLAN

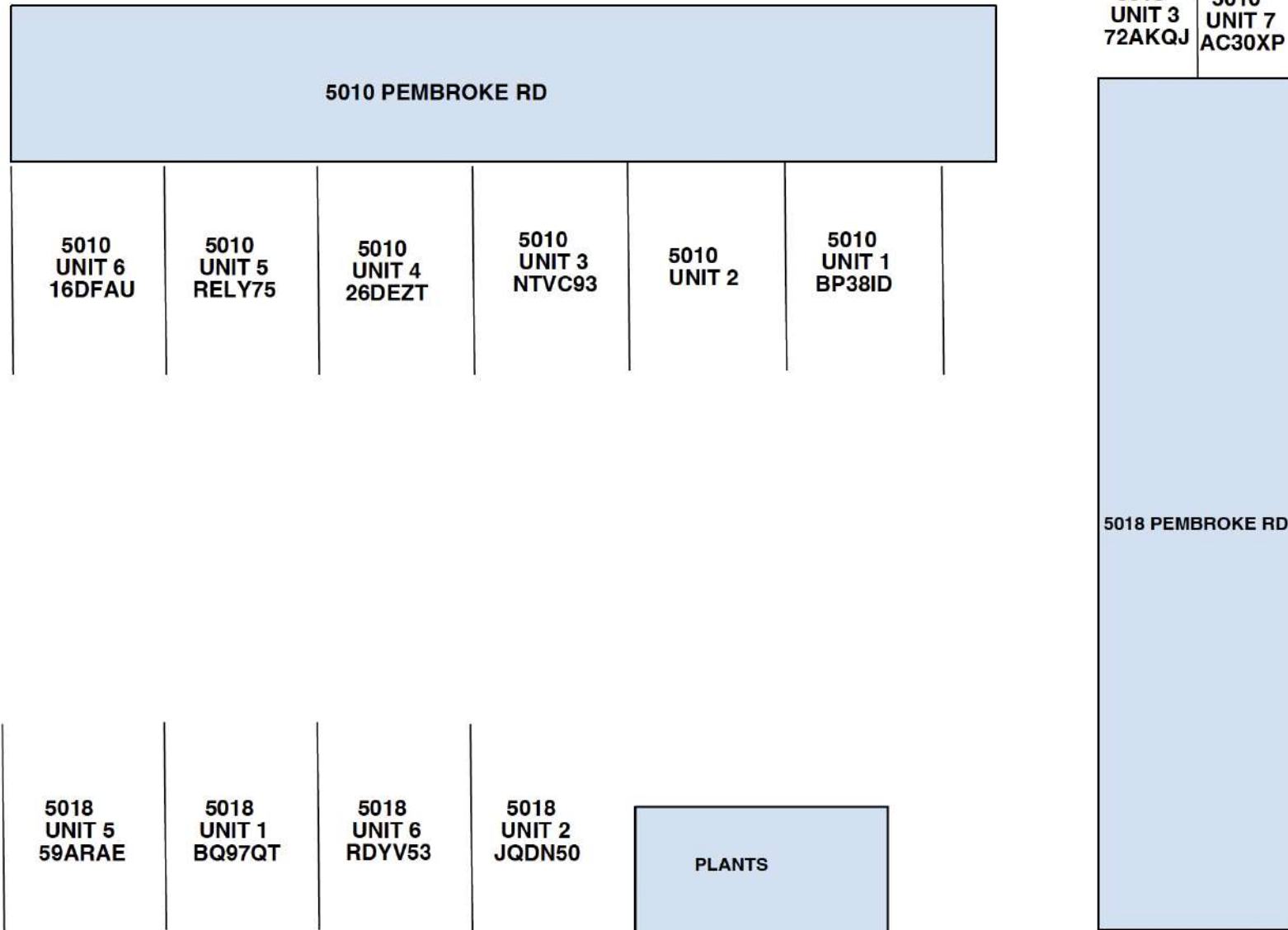
SCALE: 1/8" = 1'-0" BUILDING A (5010)

