



EXCLUSIVE OFFERING MEMORANDUM



**APPROVED 36-UNIT
DEVELOPMENT
OPPORTUNITY
DH-2 ZONING**

**2306 VAN BUREN ST
HOLLYWOOD, FL 33020**

STRONG PRO FORMA INCOME POTENTIAL, AND
EXCELLENT ACCESS TO KEY DEMAND DRIVERS.

TABLE OF CONTENTS

01

ASSET OVERVIEW

Investment Summary
Property Highlights
Lot Breakdown
Financials

02

LOCATION & DEMAND DRIVERS

Visibility & Connectivity
Location Context
Demographics
Local Market Profile

EXCLUSIVELY LISTED BY

ELIOR LEVI

Commercial Real Estate Advisor
+1 954.743.7594
elevi@faustocommercial.com

The information contained herein is proprietary and strictly confidential. It is intended solely for review by the party receiving it from Fausto Commercial and may not be shared with any other person or entity without the prior written consent of Fausto Commercial. This Marketing Brochure and/or Offering Memorandum has been prepared by Fausto Commercial and approved by its client. It is provided for informational purposes only and contains summary, unverified information intended solely to generate preliminary interest in the subject property. This material does not constitute a substitute for a comprehensive due diligence investigation.

Prospective purchasers are encouraged to conduct their own independent analysis, including inspection of the property, review of market conditions, and evaluation of the surrounding competitive environment. Any financial information, projections, or conclusions are provided for reference purposes only and are based on assumptions that may change. Fausto Commercial makes no representation that such information will be accurate or achieved and does not intend for any party to rely upon this information as the basis for a purchase decision.

The information contained herein has been obtained from sources believed to be reliable; however, Fausto Commercial makes no warranty or representation, express or implied, as to the accuracy or completeness of the information provided. All prospective buyers are responsible for verifying all information independently. References to square footage, age, or condition are approximate. Photographs may have been enhanced for marketing purposes; however, no material alterations to the property have been made.



01 ASSET OVERVIEW

Investment Summary

Property Highlights

Development Highlights

Lot Breakdown

Financials



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present 2306 Van Buren St, a rare development opportunity in Hollywood, Florida, featuring approved plans for a 36-unit residential project in a growing urban corridor.

The property is zoned DH-2, allowing for strong redevelopment potential in an improving area. The approved unit mix consists of 18 one-bedroom units, 12 two-bedroom units, and 6 three-bedroom units, offering a well-balanced layout that supports strong rental demand.

Currently occupied with all tenants on month-to-month leases, the property provides flexibility for redevelopment while continuing to generate in-place income. With a pro forma gross operating income of **\$1,268,080**, this site presents a compelling opportunity for developers seeking to capitalize on a high-uptime project.

Ideally located approximately 3 minutes from Downtown Hollywood and Young Circle, 5 minutes to US-1, 10 minutes to Fort Lauderdale-Hollywood International Airport, and 10 minutes to the beach, the property benefits from excellent regional connectivity and strong rental demand drivers.



