

# Shovel Ready Residential Development Opportunity in the Heart of Hollywood, FL



1920 PIERCE

# Property Tour Information

Strato Partners is pleased to present the opportunity to acquire 1920 Pierce. We invite prospective purchasers to review this Offering Memorandum and arrange a formal property tour. All inquiries, communications, and scheduling requests should be directed exclusively to the representatives listed herein. As exclusive agents of the Seller, Strato Partners respectfully requests that on-site management and tenants not be contacted in order to preserve the integrity of ongoing operations.

All offers should be submitted to Jonathan Singer or Jonathan Sultan, whose contact information is provided on the back cover. Interested parties are encouraged to submit a non-binding Letter of Intent outlining the principal terms of their offer, including—but not limited to—proposed purchase price, earnest money deposits, due diligence period, closing timeline, and a summary of the proposed capital structure. The Seller is seeking to engage with a qualified purchaser capable of delivering the most advantageous combination of value and terms. The Seller reserves the right, in its sole discretion, to amend or withdraw the offering or to modify the transaction process at any time without prior notice.

This Offering Memorandum has been prepared solely for the purpose of assisting interested parties in evaluating the property. While the information herein is believed to be reliable, neither the Seller nor Strato Partners, nor any of their respective affiliates, agents, or representatives, makes any representation or warranty—express or implied—as to the accuracy or completeness of the information contained herein. Prospective purchasers are advised to conduct their own independent investigations and due diligence. By accepting this document, recipients agree that neither the Seller nor Strato Partners shall have any liability for any errors or omissions, or for any use of this information.

## JONATHAN SINGER

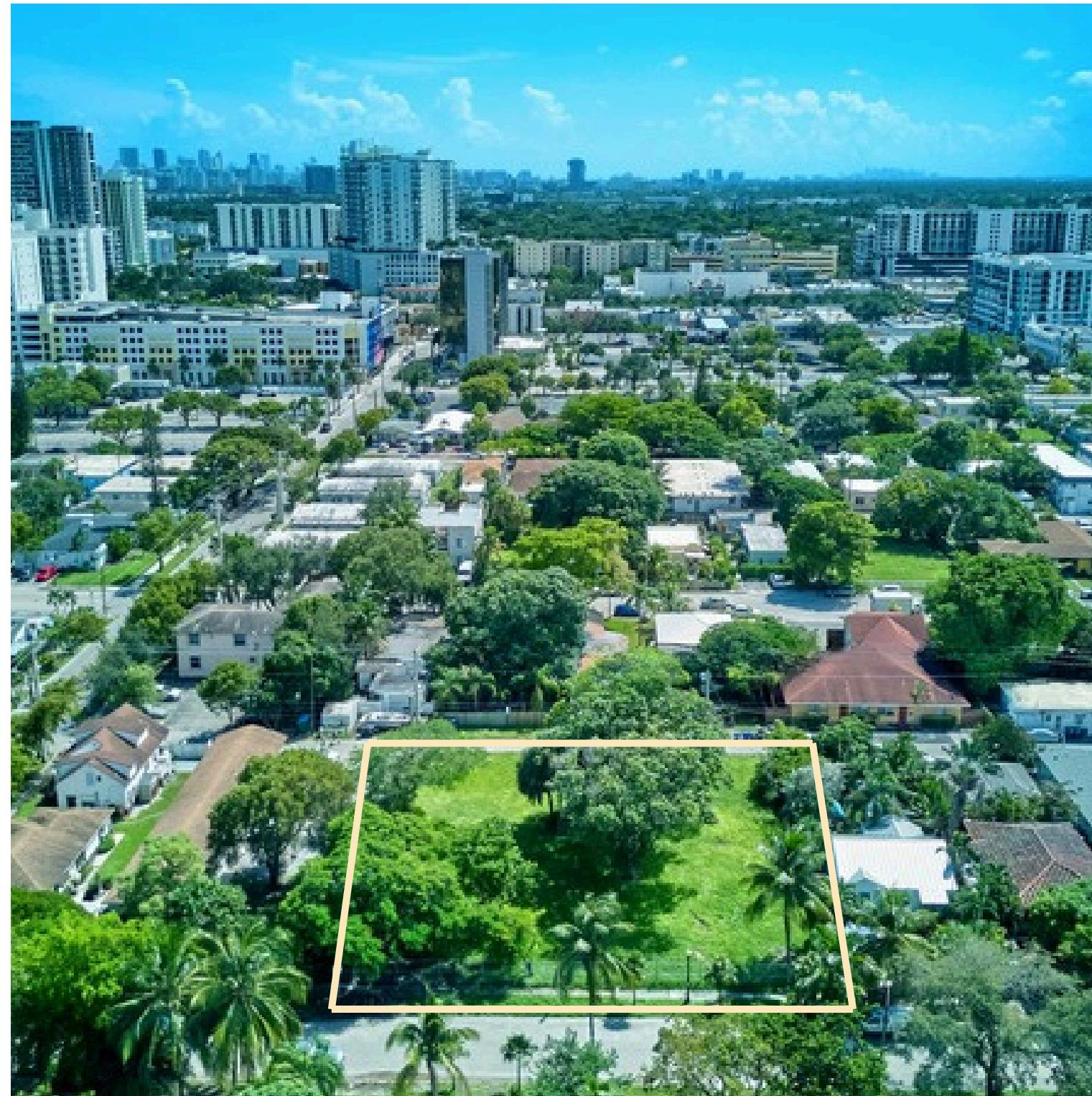
Principal - Brokerage & Development  
[JSinger@StratoPartners.com](mailto:JSinger@StratoPartners.com)  
786.223.3632

