



**2302 TAYLOR ST,
HOLLYWOOD, FL 33020**

Introducing 2302 Taylor St, a fully renovated 6-unit multifamily property just 2 minutes from downtown Hollywood’s vibrant Young Circle. This exceptional investment features two buildings with a versatile mix of units: a 2-bed/2-bath, a 2-bed/1-bath, three 1-bed/1-bath units, and a spacious studio unit. Each unit boasts modern upgrades with new appliances and included furniture, offering a turnkey opportunity.

The property includes a coin laundry room for additional income and sits on a spacious 10,000 sqft lot zoned for redevelopment, allowing up to 24 units. With proximity to restaurants, shopping, and the beach, it’s a highly desirable location. At full occupancy, it can generate approximately \$132K annually at market rents, making it an attractive addition to any portfolio.

PRICE: \$1,200,000

Building Size: 3,200

Land Size: 10,258

Zoning: DH-2

Year Built: 1955

Rental Income	Current	Proforma
Unit 1 -2 Bed/2 Bath	Vacant	\$2,400
Unit 2 -2 Bed/1 Bath	Vacant	\$2,000
Unit 3 -1 Bed/1 Bath	Vacant	\$1,700
Unit 4- 1 Bed/ 1 Bath	Vacant	\$1,700
Unit 5 - 1 Bed/1 Bath	Vacant	\$1,700
Unit 6- Studio	Vacant	\$1,400
Laundry Income	Vacant	\$150
Gross Income	\$0	\$132,600

Operating Expenses

Real Estate Taxes	\$16,242	\$20,000
Insurance	\$6,000	\$6,000
Water & Trash	\$2,000	\$6,000
Electric	\$1,000	\$4,000
Maintenance & Repairs	\$2,000	\$2,000
Landscaping	\$960	\$960
Total Expenses	\$28,202	\$38,960
Net Operating Income	NA	\$93,640
CAP RATE	NA	7.80%

ELIOR LEVI
C: 786.229.2419
E: ELEVI@FAUSTOCOMMERCIAL.COM