\$2,000,000

LIST PRICE

DH-2

ZONING

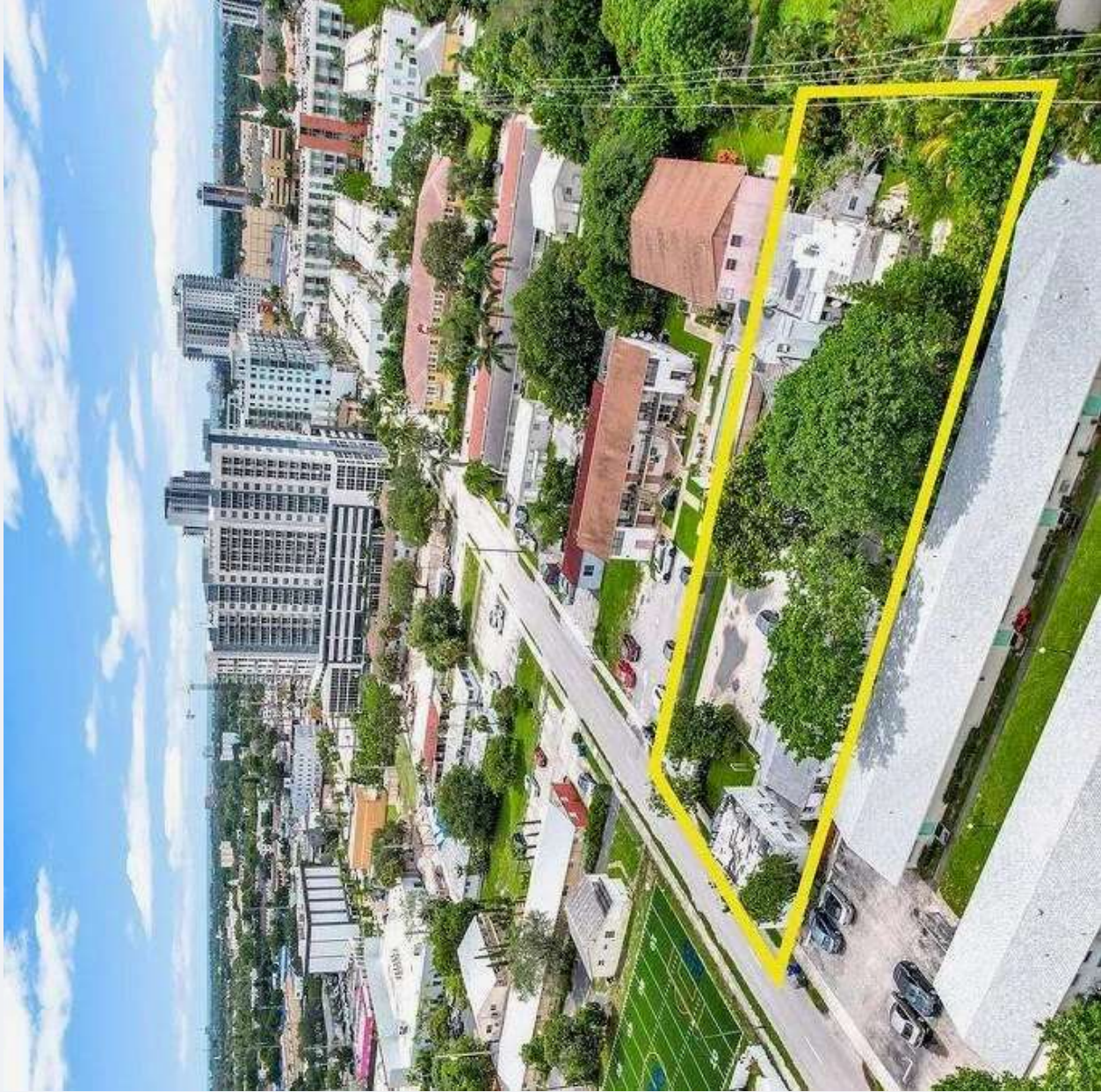
24,135 SF

TOTAL BUILDING SIZE

36 UNITS

BUILDABLE AVAILABLE

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Located approximately 3 minutes from

Downtown Hollywood and Young

Circle

- 5 minutes from US-1 and 10 minutes from Fort Lauderdale–Hollywood International Airport and the beach

VISIBILITY

- Situated in a growing Hollywood redevelopment area with **strong residential demand drivers**
- Currently occupied with month-to-month tenants, providing income while preserving redevelopment flexibility

DEVELOPMENT POTENTIAL

- **Approved plans** for a **36-unit** multifamily project with a well-balanced unit mix
- **DH-2 zoning** supports strong redevelopment potential in an improving urban corridor

