

# BEACH & TOWN HOTEL

1010 S Federal Hwy | Hollywood, FL

OFFERING MEMORANDUM





# Beach & Town Hotel

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*Exclusively Marketed by:*



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01 Executive Summary  
Investment Summary  
Location Summary

# BEACH & TOWN HOTEL



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## OFFERING SUMMARY

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ADDRESS	1010 S Federal Hwy Hollywood FL 33020
COUNTY	Hollywood
BUILDING SF	12,211 SF
TOTAL ROOMS	30
LAND SF	21,058 SF
YEAR BUILT	1955
APN	514222102100
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$8,000,000
PRICE PER KEY	\$266,667
PRICE PSF	\$655.15
OCCUPANCY	100.00 %
NOI (CURRENT)	\$605,224
CAP RATE (CURRENT)	7.57 %

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## DEMOGRAPHICS

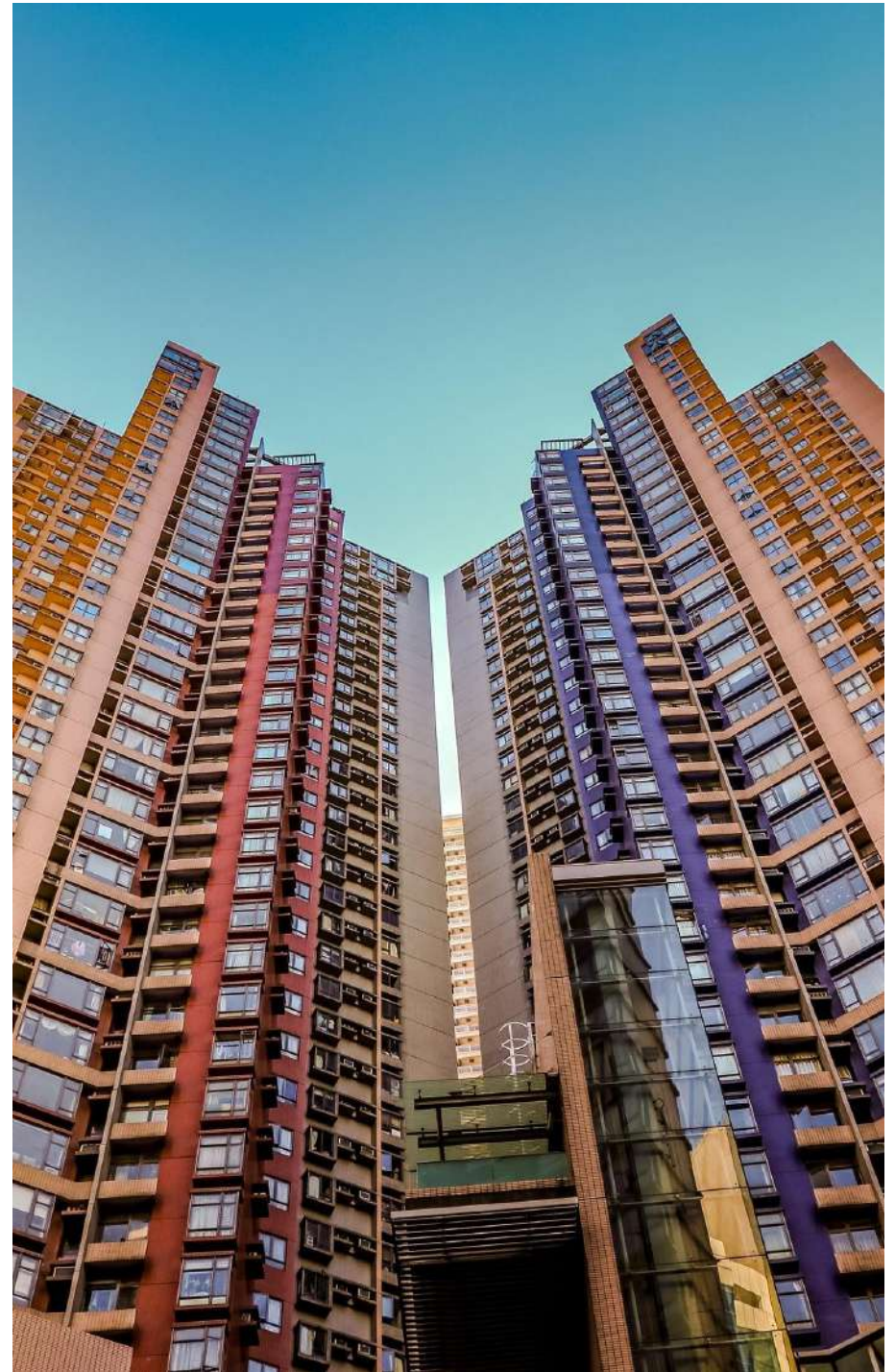
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	1 MILE	3 MILE	5 MILE
2023 Population	28,332	158,238	364,212
2023 Median HH Income	\$50,484	\$54,843	\$56,001
2023 Average HH Income	\$77,611	\$88,121	\$90,981