## JONATHAN SULTAN

Principal - Capital Markets & Investments  
[JSultan@StratoPartners.com](mailto:JSultan@StratoPartners.com)  
954.940.2448

# Property Overview

<b>Physical Address</b>	1914-1920 Pierce St, Hollywood, FL 33021
<b>County</b>	Broward
<b>Proposed Unit Count</b>	29
<b>Lot Area Approximate</b>	16,360 SF
<b>Lot Area</b>	0.38 Acres
<b>Zoning Designation</b>	ND-2
<b>Approved Plans Details</b>	
<b>Total Building Floor Area (FAR)</b>	32,351 SF
<b>Total Open Areas</b>	12,515 SF
<b>Total Combined Area (Building + Open)</b>	44,876 SF
<b>Typical Apartment Mix</b>	(1-3 Bedrooms)
<b>Average Unit Size Range</b>	±700 SF – 1,425 SF
<b>Roof / Pool Deck Area</b>	2,775 SF
<b>Proposed Landscaped Area</b>	4,136 SF / 25.31%
<b>Number of Residential Units</b>	29 Units
<b>Total Parking Required</b>	40 Spaces (Includes 2 ADA)
<b>Total Parking Provided</b>	44 Spaces (Includes 2 ADA, Double Stack / Lift System)



# Shovel Ready Development

1920 Pierce offers a unique opportunity for a developer to purchase a shovel ready site located in the heart of Hollywood, FL. Some of the competitive advantages of this unique development site include:

- 01** 29 Boutique units
- 02** Highly amenitized plans including a Courtyard Garden, Rooftop & Grilling Area, Pool and Gym
- 03** Versatile Floorplans for Every Kind of Resident ranging from 1 - 3 bedrooms



