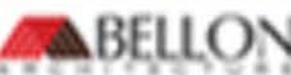


MULTIFAMILY
DEVELOPMENT
OPPORTUNITY

2323 Polk

SOAR
REALTY

 BELLON
ARCHITECTURE

2323 POLK LLC

CONFIDENTIALITY AGREEMENT

This Offering Memorandum ("Memorandum") has been prepared by Soar Realty Corp (the "Broker") and is intended solely for your limited use in evaluating a possible acquisition of the property known as 2323 Polk Street, Hollywood, Florida (the "Property").

This Memorandum contains selected information pertaining to the Property and is not intended to provide, and should not be relied upon as, a complete representation of the Owner, the Property, or the state of affairs related thereto. All financial data, assumptions, and projections contained herein are provided strictly for reference purposes, based on factors that may be beyond the control of the Owner or Broker, including market conditions, economic trends, and competitive forces. Accordingly, actual results and conditions may differ materially. References to acreage, square footage, and other measurements are approximate.

Additional information and the opportunity to inspect the Property will be made available to qualified prospective purchasers. Neither the Owner, Broker, nor any of their respective affiliates, officers, or representatives make any representation or warranty, express or implied, as to the accuracy, completeness, or fairness of the information contained herein. No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or its contents. Prospective purchasers are expected to conduct their own due diligence and rely solely on their independent review of the Property in evaluating a possible transaction.

The Owner expressly reserves the right, at its sole discretion, to reject any or all offers, terminate discussions at any time without notice, or negotiate with one or more parties on terms satisfactory to the Owner. No binding agreement to sell the Property shall exist unless and until a definitive purchase and sale agreement has been fully executed, delivered, and approved by the Owner, and then subject only to the terms and conditions set forth therein.

By accepting this Memorandum, you acknowledge and agree that the information contained herein is confidential, shall be held in the strictest confidence, and shall not be disclosed, in whole or in part, to any other party without the prior written consent of the Owner or Broker. You further agree not to use this Memorandum or its contents in any manner detrimental to the interests of the Owner or Broker.

Summaries of documents provided herein, including but not limited to leases, reports, and agreements, are not intended to be complete or definitive. Interested parties should carefully review the original documents and rely exclusively on their own due diligence for evaluation.

All property tours and inspections are by appointment only. Please coordinate with Soar Realty Corp for access and further details.

Disclaimer: The information contained in this Memorandum has been obtained from sources believed to be reliable. However, Soar Realty Corp has not independently verified the information, and no warranty or representation is made as to its accuracy or completeness. All interested parties must conduct their own independent investigation of the Property during the due diligence period.



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2323 POLK LLC

PROPERTY ADDRESS

2323 POLK STREET, HOLLYWOOD, FL 33020

ASKING PRICE: \$2,396,500

EXECUTIVE SUMMARY

OFFERING

| | |
|----------------------------|--------------------|
| Lot Gross Area | 22,500 sf |
| Lot Net Area | 20,500 sf |
| Max Construction Area | 33,750 sf |
| Zonning | DH2 |
| Maximum height allowed: | 4 |
| FAR | 1.5 |
| Open Area (20%) | 4,100 sf |
| Planned Use: | Residential |
| Total Saleable Area (sqf): | 23,790 sf |
| Common Areas | 380 sf |
| Circulation Areas | 5,688 sf |
| Service Areas | 734 sf |
| Gross Construction | 30,592 sf |
| Asking | \$2,396,500 |

INCLUDES: SALE OF LAND + FULL SET OF SIGNED/SEALED
ARCHITECTURAL & CIVIL PLANS + ALL RIGHTS ASSOCIATED
WITH THE BUILDING PERMIT

PROJECT HIGHLIGHTS

- Zoning: DH-2 – Dixie Highway Medium Intensity Multi-Family District.
- Planned Use: 27-unit residential apartment building with mechanical parking lifts, EV-ready spaces, ADA compliance, and landscaped amenities.
- Permitting Status: TAC final review generally compliant; outstanding comments identified and addressable. Sign-Off is underway
- Civil & Architectural Plans: Signed/sealed, including grading, drainage, utility, and fire flow calculations.
- Market Advantage: Located within the Regional Activity Center, walking distance to Dixie Hwy corridor, close to downtown Hollywood and major transport routes.