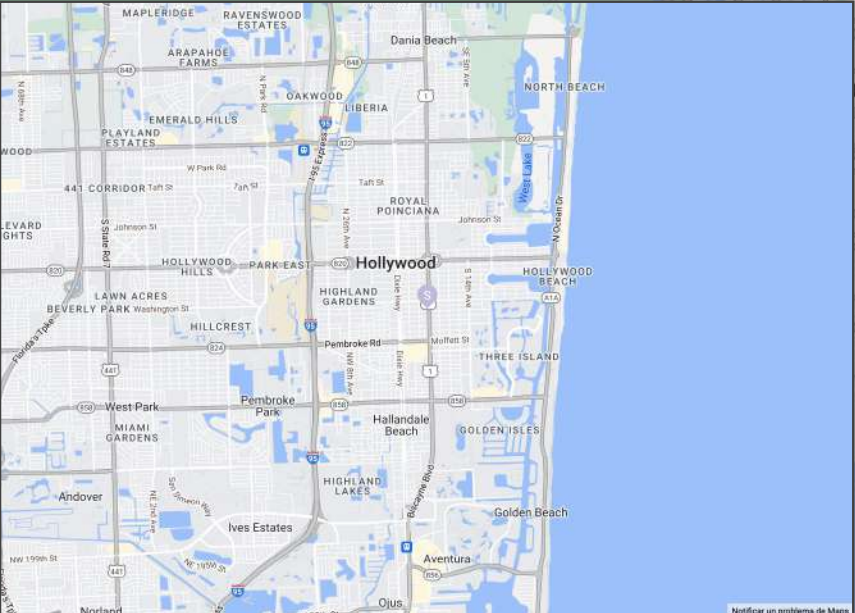
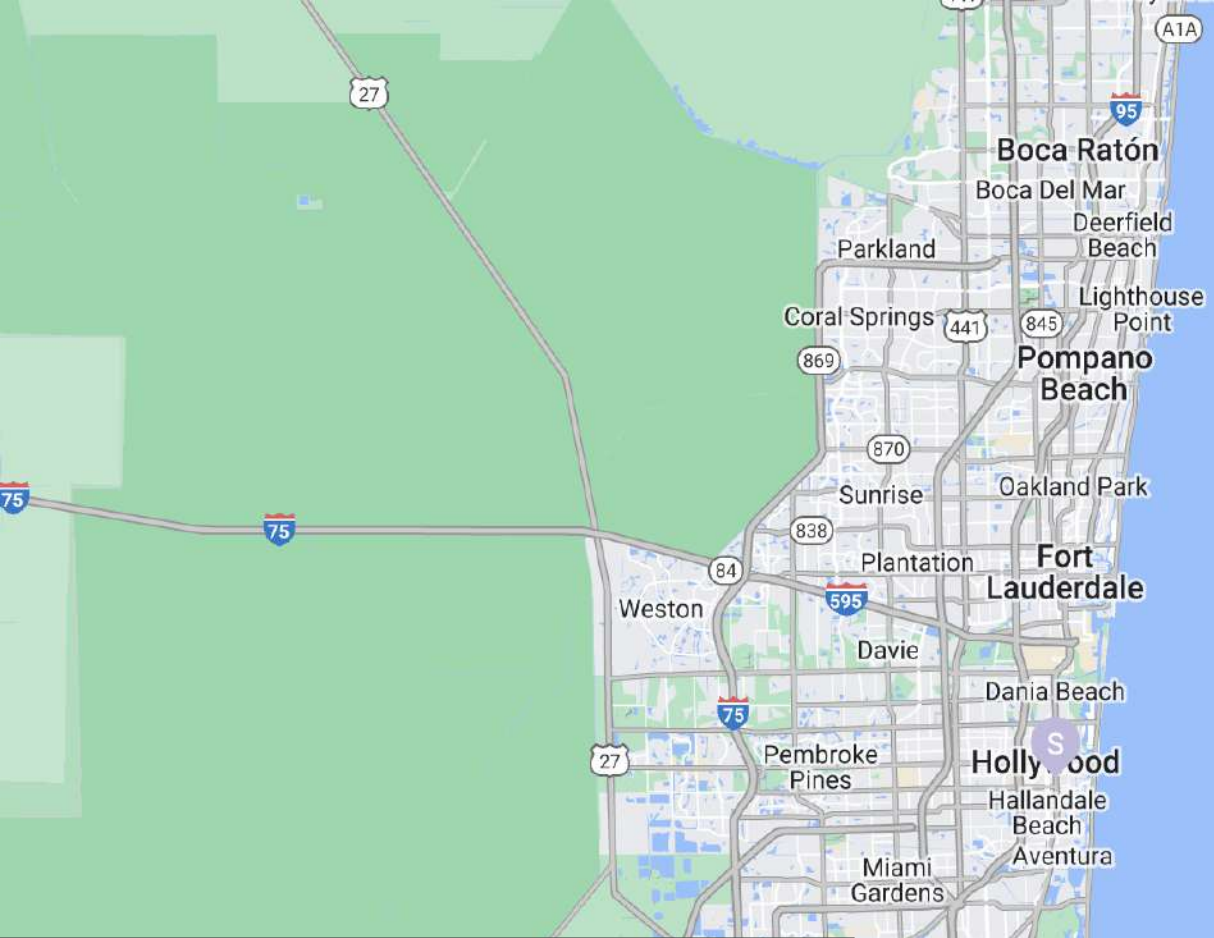
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- Welcome to an outstanding investment opportunity located in Hollywood. This property features a 30-room hotel, currently in operation and delivering an impressive return of 7.6%. Its distinctive Art Deco style adds a touch of timeless elegance to the vibrant surroundings. In addition to the 30 rooms, it has an impressive swimming pool, two storage rooms and new roof. Strategically located on S Federal Highway, this property benefits from high visibility and accessibility, making it an attractive destination for both business and leisure travelers. Close to Arts park, restaurants, shops, bars, clubs and 5 minutes away from the beach. Positioned for future growth, this property offers various possibilities for expansion or adaptation to evolving market trends.









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## Property Description

Property Features

Aerial Map



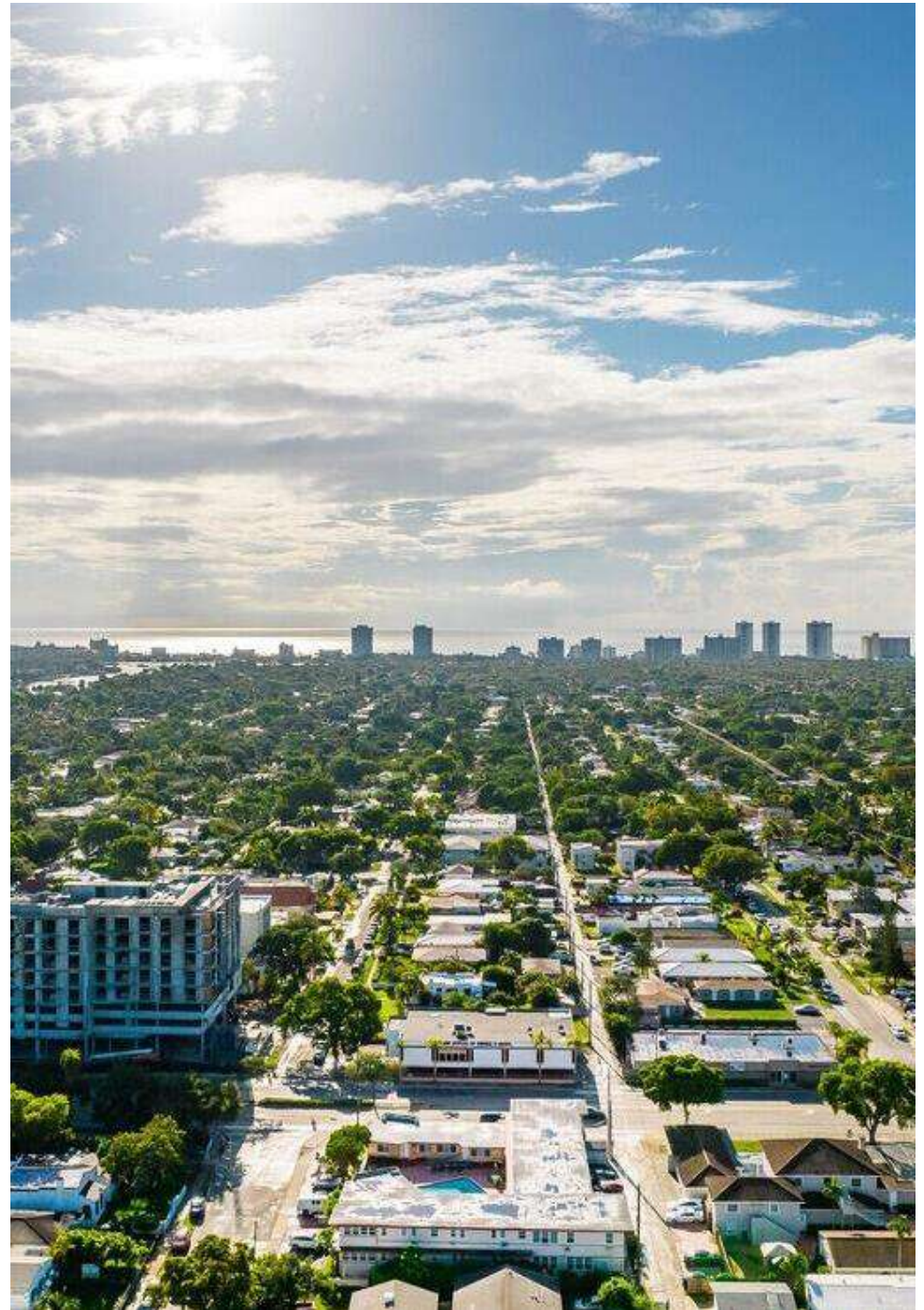
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## PROPERTY FEATURES