DEVELOPMENT HIGHLIGHTS

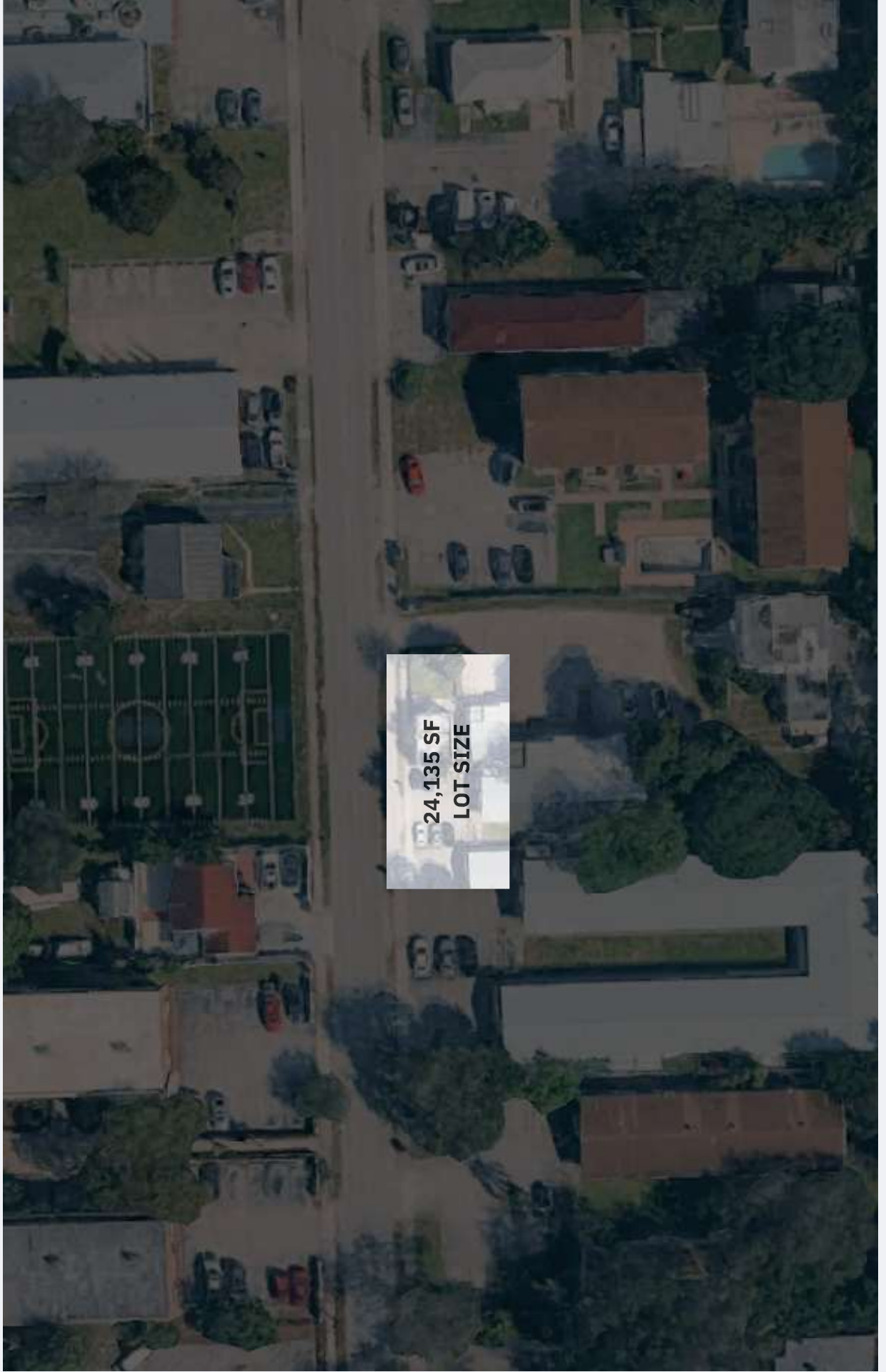
USE & ELIGIBILITY

DH-2

Use	Eligibility
Multifamily Residential	Permitted
Mixed-Use Residential	Permitted
Ground-Floor Retail	Permitted
Restaurant / Food Service	Permitted
Office / Professional Services	Permitted
Neighborhood Commercial Uses	Permitted



