



## 1621 VAN BUREN ST, HOLLYWOOD, FL 33020

Fausto Commercial is pleased to present 1621 Van Buren St, an exceptional multi-family property located near Hollywood's highly desirable Young Circle. This property boasts 11 units, including 10 spacious 1-bedroom/1-bathroom units and 1 studio, all equipped with separate electric meters. The projected gross proforma income exceeds an impressive \$225,000, making it a compelling investment opportunity in one of Hollywood's most sought-after development areas. With recent renovations, a new roof, and meticulous maintenance, the property is in excellent condition and also sits on a huge lot with potential room for development or more parking spaces. Dedicated parking spaces set this property apart from surrounding buildings. Reach out to the Listing Agent for the full property financials.

### PRICE: \$2,500,000

Building SQ FT: 5058

Land Sq Ft: 10,244

Zoning: LT

Year Built: 1937

#### Rental Income:

	Current:	Proforma
Unit 1 - 1 Bed 1 Bath	\$1,300.00	\$1,700.00
Unit 2 - 1 Bed 1 Bath	\$1,600.00	\$1,700.00
Unit 3 - 1 Bed 1 Bath	\$1,300.00	\$1,700.00
Unit 4 - 1 Bed 1 Bath	Vacant	\$1,700.00
Unit 5 - 1 Bed 1 Bath	Vacant	\$1,700.00
Unit 6 - 1 Bed 1 Bath	Vacant	\$1,700.00
Unit 7 - 1 Bed 1 Bath	\$1,300.00	\$1,700.00
Unit 8 - 1 Bed 1 Bath	\$1,300.00	\$1,700.00
Unit 9 - 1 Bed 1 Bath	\$1,600.00	\$1,700.00
Unit 10 - 1 Bed 1 Bath	Vacant	\$1,700.00
Unit 11 - Studio	\$1,150.00	\$1,400.00
Laundry Income	\$200.00	\$400.00
Gross Income	\$117,000.00	\$225,600.00

#### Operating Expenses:

Real Estate Taxes	\$26,093.00	\$43,000.00
Insurance (Liability/Fire)	\$3,500.00	\$3,500.00
Water & Trash	\$7,800.00	\$8,700.00
Maintenance & Repairs	\$2,000.00	\$4,000.00
Landscaping	\$1,080.00	\$1,080.00
Total Expenses	\$40,473.00	\$60,280.00
Net Operating Income	\$76,527.00	\$165,320.00

ELIOR LEVI

C: 954.743.7594

E: [ELEVI@FAUSTOCOMMERCIAL.COM](mailto:ELEVI@FAUSTOCOMMERCIAL.COM)



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1761 W Flagler St, Miami, FL 33135