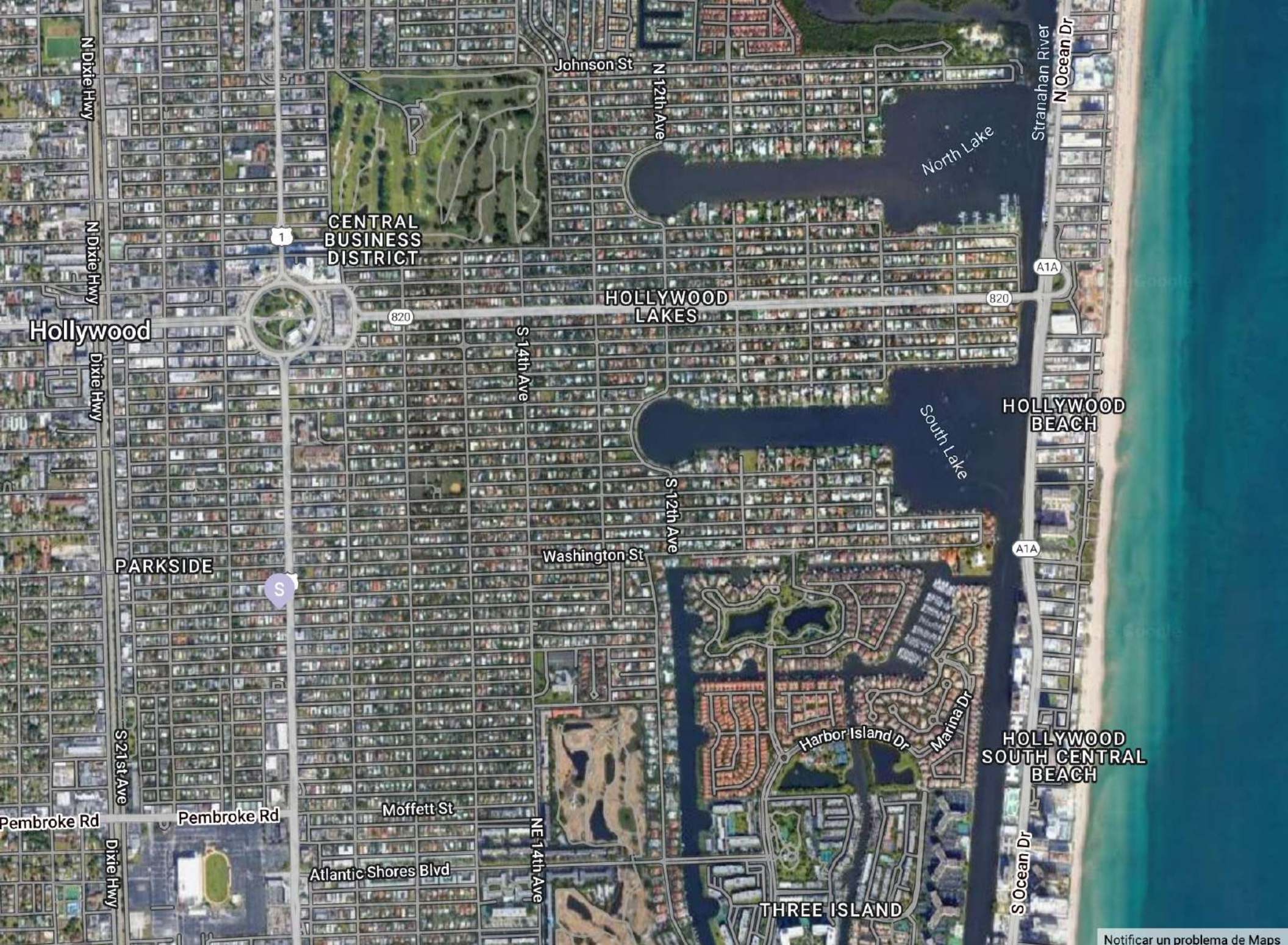
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TOTAL ROOMS	30
BUILDING SF	12,211
LAND SF	21,058
YEAR BUILT	1955
# OF PARCELS	1
ZONING TYPE	FH-2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

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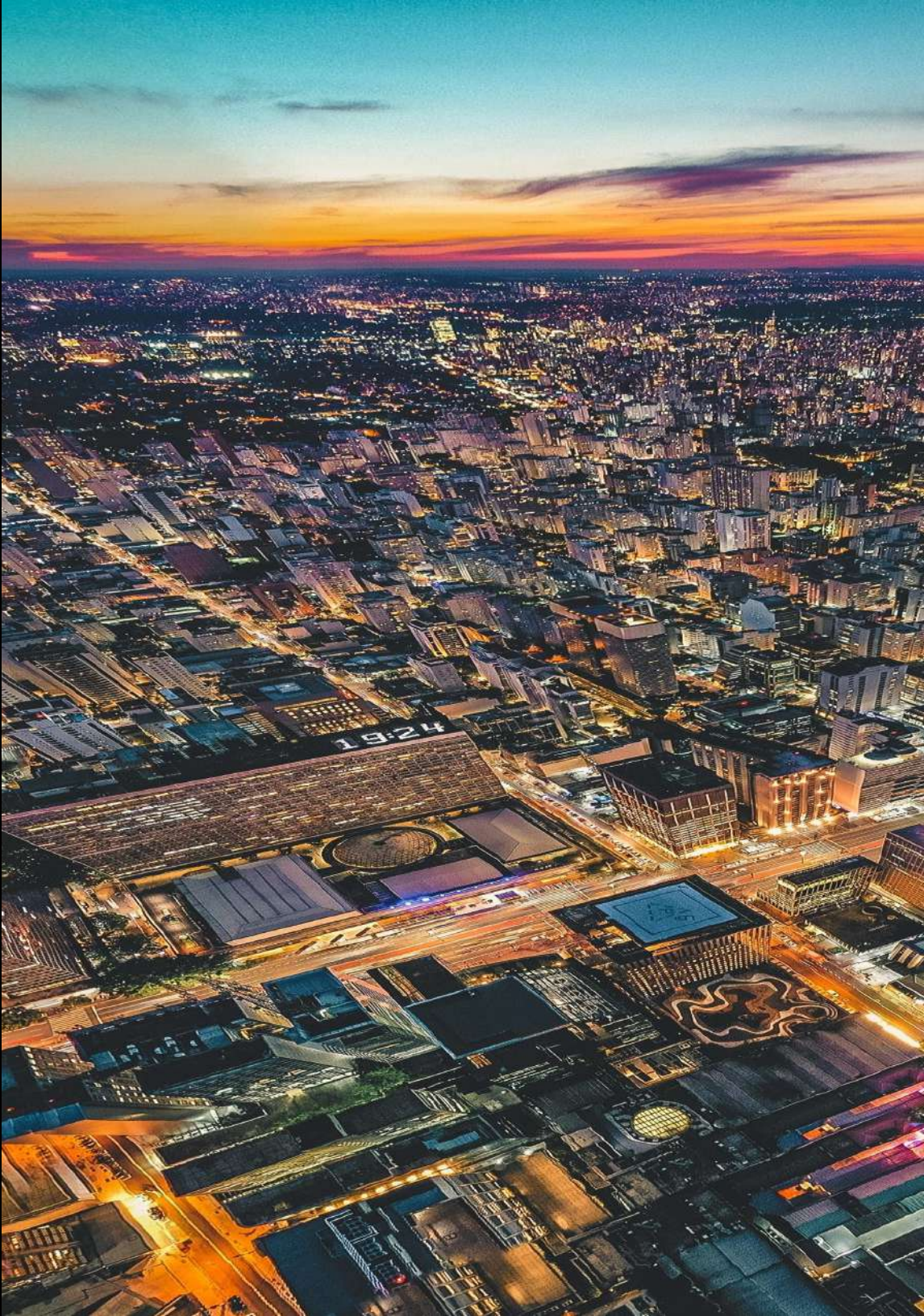