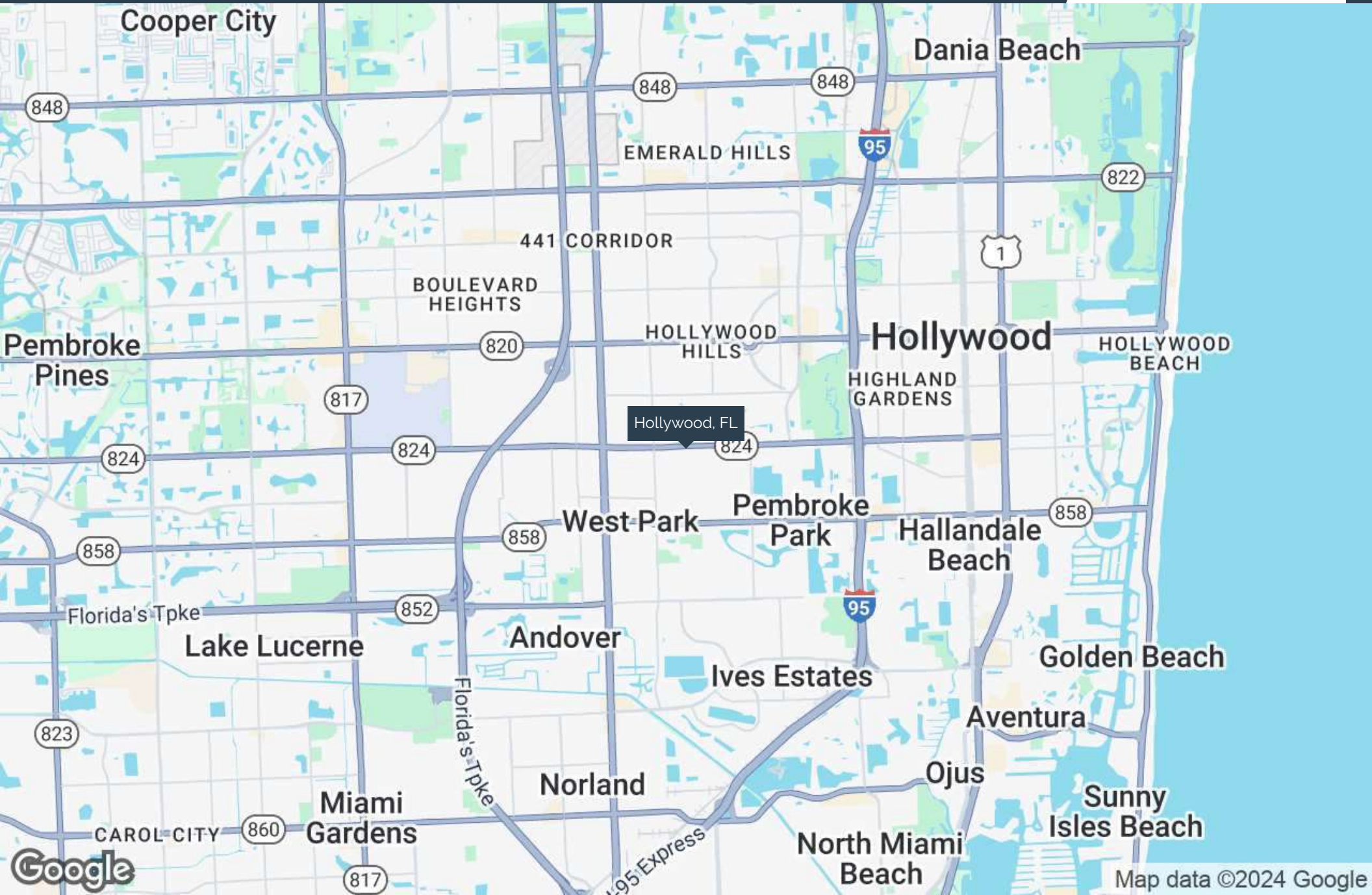


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" BUILDING A (5010)