SALES REVENUE BY UNIT

| | B1 | B2 | B3 |
|-----------|---------|--------------|---------|
| Area A/C | 900 sf | 744 sf | 893 sf |
| Balcony | 46.5 sf | 49.0 sf | 48.0 sf |
| Type | 2bd/2ba | 1bd 1den/2ba | 2bd/2ba |
| Per floor | 6 | 1 | 2 |

| Price List | | | | |
|------------|-----------|-----------|-----------|--|
| Piso | B1 | B2 | B3 | |
| 2 | \$499,000 | \$434,500 | \$510,000 | |
| 3 | \$511,000 | \$446,500 | \$522,000 | |
| 4 | \$521,000 | \$456,500 | \$532,000 | |

| Units | | | | |
|-------|----|----|----|--|
| Piso | B1 | B2 | B3 | |
| 2 | 6 | 1 | 2 | |
| 3 | 6 | 1 | 2 | |
| 4 | 6 | 1 | 2 | |

| Total Sales | | | | |
|-------------|-------------|-----------|-------------|--------------|
| Piso | B1 | B2 | B3 | |
| 2 | \$2,994,000 | \$434,500 | \$1,020,000 | |
| 3 | \$3,066,000 | \$446,500 | \$1,044,000 | |
| 4 | \$3,126,000 | \$456,500 | \$1,064,000 | |
| | | | | \$13,651,500 |