# Floor Plans - One Bedrooms



**1 Bedroom**  
**# of Units**  
**788 SF**



**1 Bedroom + Den**  
**# of Units**  
**715 SF**

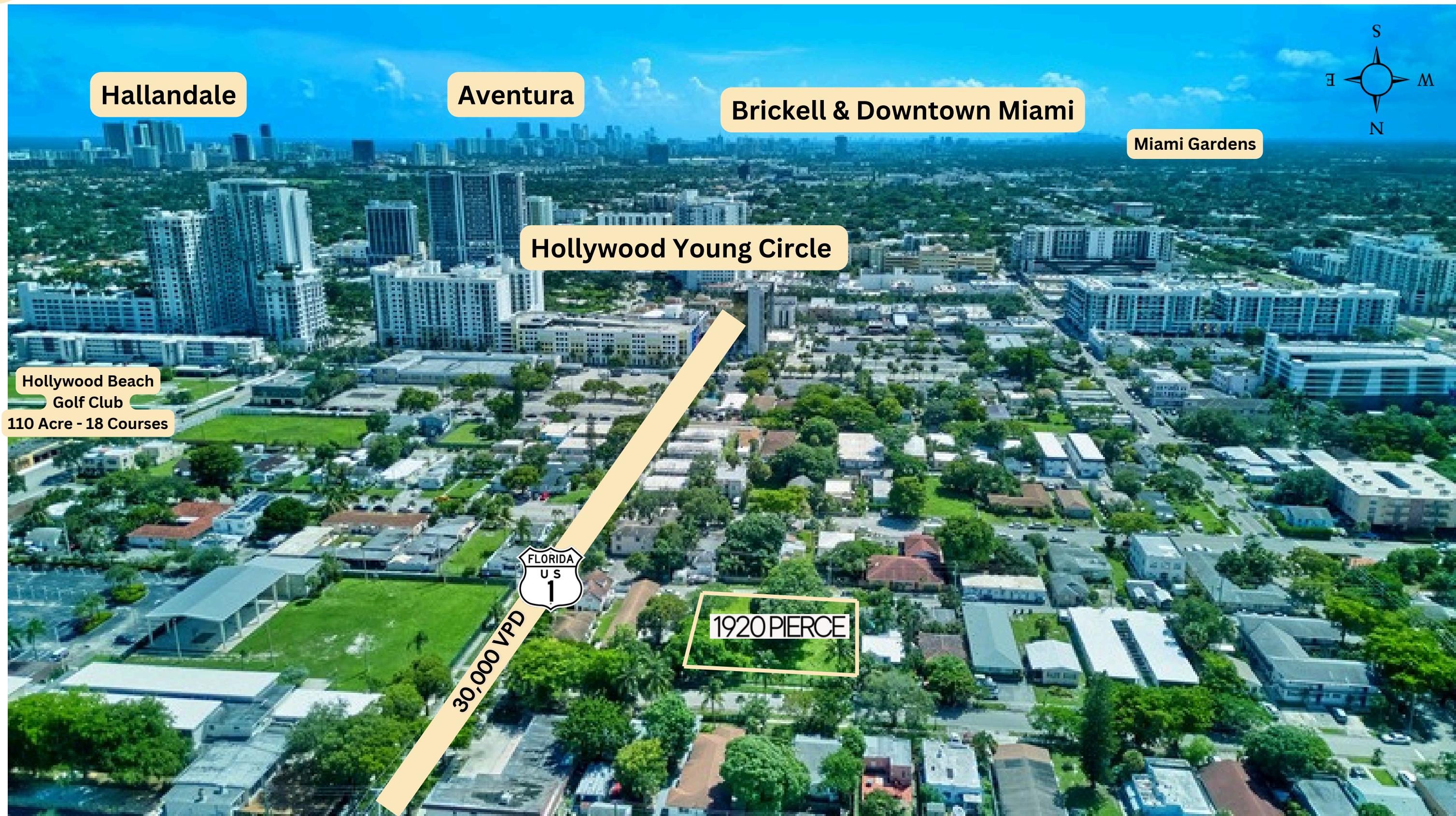
# Floor Plans - Two & Three Bedrooms



**2 Bedroom + Den**  
**# of Units**  
**1,294 SF**



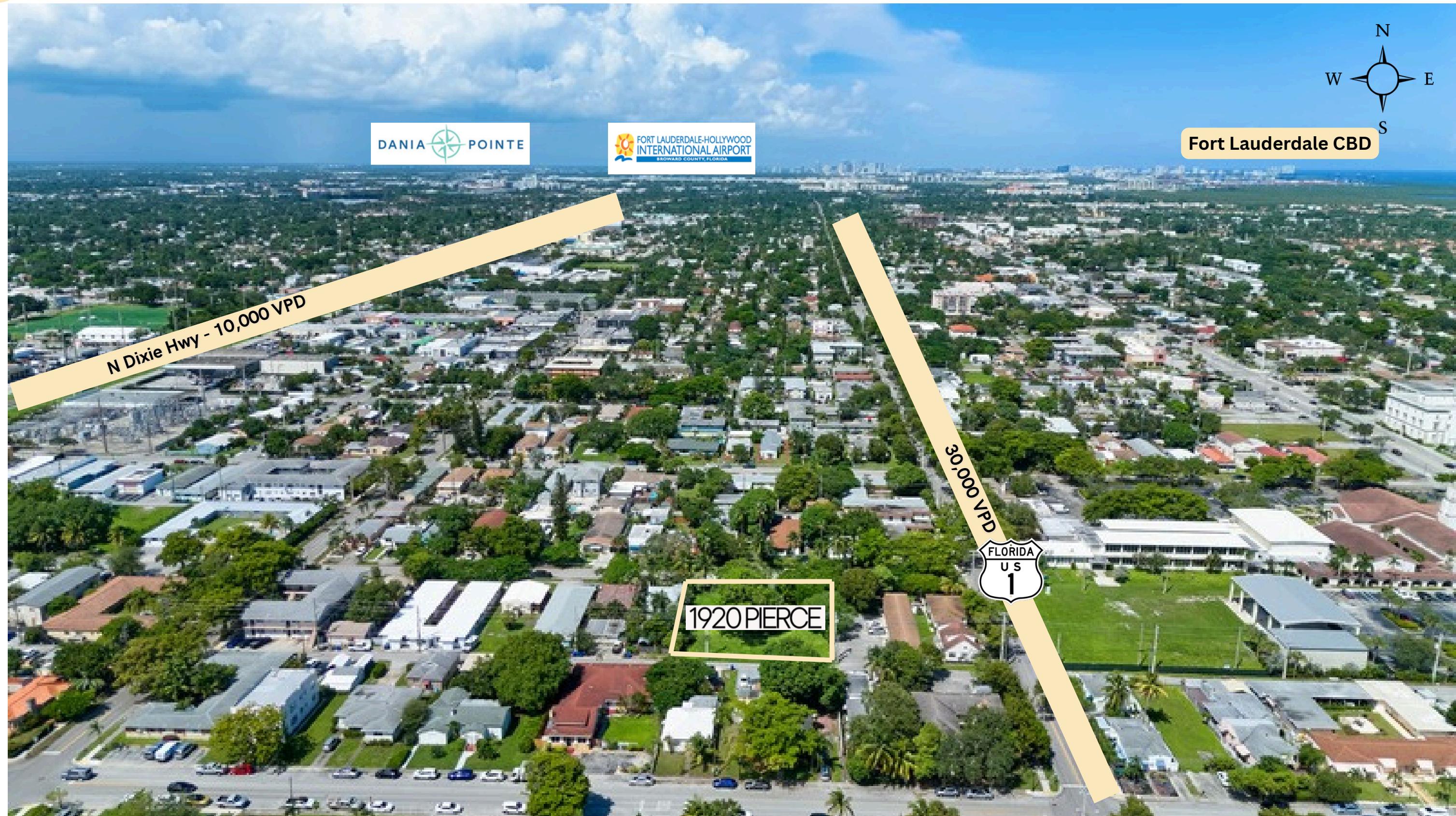
**3 Bedroom + Den**  
**# of Units**  
**1,600 SF**



# East Aerial



# North Aerial



# Broward County - A Travel Hub for the Southeast



## Fort Lauderdale International Airport

### FASTEST-GROWING HUB AIRPORT IN NORTH AMERICA

- FLL is currently the fastest growing airport in the USA; FAA independent passenger forecasts project FLL will have the highest passenger growth rate amongst large hub airports through 2035.
- In 2023, FLL served 35.1M passengers, making a 10.8% increase from nearly 32M in 2022.
- FLL provides nearly 18,000 direct local jobs and over 250,000 indirect jobs.
- FLL also creates \$37.5B in economic impact.

## Port Everglades

### ONE OF THE TOP 3 CRUISE PORTS IN THE WORLD

- Encompassing over 2,000 acres, Port Everglades is ranked as one of the top 10 container ports in the country, one of the top three cruise ports in the world and the primary hub for fuel distribution in Florida.
- Over 126M barrels of energy products were imported via Port Everglades in FY22.
- The Port currently supports over 13,000 direct jobs and a total of over 230,000 statewide jobs.
- The total value of economic activity at Port Everglades is nearly \$34B.



# Access to Education

1920 Pierce is located within 5 miles from South Florida's "Education Corridor", a consortium of five colleges with over 65,000 students at Nova Southeastern University, University of Florida, Florida Atlantic University, Broward College, and McFatter Technical College.

## Area Schools

Hollywood is well-known for its commitment to education. Residents with children are assigned to the following Broward County Schools:

- West Hollywood Elementary (1.5 Mi)
- Hollywood Academy of Arts and Science Middle School (0.5 Mi)
- Hollywood Hills High (2.5 Mi)

Students within Broward County can also enroll in the Nova Schools which are all A-rated and located within relatively close proximity to the Property.

- Nova Forman Elementary
- Nova Eisenhower Elementary
- Nova Middle
- Nova High

All of these schools are top rated in the country. Nova High has been ranked in Newsweek Magazine as one of the top 100 schools in the country.