[Notificar un problema de Maps](#)





03

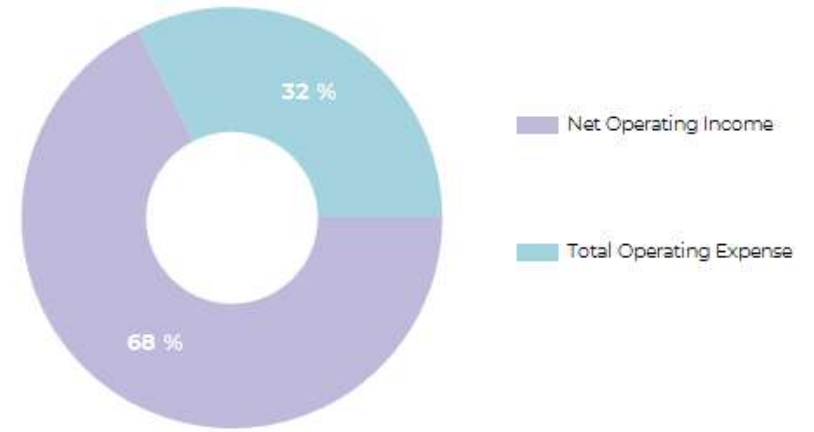
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics



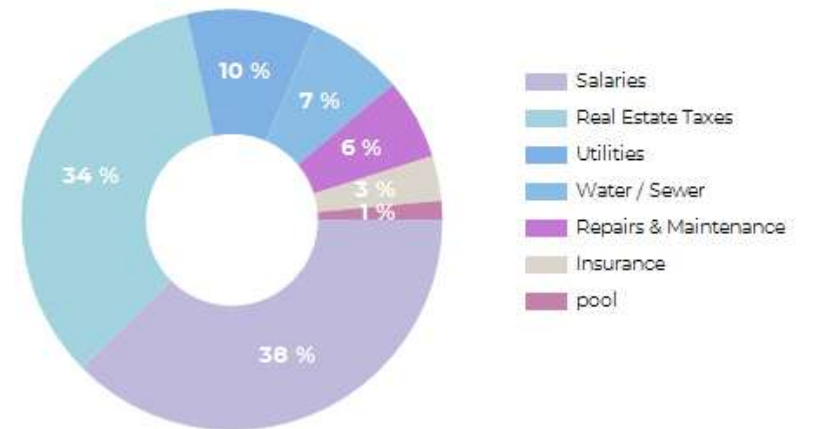
REVENUE ALLOCATION  
CURRENT

INCOME	CURRENT
Gross Room Revenue	\$895,000
<b>Total Revenue</b>	<b>\$895,000</b>
Less Expenses	\$289,776
<b>Net Operating Income</b>	<b>\$605,224</b>



EXPENSES	CURRENT
Real Estate Taxes	\$98,300
Insurance	\$10,000
Salaries	\$109,056
Repairs & Maintenance	\$18,000
Water / Sewer	\$21,600
pool	\$4,200
Utilities	\$28,620
<b>Total Operating Expense</b>	<b>\$289,776</b>
Expense / SF	\$23.73
% of EGI	32.37 %