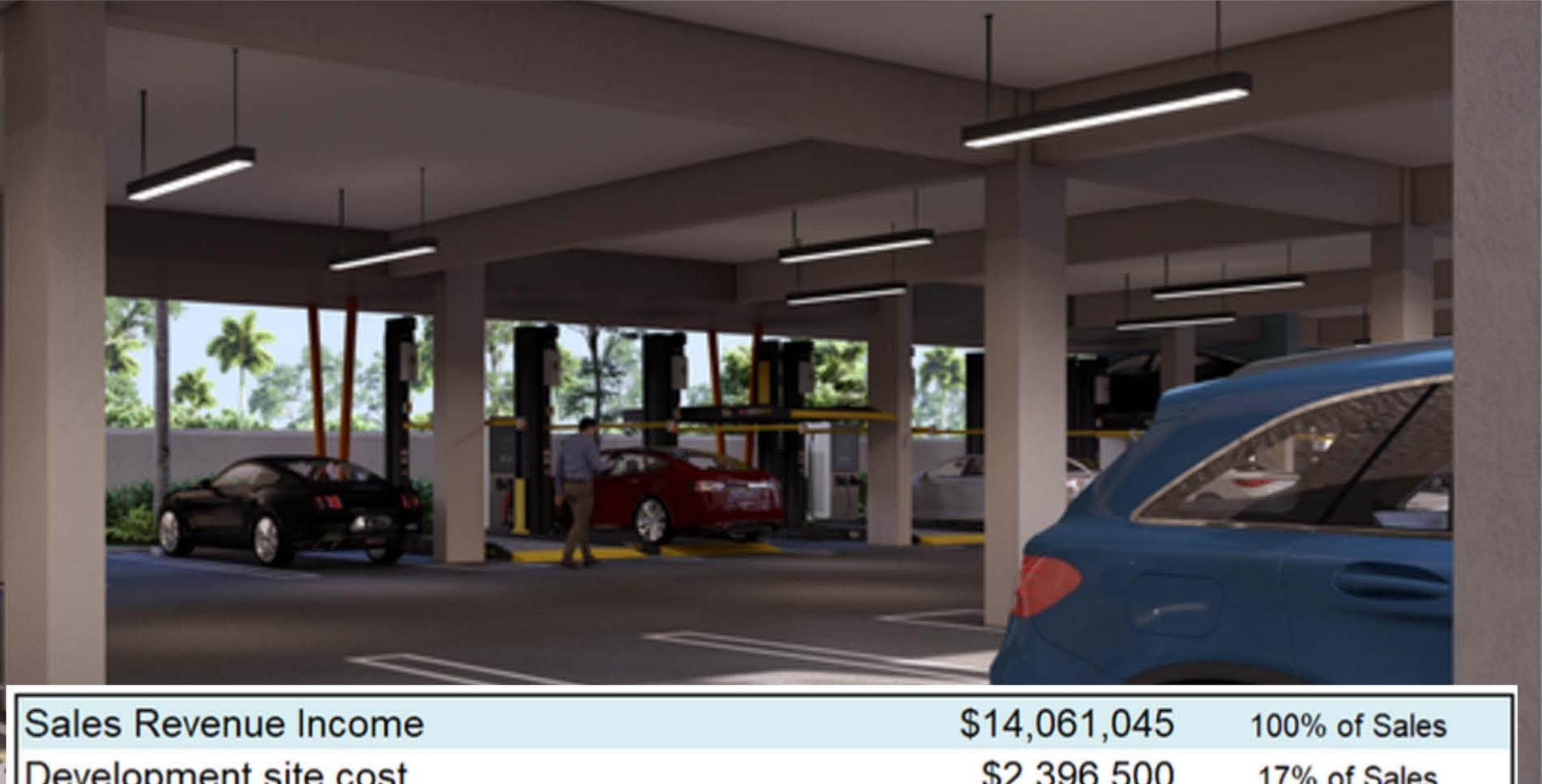
56 Parking
Spaces



CONDO FINANCIAL
PERFORMANCE ■

| | | |
|------------------------------|--------------|---------------|
| Sales Revenue Income | \$14,061,045 | 100% of Sales |
| Development site cost | \$2,396,500 | 17% of Sales |
| Construction Loan interests | \$240,522 | 2% of Sales |
| Estimated Construction Costs | \$8,698,424 | 62% of Sales |
| Projected Gross Profit: | \$2,725,600 | 19% of Sales |
| Amount Invested | 5,750,000 | |
| Return on the Investment* | | 47% |
| Hold Up Period | 20 months | 28% Annual |

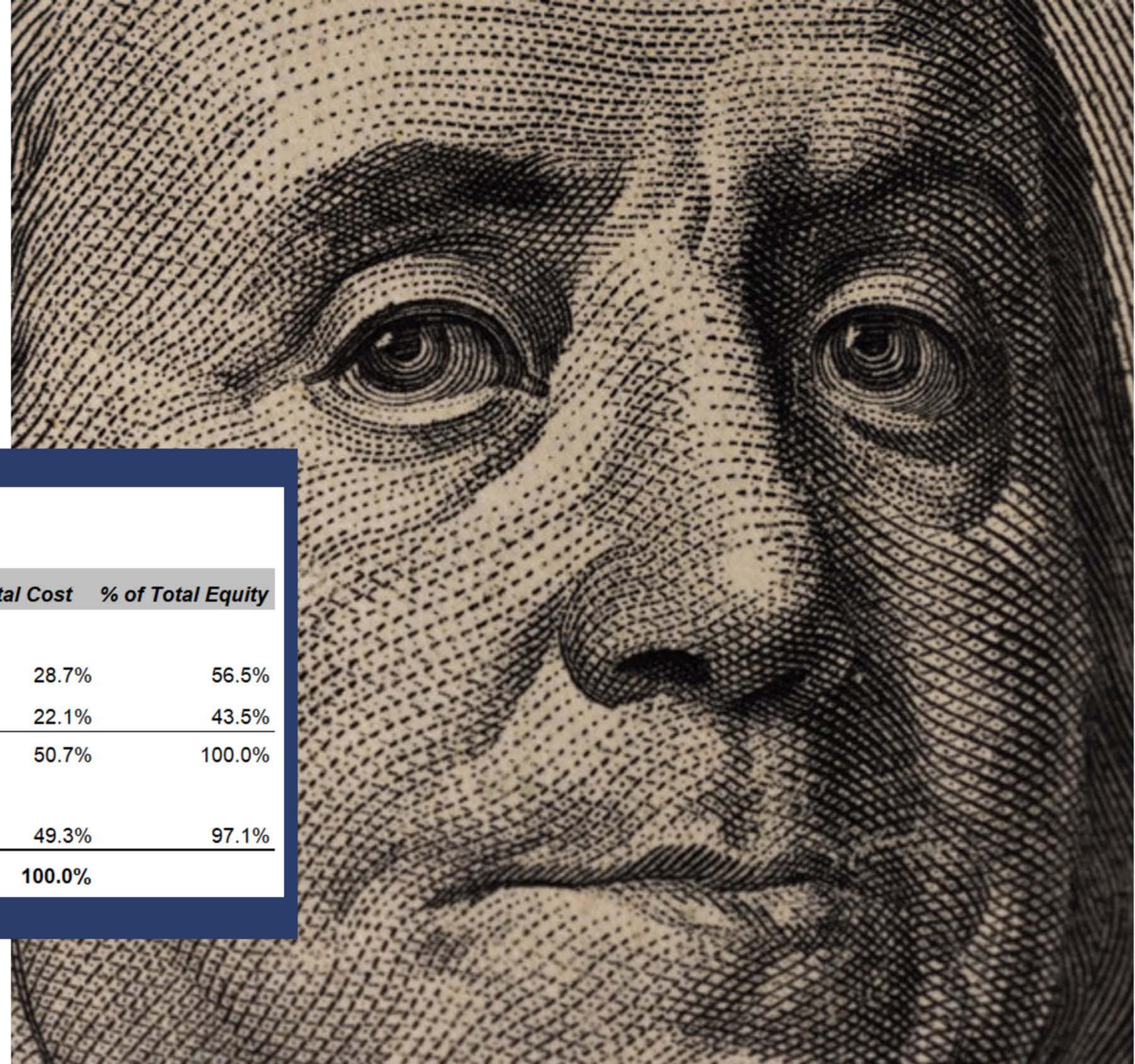
* Does not reflect the rental income currently produced by the property