LOT BREAKDOWN



FINANCIALS

2306 Van Buren St

OPERATING EXPENSES

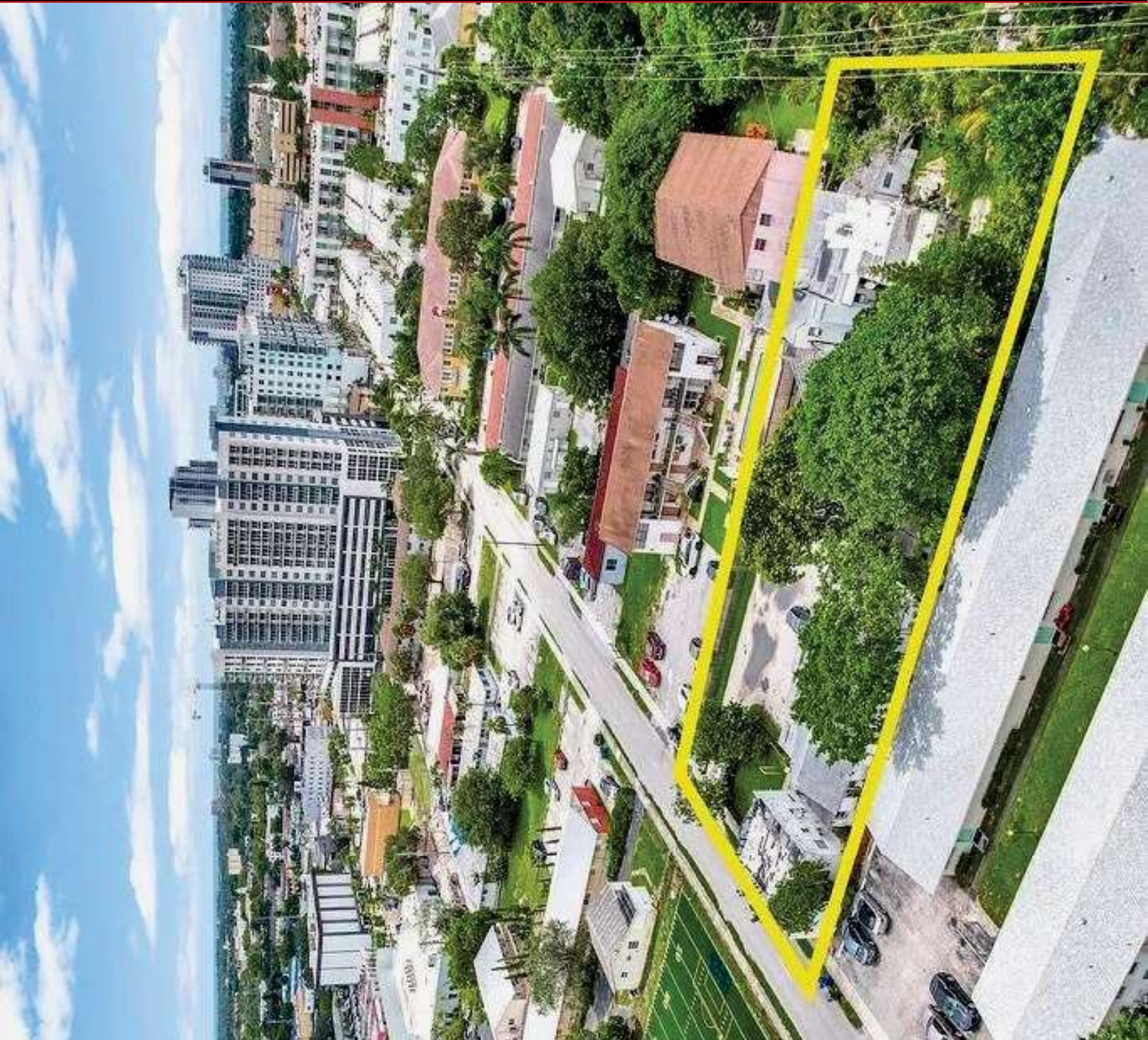
Real Estate taxes	\$215,000
Insurance	\$64,300
Management fee	\$55,000
Repair and Maintenance	\$9,300
Cleaning	\$13,200
Landscaping	\$4,500
Water and sewer	\$3,000
Electric	\$14,500
Elevator	\$10,000
Fire Alarm	\$3,500
Pest Control	\$2,500
Cleaning supplies	\$2,500
Marketing	\$5,000
Maintenance supplies	\$3,500
Misc	\$8,000
Vacancy (5%)	\$61,200