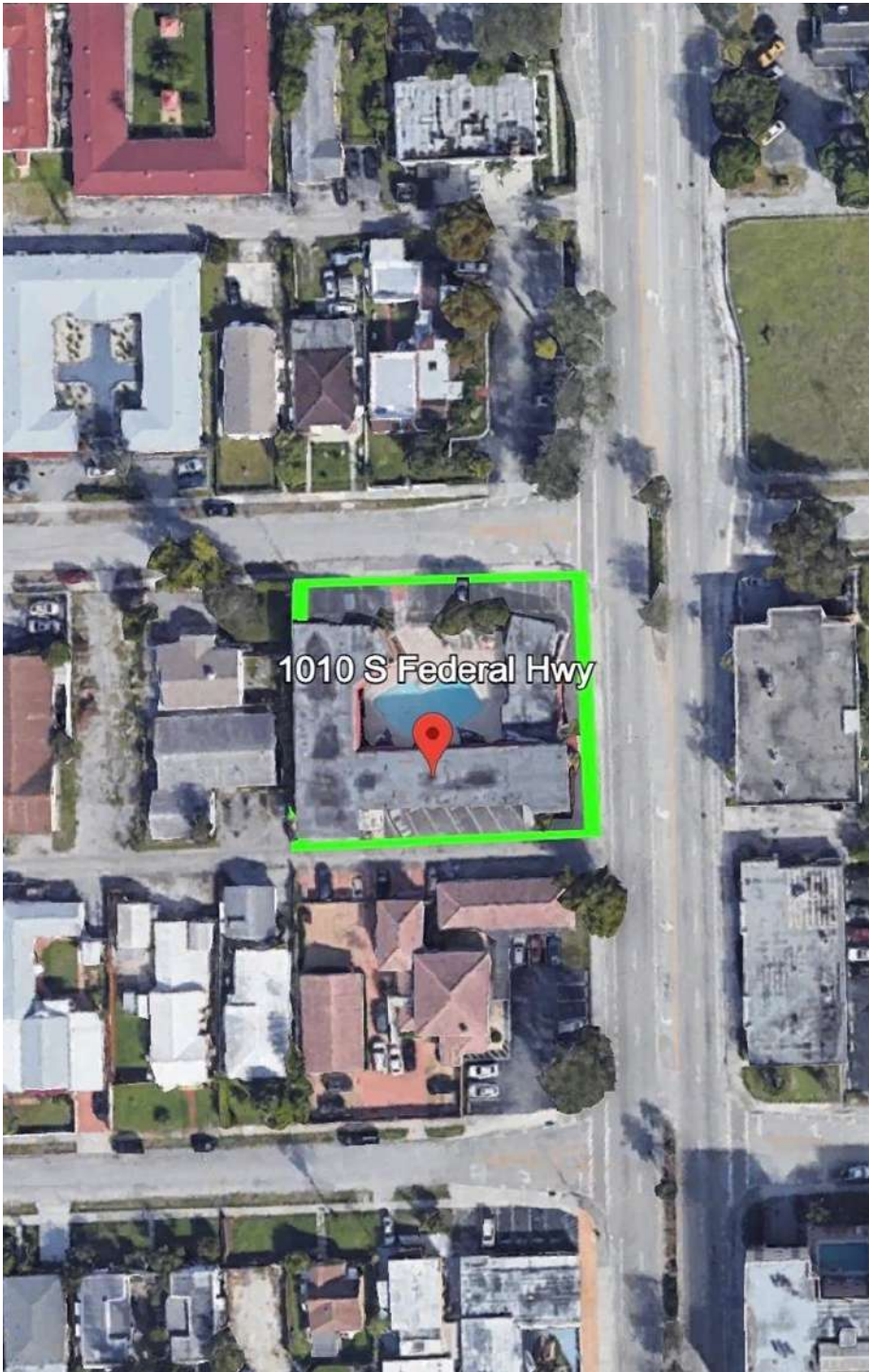
DISTRIBUTION OF EXPENSES  
CURRENT



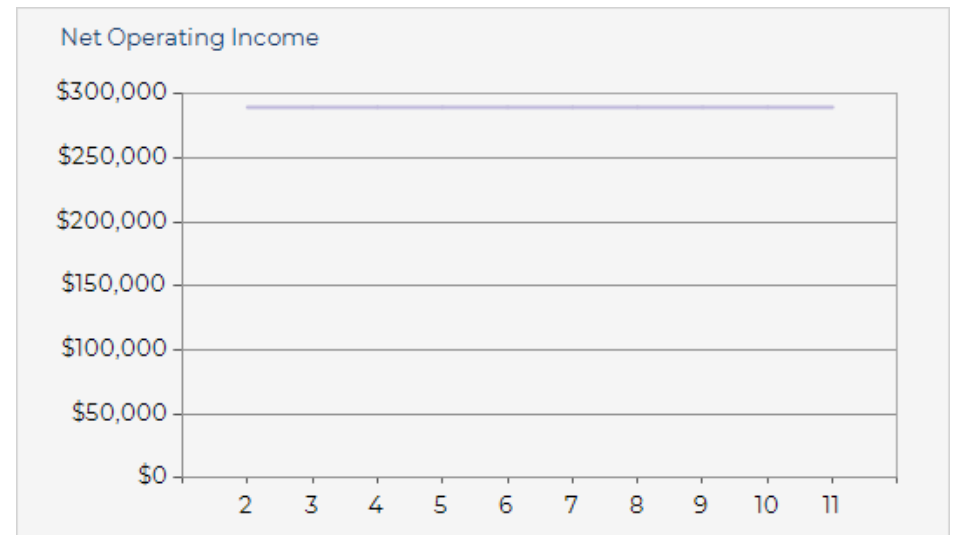
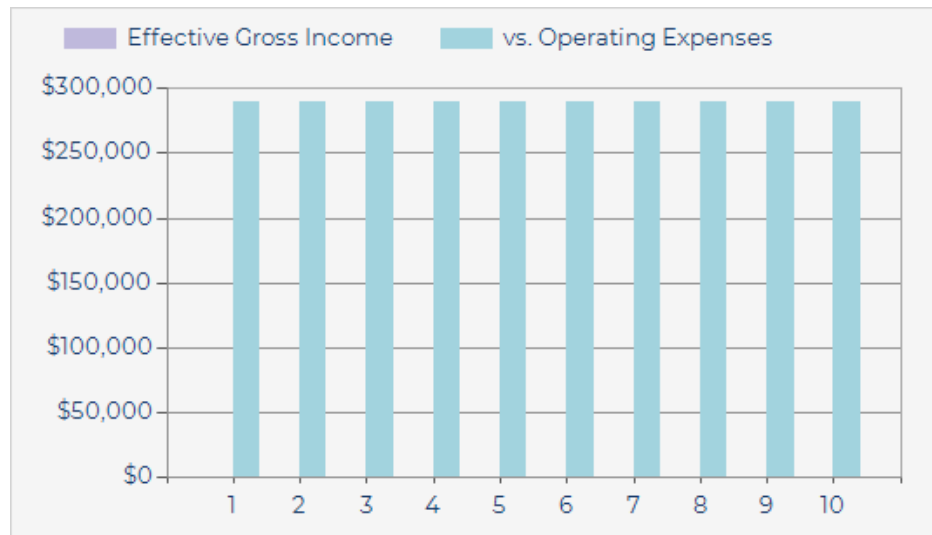