5010 / 5018 PEMBROKE RD PARKING







Hollywood Beach



Dania Pointe



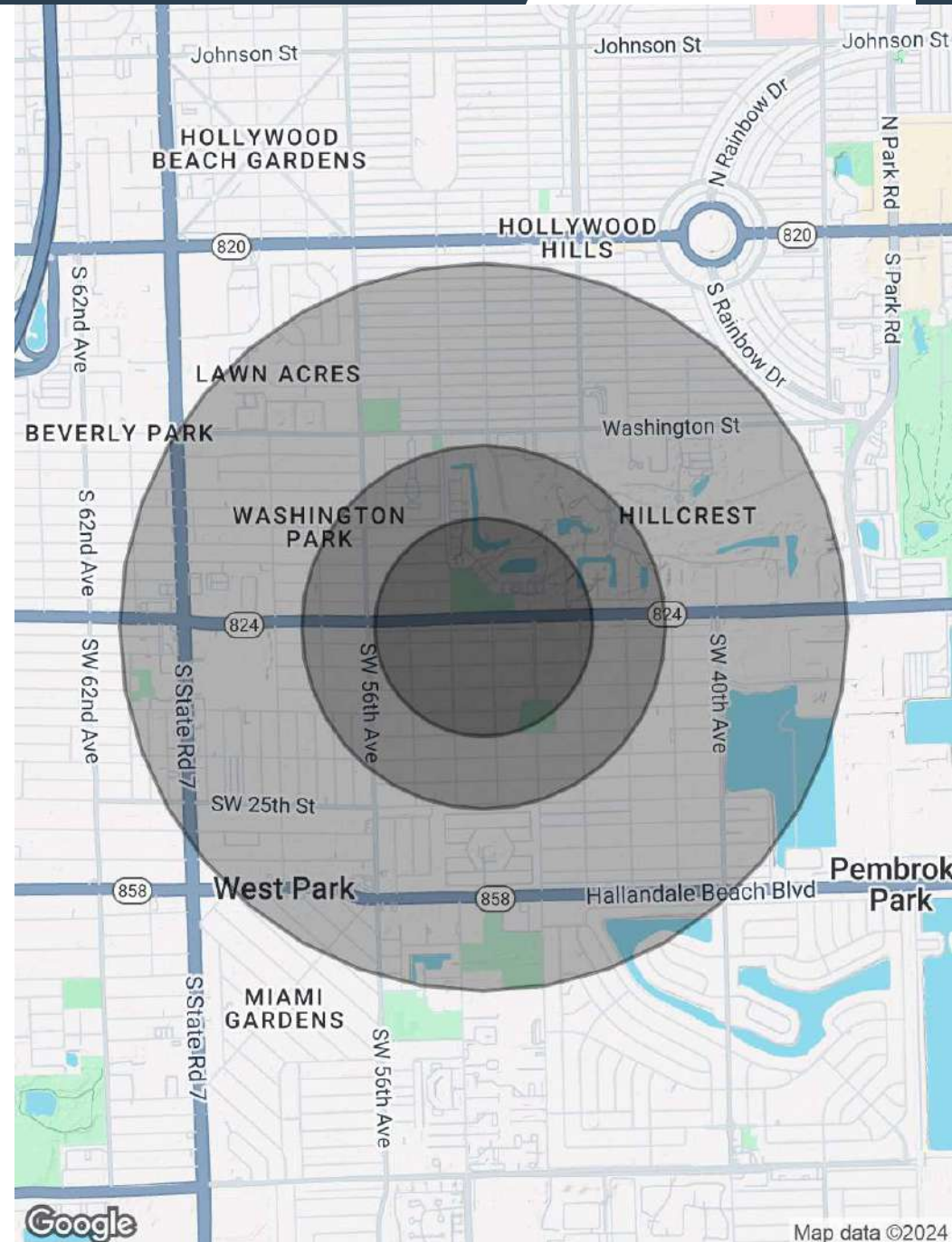
Downtown Hollywood



Hard Rock Hotel

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,082	7,080	20,092
Average Age	43	44	43
Average Age (Male)	42	42	42
Average Age (Female)	44	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	797	2,891	7,844
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$66,707	\$61,999	\$71,068
Average House Value	\$366,338	\$323,263	\$329,324
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	23.3%	26.3%	31.3%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	383	1,495	4,817
Total Population - Black	1,263	3,902	9,494
Total Population - Asian	32	111	404
Total Population - Hawaiian	1	2	12
Total Population - American Indian	2	18	89
Total Population - Other	141	577	1,741

Demographics data derived from AlphaMap



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FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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