PROJECTED INCOME

18 Units X 1 Bedroom (\$2400 per)	\$540,000
12 Units X 2 Bedroom (\$2900 per)	\$417,600
6 Units X 3 Bedroom (\$3700 per)	\$266,400
Other Income	\$35,080
Gross Income	\$1,259,080

TOTAL EXPENSES

Total Expenses	\$475,000
Net Operating Income	\$784,080
Value at 5% Cap	\$15,681,600
Value per unit	\$313,632



02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

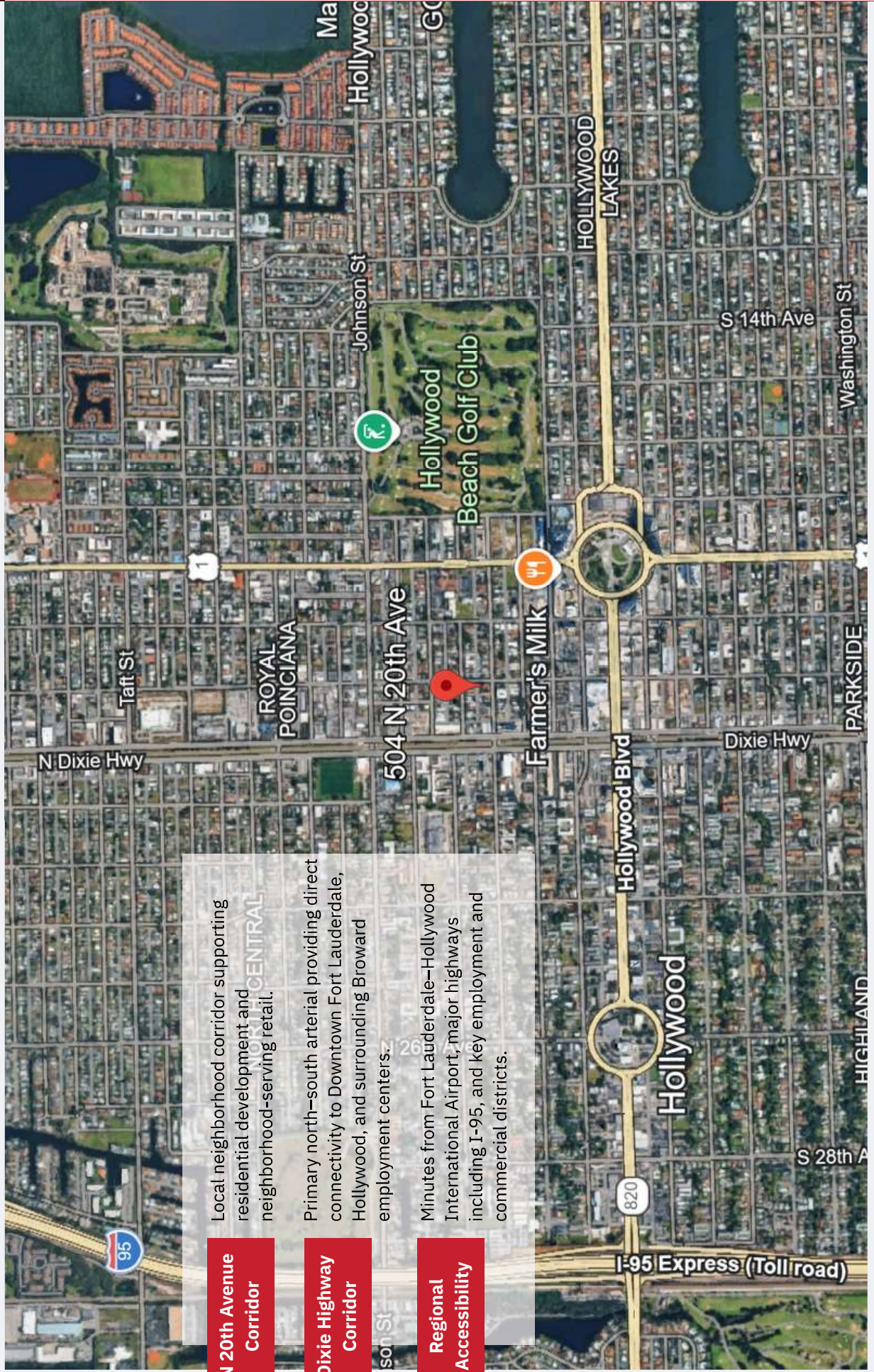
Demographics

Local Market Profile



VISIBILITY & CONNECTIVITY

Property located near the **Dixie Highway corridor in Hollywood, Florida.**
Urban infill site positioned within a signalized neighborhood street grid with convenient access to major regional transportation routes.