GLOBAL

Price \$8,000,000

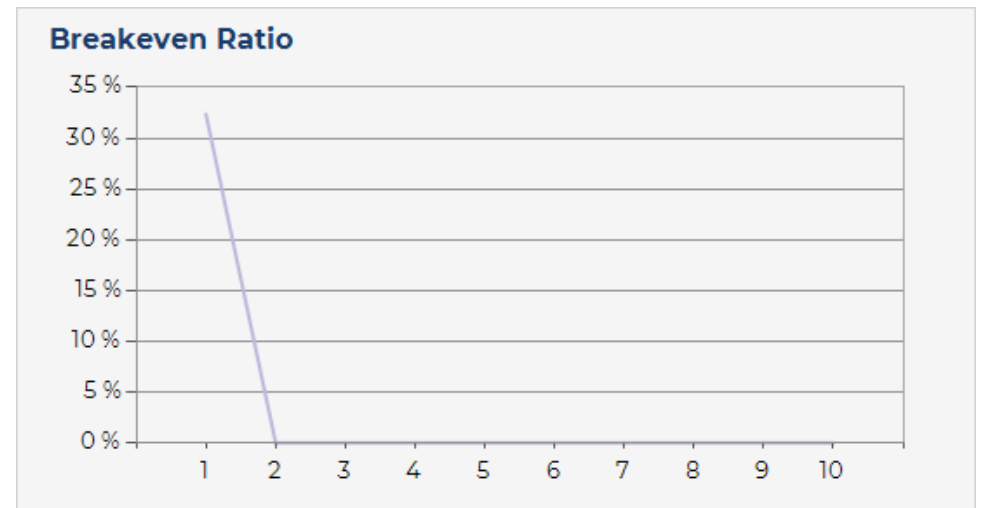
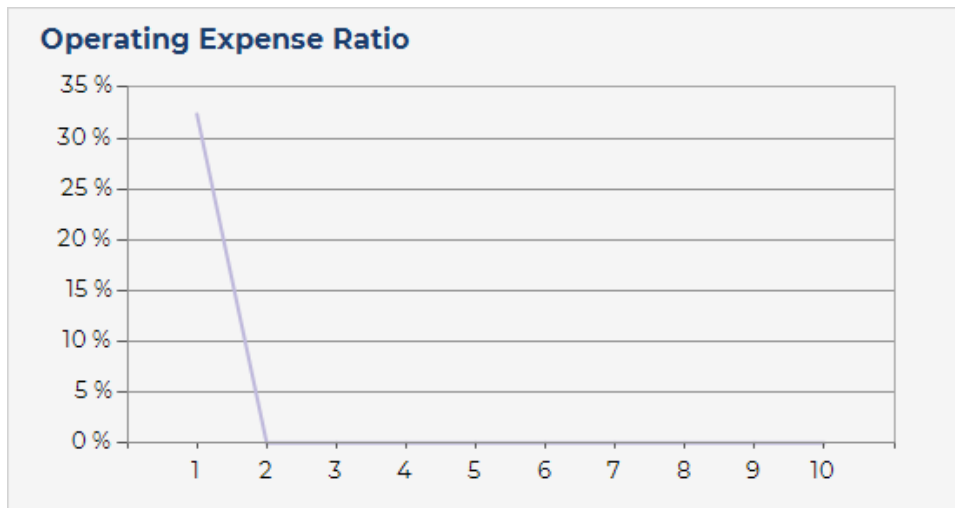
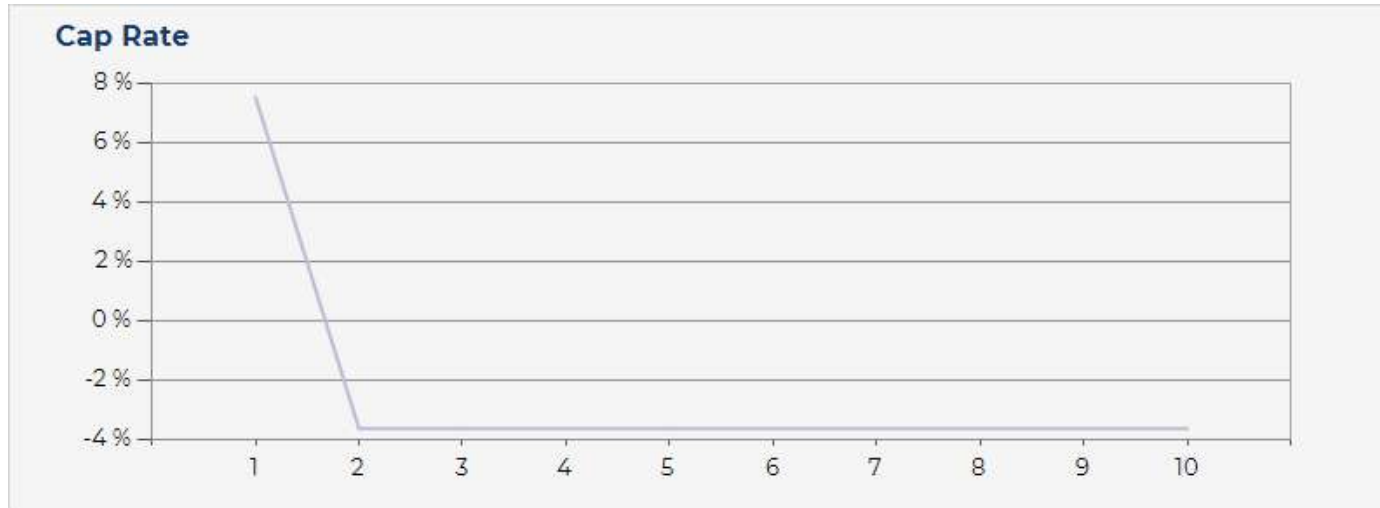


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Operating Revenue</b>											
Gross Room Revenue	\$895,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenue</b>	<b>\$895,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Operating Expenses</b>											
Real Estate Taxes	\$98,300	\$98,300	\$98,300	\$98,300	\$98,300	\$98,300	\$98,300	\$98,300	\$98,300	\$98,300	\$98,300
Insurance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Salaries	\$109,056	\$109,056	\$109,056	\$109,056	\$109,056	\$109,056	\$109,056	\$109,056	\$109,056	\$109,056	\$109,056
Repairs & Maintenance	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Water / Sewer	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600
pool	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200
Utilities	\$28,620	\$28,620	\$28,620	\$28,620	\$28,620	\$28,620	\$28,620	\$28,620	\$28,620	\$28,620	\$28,620
<b>Total Operating Expense</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>	<b>\$289,776</b>
<b>Net Operating Income</b>	<b>\$605,224</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>	<b>(\$289,776)</b>





Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
CAP Rate	7.57 %	-3.62 %	-3.62 %	-3.62 %	-3.62 %	-3.62 %	-3.62 %	-3.62 %	-3.62 %	-3.62 %	-3.62 %
Operating Expense Ratio	32.37 %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
RRM	8.94	0	0	0	0	0	0	0	0	0	0
Breakeven Ratio	32.38 %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price / SF	\$655.15	\$655.15	\$655.15	\$655.15	\$655.15	\$655.15	\$655.15	\$655.15	\$655.15	\$655.15	\$655.15
Income / SF	\$73.29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expense / SF	\$23.73	\$23.73	\$23.73	\$23.73	\$23.73	\$23.73	\$23.73	\$23.73	\$23.73	\$23.73	\$23.73







04

Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,844	134,304	301,482
2010 Population	23,400	143,033	326,572
2023 Population	28,332	158,238	364,212
2028 Population	33,551	164,720	378,235
2023 African American	6,289	27,760	79,511
2023 American Indian	181	637	1,928
2023 Asian	578	3,254	8,460
2023 Hispanic	10,870	59,697	140,265
2023 Other Race	3,336	15,498	35,791
2023 White	12,067	76,716	156,948
2023 Multiracial	5,858	34,297	81,403
2023-2028: Population: Growth Rate	17.20 %	4.05 %	3.80 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,820	9,658	19,113
\$15,000-\$24,999	1,113	6,041	13,177
\$25,000-\$34,999	1,683	7,096	14,980
\$35,000-\$49,999	1,765	9,609	20,724
\$50,000-\$74,999	2,502	11,951	25,277
\$75,000-\$99,999	1,433	8,027	17,266
\$100,000-\$149,999	1,424	9,550	20,386
\$150,000-\$199,999	380	3,584	8,025
\$200,000 or greater	791	5,544	13,038
Median HH Income	\$50,484	\$54,843	\$56,001
Average HH Income	\$77,611	\$88,121	\$90,981

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,717	82,503	166,464
2010 Total Households	11,057	66,103	140,040
2023 Total Households	12,911	71,061	151,986
2028 Total Households	15,650	74,539	159,006
2023 Average Household Size	2.14	2.20	2.38
2000 Owner Occupied Housing	5,241	39,100	86,851
2000 Renter Occupied Housing	5,219	25,511	47,808
2023 Owner Occupied Housing	4,476	37,263	85,168
2023 Renter Occupied Housing	8,435	33,798	66,818
2023 Vacant Housing	2,306	22,220	41,064
2023 Total Housing	15,217	93,281	193,050
2028 Owner Occupied Housing	4,657	38,274	87,517
2028 Renter Occupied Housing	10,993	36,265	71,489
2028 Vacant Housing	1,661	21,822	40,842
2028 Total Housing	17,311	96,361	199,848
2023-2028: Households: Growth Rate	19.60 %	4.80 %	4.55 %



Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,990	9,624	23,818
2023 Population Age 35-39	1,994	9,926	23,340
2023 Population Age 40-44	1,919	9,922	23,183
2023 Population Age 45-49	1,817	9,448	21,656
2023 Population Age 50-54	1,979	10,209	23,048
2023 Population Age 55-59	1,978	10,777	23,739
2023 Population Age 60-64	2,038	11,492	25,298
2023 Population Age 65-69	1,838	11,325	24,128
2023 Population Age 70-74	1,439	10,200	21,561
2023 Population Age 75-79	950	7,610	15,701
2023 Population Age 80-84	624	5,455	10,853
2023 Population Age 85+	576	6,204	11,551
2023 Population Age 18+	23,516	132,193	296,991
2023 Median Age	43	47	44

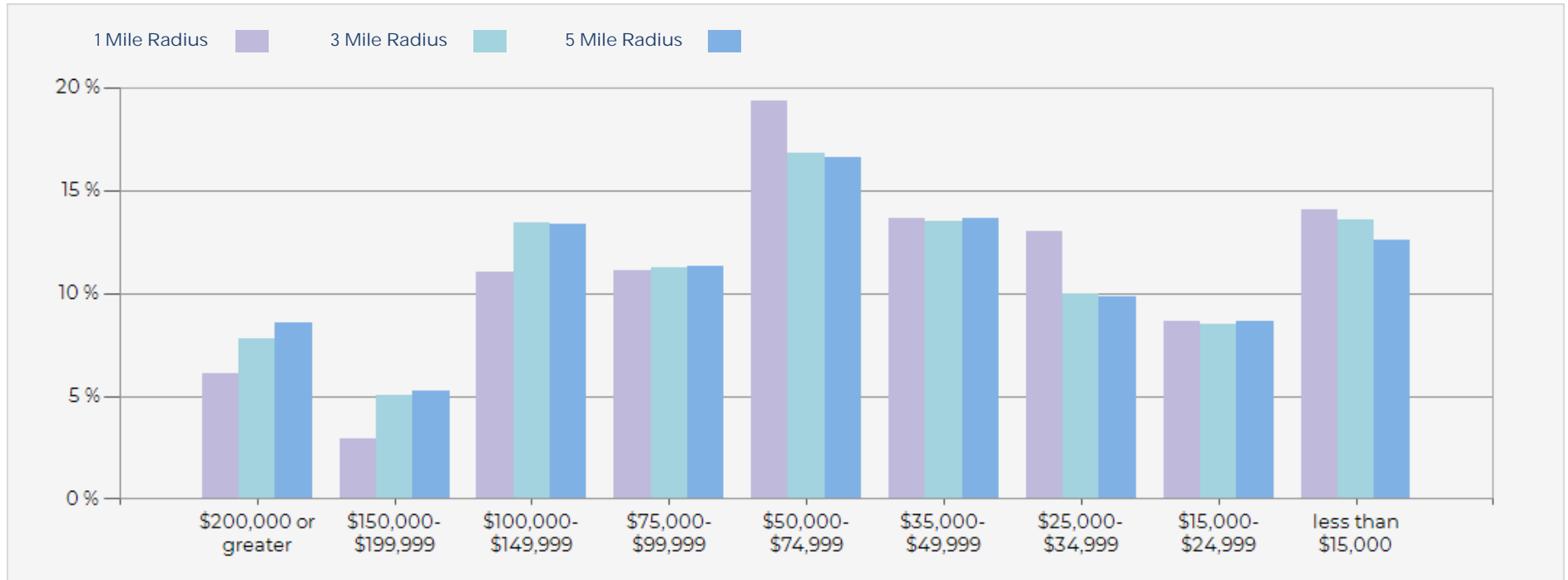
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,988	\$56,223	\$57,244
Average Household Income 25-34	\$75,634	\$81,156	\$84,617
Median Household Income 35-44	\$57,046	\$67,355	\$72,775
Average Household Income 35-44	\$87,474	\$102,852	\$108,973
Median Household Income 45-54	\$62,173	\$73,611	\$75,906
Average Household Income 45-54	\$97,078	\$110,918	\$113,316
Median Household Income 55-64	\$52,461	\$60,770	\$61,822
Average Household Income 55-64	\$82,302	\$96,681	\$98,952
Median Household Income 65-74	\$41,623	\$49,887	\$48,350
Average Household Income 65-74	\$66,721	\$80,382	\$80,944
Average Household Income 75+	\$52,597	\$65,126	\$63,594

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,413	9,484	23,086
2028 Population Age 35-39	2,323	10,052	24,979
2028 Population Age 40-44	2,179	9,945	23,628
2028 Population Age 45-49	2,160	9,970	23,169
2028 Population Age 50-54	2,041	9,554	21,859
2028 Population Age 55-59	2,099	10,288	23,022
2028 Population Age 60-64	2,120	10,828	23,722
2028 Population Age 65-69	2,056	11,432	24,857
2028 Population Age 70-74	1,849	11,104	23,269
2028 Population Age 75-79	1,260	9,180	19,161
2028 Population Age 80-84	887	7,067	13,947
2028 Population Age 85+	762	7,483	13,984
2028 Population Age 18+	28,081	138,486	310,211
2028 Median Age	42	47	45

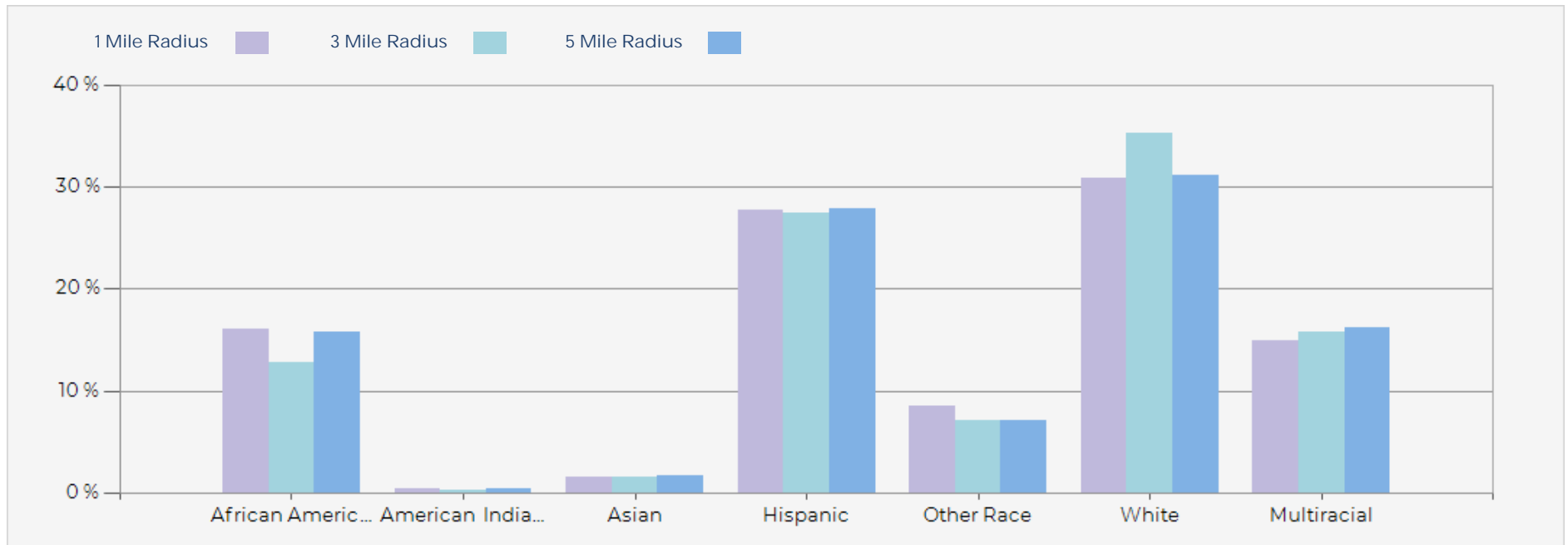
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,642	\$65,710	\$66,613
Average Household Income 25-34	\$96,622	\$96,016	\$99,687
Median Household Income 35-44	\$69,581	\$80,301	\$86,848
Average Household Income 35-44	\$111,167	\$121,416	\$128,292
Median Household Income 45-54	\$76,049	\$85,728	\$89,418
Average Household Income 45-54	\$116,627	\$127,533	\$131,441
Median Household Income 55-64	\$65,570	\$76,644	\$77,870
Average Household Income 55-64	\$104,224	\$115,366	\$118,578
Median Household Income 65-74	\$51,929	\$60,137	\$58,929
Average Household Income 65-74	\$83,986	\$96,757	\$98,007
Average Household Income 75+	\$66,016	\$80,444	\$79,572