Home to over 25,000 students and is the largest private, non-profit university in Florida. The school is one of Broward County's largest employers with over 6,000 employees.

Located in Davie, the 152-acre campus alone is home to over 20,000 students enrolled.

FAU Davie is FAU's second largest campus next to its main campus located in Boca Raton. The Davie campus alone has over 5,500 students enrolled.

# Land Sale Comparables

Property Address	Sale Date	Land Area AC	Land Area SF	Sale Price	Price Per AC Land	Price Per SF Land	Zoning
<b>1920 Pierce</b>	-	<b>0.38</b>	<b>16,360</b>	-	-	-	<b>ND-2</b>
158 N Federal Hwy	Jul 2025	0.41	18,000	\$2,500,000	\$6,050,002	\$139	City Center (CC) District
2031 Polk Street	Jun 2025	0.74	32,240	\$8,747,623	\$11,819,052	\$271	PUD
2543 Polk St	Mar 2025	0.47	20,517	\$1,650,000	\$3,503,140	\$80	MC-1
1301 S Federal Hwy	Nov 2024	1.08	47,001	\$3,600,000	\$3,336,441	\$77	SFED-MU
2200 N Federal Hwy	Jun 2023	0.91	39,470	\$3,900,000	\$4,304,161	\$99	C-2
2100 N Federal Hwy	Feb 2023	1.48	64,469	\$6,500,000	\$4,391,877	\$101	C-2
1831 Plunkett St	Jun 2022	0.5	21,780	\$2,500,000	\$5,000,000	\$115	FH-2
500 E Dania Beach Blvd	Feb 2022	0.52	22,477	\$3,100,000	\$6,007,740	\$138	GTWY-MU
<b>Average</b>		<b>0.76</b>	<b>33,244</b>	<b>\$4,062,203</b>	<b>\$5,322,717</b>	<b>\$122</b>	

# Multifamily Rent Comparables

Property Name	Year Built	No. of Units	Occupancy %	Avg. SF	Mkt. Rent Per Unit	Mkt Rent Per SF
Nine Hollywood	2024	204	83.30%	583	\$2,217	\$3.80
Hollywood Heights on the Boulevard	2024	324	48.10%	747	\$2,660	\$3.56
215 Park	2021	45	95.60%	950	\$2,899	\$3.05
1818 Park	2022	273	95.50%	868	\$2,651	\$3.05
Town Hollywood	2024	420	71.90%	944	\$3,186	\$3.38
Artsquare at Hallandale	2018	358	93.10%	937	\$2,694	\$2.88
Hollywood East	2020	247	95.80%	1,054	\$2,791	\$2.65
<b>Total/Wgt. Avg.</b>		<b>1,919</b>	<b>78.24%</b>	<b>872</b>	<b>\$2,755</b>	<b>\$3.16</b>

# For-Sale Comparables

Property Name	2000 Ocean	Oasis Hallandale Beach	Icon Beach	Alleron Residences	Shell Bay	One Hollywood	Circ Residences	Seven Park Residences
Sales Status	Contract	Contract	Contract	Contract	Contract	Contract	Contract	Reservations
Percentage Pre-Sold	75%	West Tower 78% - East Tower 0%	15%	-	-	25%	-	-
Location	Oceanfront	Urban Core	Waterfront	Urban Core	Urban Core	Urban Core	Urban Core	Urban Core
Market	Hollywood	Hallandale Beach	Hollywood Beach	Dania Beach	Hallandale Beach	Hollywood	Hollywood	Hallandale Beach
Developer	KAR Properties	Private	Related Group & BH	Lynd Group	PPG Development & Witkoff Group	Star Developers	CCF Development	Kadima Developers
Number of Units	64	500	326	380	108	248	386	121
Number of Stories	39	25	38	17	21	23	27	8
Estimated Completion Year	2022	West Tower Q4 2025 - East Tower Q4 2026	Q4 2027	Q4 2027	Q1 2027	Q1 2027	Q4 2024	Q1 2027
Unit Type Range	3-5 Beds	1-4 Beds	1-3 Beds	1-3 Beds	1-3 Beds	Studio-3 Beds	1-3 Beds	Studio-3 Beds
Unit Size Range (SF)	2,913-5,832	900-4,650	945-2,580	442-2,200	900-2,600	521-1,429	741-1,451	500-1,645
Price PSF	<b>\$1,400</b>	<b>\$920</b>	<b>\$1,250</b>	<b>\$773</b>	<b>\$2,200</b>	<b>\$825</b>	<b>\$700</b>	<b>\$700</b>