N 20th Avenue Corridor

Local neighborhood corridor supporting residential development and neighborhood-serving retail.

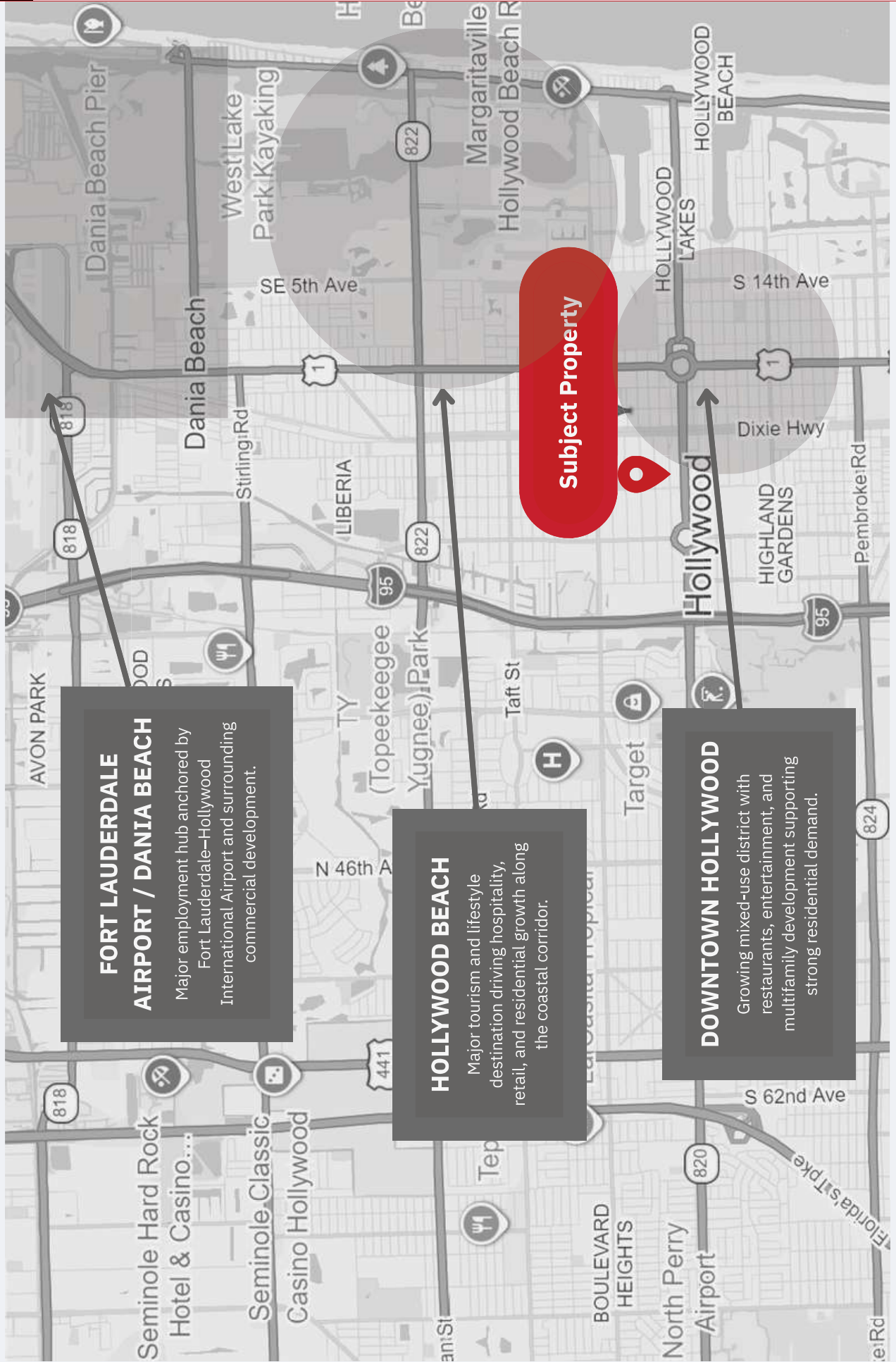
Dixie Highway Corridor

Primary north-south arterial providing direct connectivity to Downtown Fort Lauderdale, Hollywood, and surrounding Broward employment centers.