## 2023 Household Income

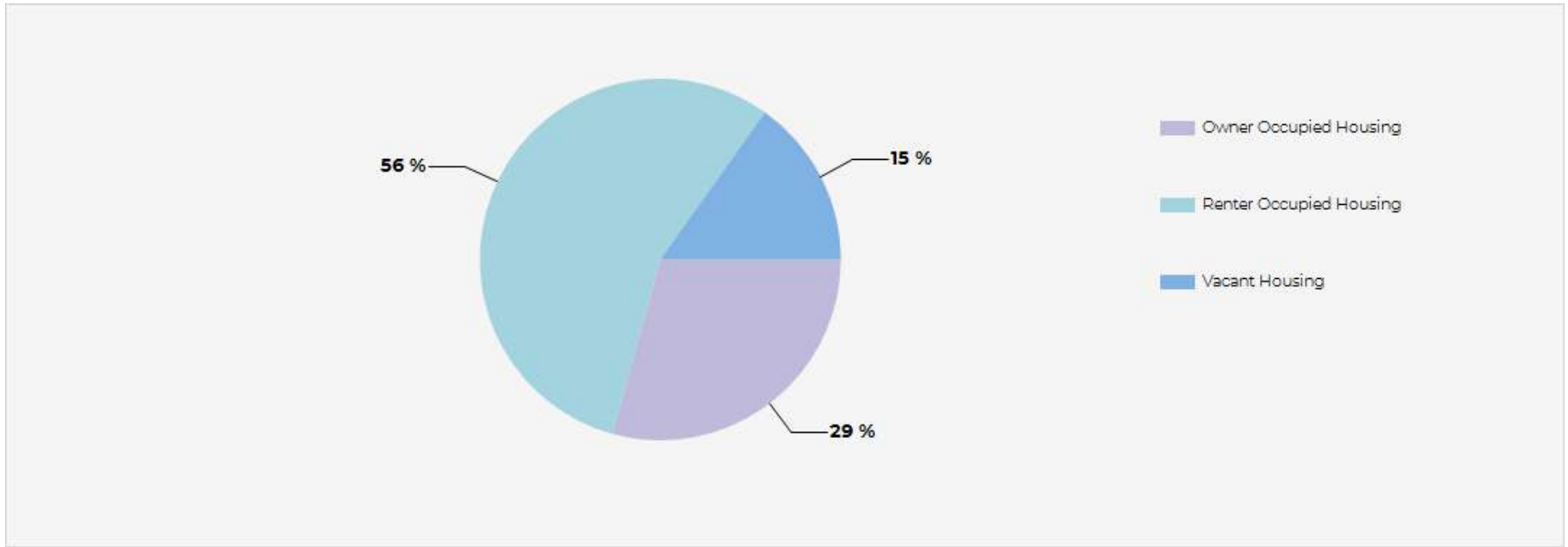


## 2023 Population by Race

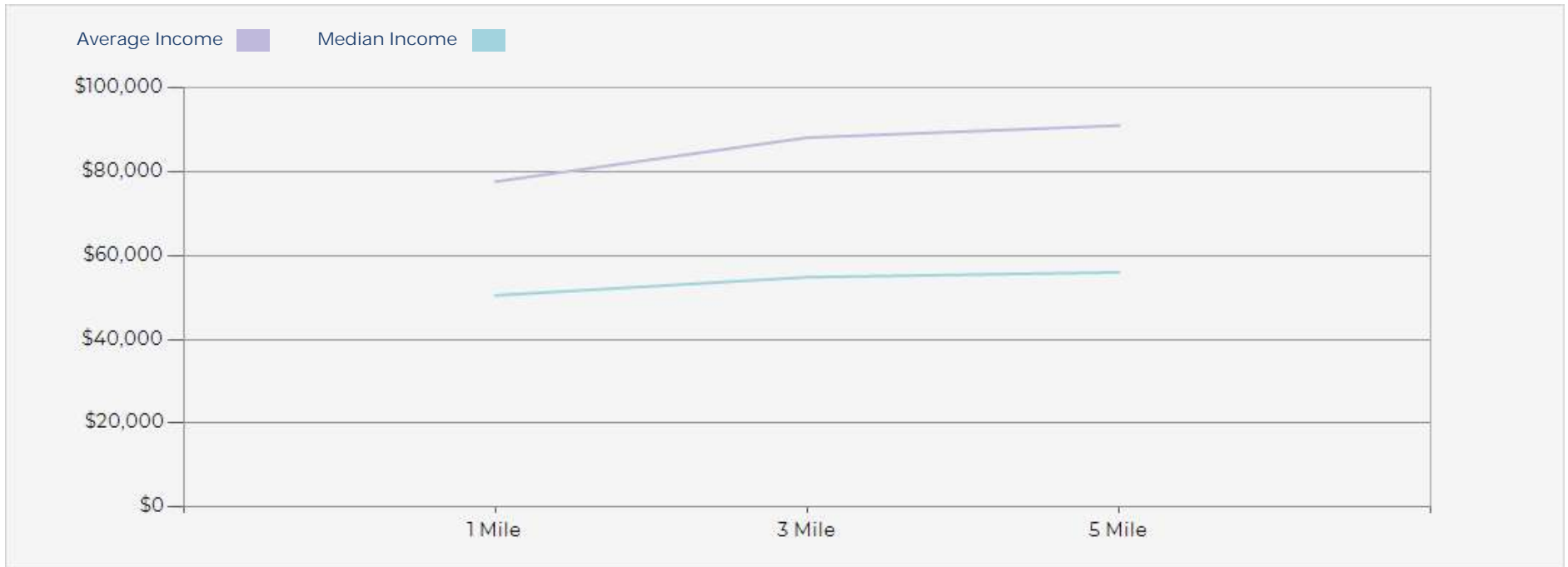




## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



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*Exclusively Marketed by:*



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