# Disclaimer

Informational Purposes Only. This confidential presentation has been prepared by Strato Partners, LLC, a Florida limited liability company (together with its affiliates, "Strato Partners, LLC") and may be used for informational purposes only. Strato Partners, LLC undertakes no obligation to update the information contained herein. Neither Strato Partners, LLC nor any investment managed or sponsored by Strato Partners, LLC or its affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Certain information contained herein has been obtained from published and non-published sources prepared by other parties, which in certain cases have not been updated through the date hereof. While such information is believed to be reliable for the purpose used in this presentation, Strato Partners, LLC does not assume any responsibility for the accuracy or completeness of such information and such information has not been independently verified by Strato Partners, LLC. Nothing in this presentation constitutes the provision of any tax, accounting, financial, investment, regulatory, legal or other advice by Strato Partners, LLC or its advisors. This presentation may not be referenced, quoted or linked by website, in whole or in part, except as agreed to in writing by Strato Partners, LLC.

Not an Offer. This presentation provides an overview of Strato Partners, LLC and is not intended to be taken by, and should not be taken by, any individual recipient as investment advice, a recommendation to buy, hold or sell any security, or an offer to sell or a solicitation of offers to purchase any security. An offer or solicitation to buy interests in any Strato Partners, LLC Investment ("Interests") will occur subject to the terms and conditions contained in the Strato Partners, LLC Investment's operative agreements. The operative documents relating to any Strato Partners, LLC Investment contains additional information about the investment objective, terms and conditions of such Strato Partners, LLC Investment, and risk disclosure that should be reviewed prior to making an investment decision regarding a Strato Partners, LLC Investment.

Forward Looking Statements and Projections. Certain information contained herein constitutes "forward-looking statements," which can be identified by the use of terms such as "may", "will", "should", "expect", "anticipate", "project", "estimate", "intend", "continue," "target" or "believe" (or the negatives thereof) or other variations thereon or comparable terminology. Due to various risks and uncertainties, actual events or results may differ materially from those reflected or contemplated in such forward-looking statements. As a result, investors should not rely on such forward-looking statements. No representation or warranty is made as to future performance or such forward-looking statements. The projections have been prepared and are set out for illustrative purposes only, and do not constitute a forecast. They have been prepared based on Strato Partners, LLC's current view in relation to future events and financial performance of the investments and various estimations and assumptions made by Strato Partners, LLC including estimations and assumptions about events that have not occurred, any of which may prove to be incorrect. Actual results may vary significantly.

Associated Risks. An investment in an Strato Partners, LLC Investment entails a high degree of risk and no assurance can be given that an Strato Partners, LLC Investment's investment objective will be achieved or that investors will receive a return on their capital (or that investors may lose all or part of their capital invested). Each prospective investor should consult its own legal, accounting and tax advisors as to the legal, business, tax and related matters concerning the information contained in this Presentation in order to make an independent determination and consequences of a potential investment in an Strato Partners, LLC Vehicle, including federal, state, local and foreign tax consequences. Past performance is not necessarily indicative of future results, and there can be no assurance that targeted returns will be achieved, that a Strato Partners, LLC Investment will achieve comparable results, or that a Strato Partners, LLC Investment will be able to implement its investment strategy or achieve its investment objective.

Unregistered Status. Strato Partners, LLC is not a registered investment adviser under the Investment Advisers Act of 1940, as amended, nor are any of the Strato Partners, LLC Investment registered under the Investment Company Act of 1940, as amended. The Interests have not been registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), the securities laws of any state or the securities laws of any other jurisdiction, nor is such registration contemplated. The Interests will be offered and sold in the United States under exemption provided under the Securities Act, including Section 4(a)(2), Regulation D or Regulation S promulgated there under.

# Investment Contacts

**JONATHAN SINGER**

PRINCIPAL - BROKERAGE & DEVELOPMENT

[JSINGER@STRATOPARTNERS.COM](mailto:JSINGER@STRATOPARTNERS.COM)

786.223.3632

**JONATHAN SULTAN**

PRINCIPAL - CAPITAL MARKETS & INVESTMENTS

[JSULTAN@STRATOPARTNERS.COM](mailto:JSULTAN@STRATOPARTNERS.COM)

954.940.2448



@Strato\_Partners

[www.StratoPartners.com](http://www.StratoPartners.com)