SOURCE & USE OF FUNDS

SOURCE & USE OF FUNDS

| Source of Funds | \$ | % of Total Cost | % of Total Equity |
|-------------------------|-------------------|-----------------|-------------------|
| Equity | | | |
| Partners/Developer | 3,250,000 | 28.7% | 56.5% |
| Land Improve Appraisal | 2,500,000 | 22.1% | 43.5% |
| Total Equity (1) | 5,750,000 | 50.7% | 100.0% |
| | | | |
| Construction Loan | 5,585,445 | 49.3% | 97.1% |
| Total Funds | 11,335,445 | 100.0% | |



2323 POLK LLC



SITE DATA & ZONING SUMMARY ■ A PRIME INFILL OPPORTUNITY

The property is surrounded by residential uses to the north, east, and west, with transitional-core zoning to the south. Its strategic location places it within walking distance to the Dixie Highway corridor, Downtown Hollywood, schools, public transit, and major thoroughfares connecting to Fort Lauderdale, Aventura, and Miami. Zoning allows medium-intensity residential development up to 45 feet in height, with supportive land use regulations encouraging urban infill, pedestrian orientation, and mixed-density housing. Being in the RAC, the site benefits from higher density allowances, infrastructure investment, and favorable planning policies that accelerate development approvals.

2323 POLK LLC

WHY 2323 POLK

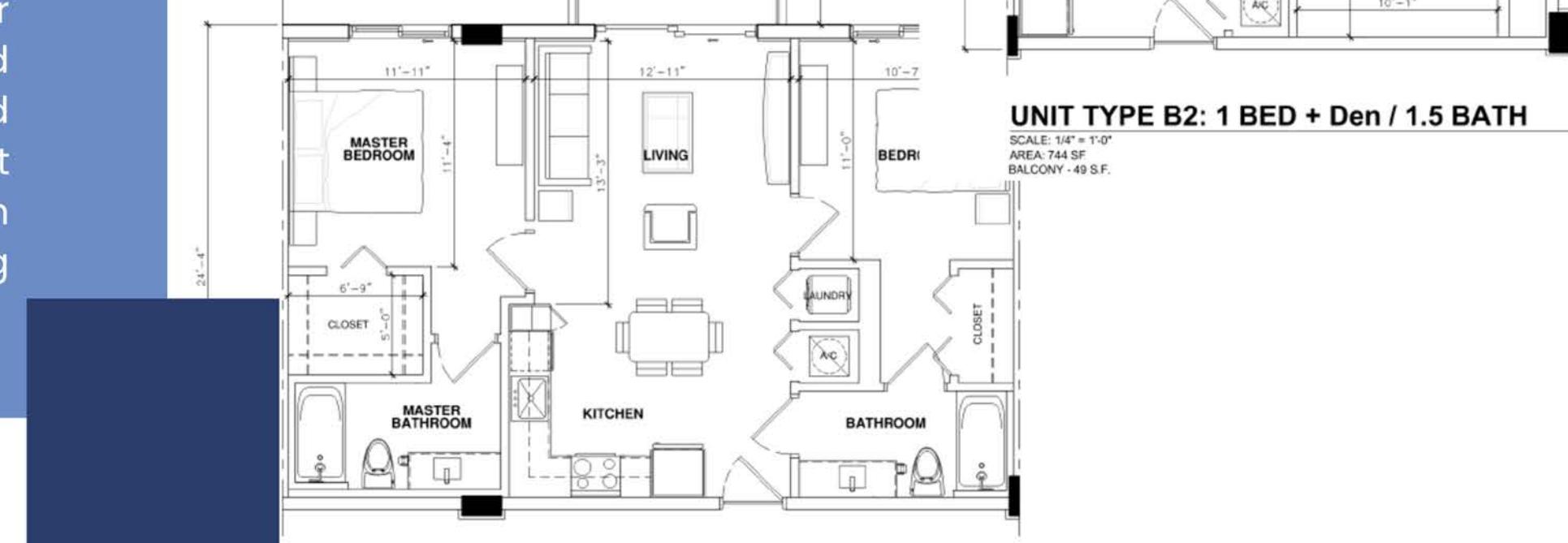
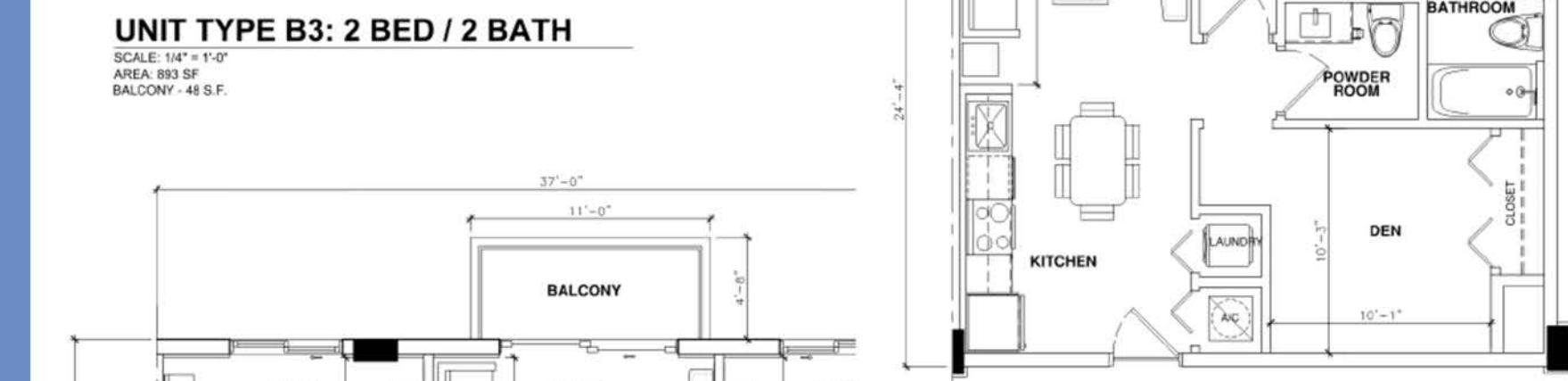
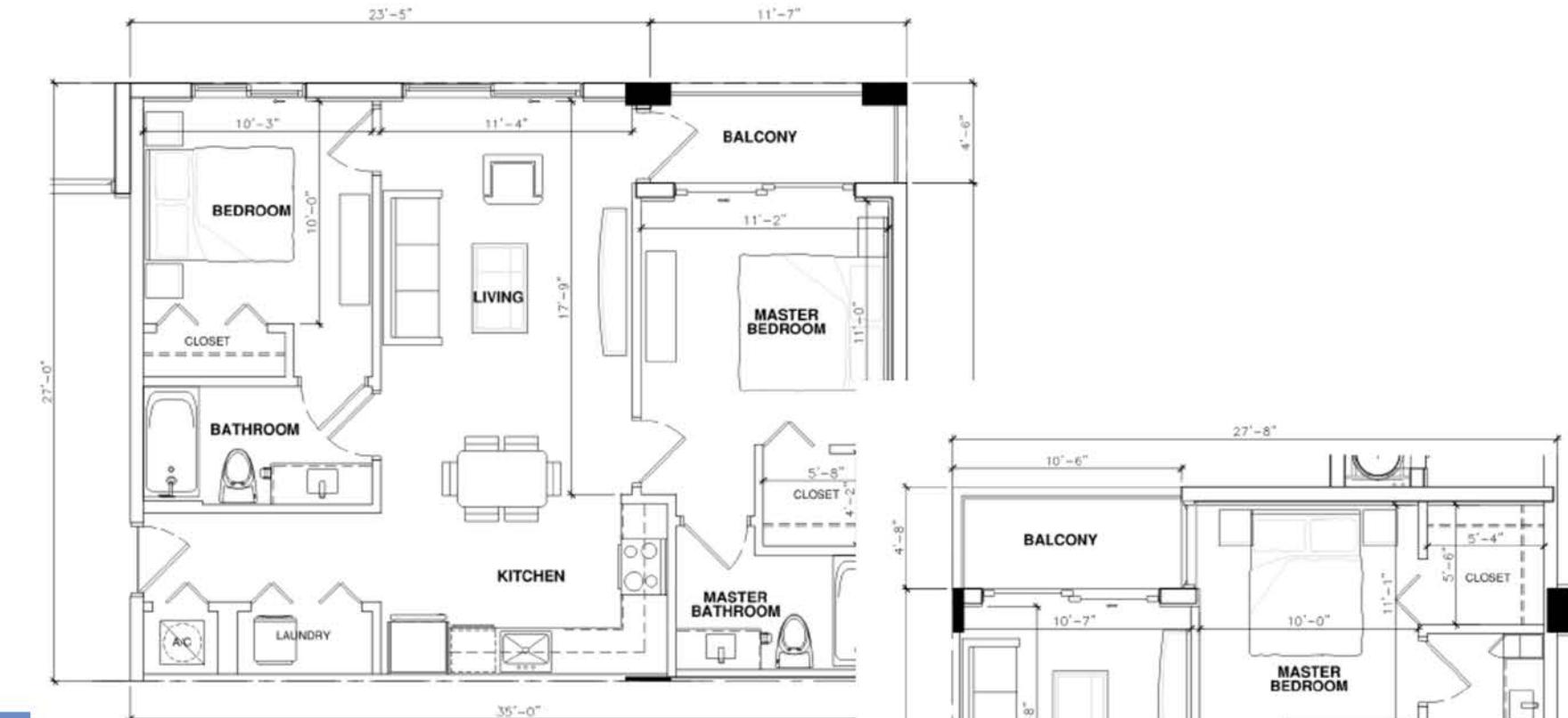
2323 Polk Street offers a site approved for a 4-story, 27-unit multifamily building in Hollywood's Regional Activity Center. While most surrounding projects are geared toward rentals, this site gives a buyer the flexibility to pursue either a rental community or a boutique condo project—capturing demand from both investors and owner-occupants in a growing market. ■



2323 POLK LLC

SMART DESIGN, STRONG PROFITS

2323 Polk Street has been thoughtfully designed with efficiency and profitability in mind. Unlike most nearby projects that emphasize smaller one-bedroom units with limited parking and costly common amenities, this development prioritizes what buyers and residents truly value: balanced two-bedroom, two-bathroom units and two assigned parking spaces per residence. By minimizing oversized common areas and unnecessary amenities, the project reduces construction and operating costs while maximizing livable space and market appeal. This smart design provides a clear competitive edge in a submarket where most offerings average just 1.5 parking spaces per unit and predominantly one-bedroom layouts.



FORECAST AS RENTAL PROPERTY

Projected Rent

| Bedrooms | | Bathroom: | Area A/C | Monthly | Rent | # of Units | Annual |
|----------|---|-----------|----------|---------|---------|------------|-------------|
| 2 | 2 | | 900 | | \$3,300 | 18 | \$712,800 |
| 2 | 2 | | 744 | | \$3,100 | 6 | \$223,200 |
| 1+Den | 2 | | 893 | | \$3,000 | 3 | \$108,000 |
| | | | 23,343 | | | 27 | \$1,044,000 |

STRONG RENTAL MARKET





FORECAST AS RENTAL PROPERTY

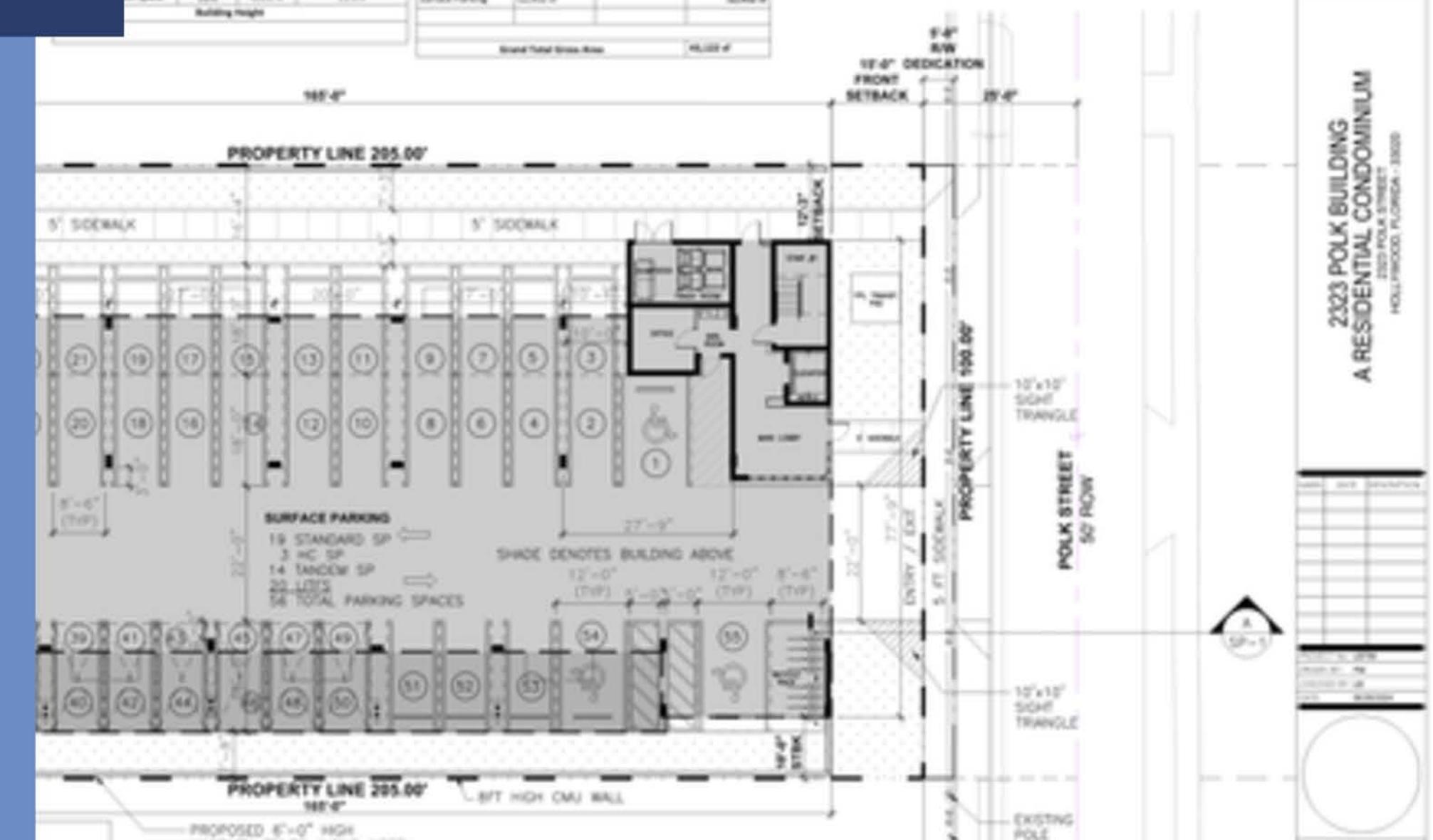
| SALES PROCEEDS | EOY 5 | EOY 10 |
|----------------------------------|---------------------|---------------------|
| SALES PRICE | \$16,800,089 | \$20,682,617 |
| Sale Expenses | \$0 | \$0 |
| Mortgage Balance | \$672,004 | \$827,305 |
| | \$5,123,671 | \$4,452,578 |
| | \$0 | \$0 |
| Sales Proceeds Before Tax | \$11,004,415 | \$15,402,735 |

| INVESTMENT MEASURES | EOY 5 | EOY 10 |
|---------------------------------------|--------|--------|
| Loan To Value | 30% | 22% |
| Debt Service Coverage Ratio | 1.95 | 2.39 |
| CAP Rate (Based on Acquisition Price) | 8.73% | 11.18% |
| Before Tax Cash on Cash | 8.50% | 13.40% |
| Unleveraged Property Yield (IRR) | 14.66% | 12.87% |
| Equity Yield (IRR) | 19.91% | 16.20% |

2323 POLK LLC

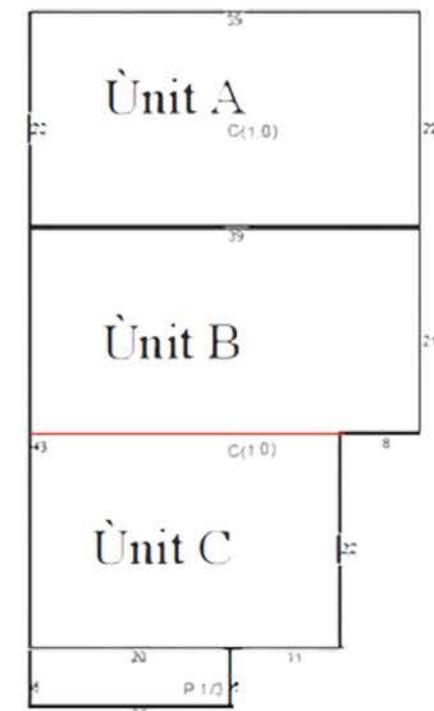
OUR PROVEN TRACK RECORD

The renowned South Florida developers **Mr. Eduardo Robaina** and **Mr. Victor Solorzano** have joined forces with prestigious architect **Leopoldo Bellon** and a team of top-notch professionals to create this exceptional project. Designed for investors or contractors seeking the perfect building without the burden of navigating permits and entitlements, this opportunity offers a turnkey path to bringing a premier real estate development to life.



ACTUAL PROPERTY REVENUE

| Projected Rent (2 years) | | Monthly | | | |
|--------------------------|-----------|----------|---------|------------|----------|
| Bedrooms | Bathrooms | Area* | Rent | # of Units | Annual |
| 2 | 2 | 858 sf | \$2,200 | 1 | \$26,400 |
| 1 | 1 | 819 sf | \$1,350 | 1 | \$16,200 |
| 1 | 1 | 886 sf | \$1,500 | 1 | \$18,000 |
| | | 2,563 sf | \$5,050 | 3 | \$60,600 |



THE PROPERTY CURRENTLY INCLUDES THREE RENTAL UNITS GENERATING APPROXIMATELY \$60,000 IN ANNUAL REVENUE, PROVIDING THE BUYER WITH ADDITIONAL CASH FLOW TO OFFSET CARRYING COSTS WHILE PREPARING TO BREAK GROUND.

MONETIZE BEFORE BREAKING GROUND

2323 POLK LLC

2323 Polk
Is your angel
number

YOUR REAL ESTATE JOURNEY STARTS TODAY.

SOAR
REALTY

2323 POLK
RESIDENCES

READY TO MOVE
FORWARD?

Need more information?
Contact me today.

[MORE INFO](#)

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 BELLON
ARCHITECTURE