Regional Accessibility

Minutes from Fort Lauderdale-Hollywood International Airport, major highways including I-95, and key employment and commercial districts.

LOCATION CONTEXT



DEMOGRAPHICS

City of Hollywood

Established Broward County coastal city with strong residential density, proximity to major employment centers, and continued demand for rental housing.

POPULATION

- Approximately 155,000 residents within the City of Hollywood
- Diverse workforce supporting Broward County's service, tourism, and logistics sectors

HOUSEHOLDS

- Over 61,000 households supporting neighborhood retail and residential demand
- Established residential neighborhoods surrounding the development site

INCOME

- Household income levels supporting workforce and market-rate rental housing
- Diverse economic base across hospitality, healthcare, logistics, and professional services

EMPLOYMENT

- Located near major employment centers including Fort Lauderdale-Hollywood International Airport, Downtown Hollywood, and Broward County commercial corridors

HOUSINGS

- Growing demand for multifamily housing across the Hollywood/Dania Beach submarket
- Continued residential and mixed-use development activity throughout the area

Source: U.S. Census Bureau / City of Hollywood Economic Development

155,000
POPULATION
CITY OF HOLLYWOOD

61,197
HOUSEHOLDS

\$67,000
MEDIAN
HOUSEHOLD
INCOME
(rounded market reference)

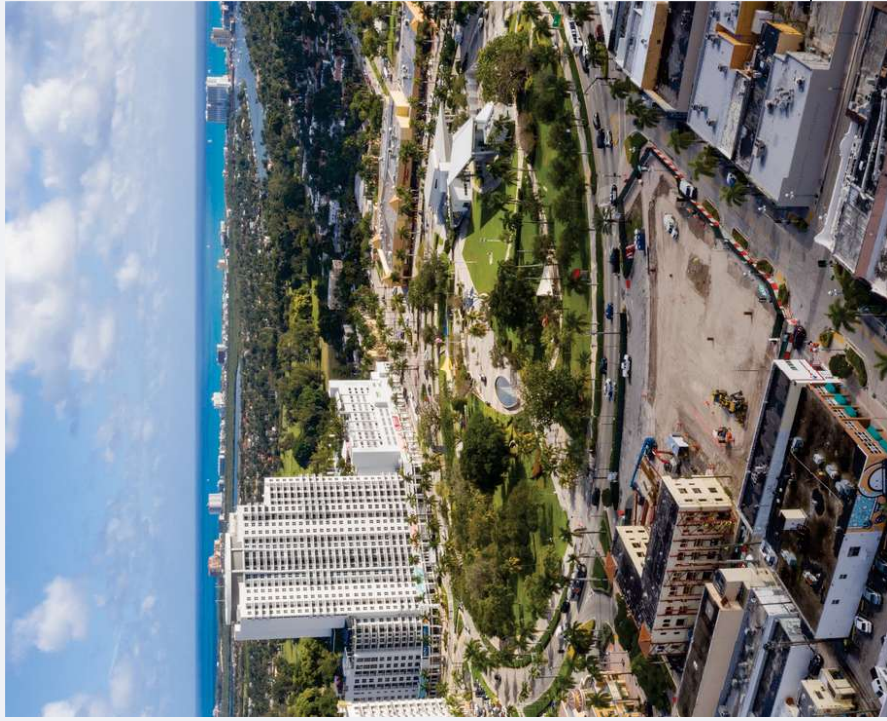
42
MEDIAN AGE

3.12
AVERAGE
HOUSEHOLD SIZE

LOCAL MARKET PROFILE

NEIGHBORHOOD

Hollywood, Florida is a mature Broward County market experiencing steady redevelopment driven by its central location between **Fort Lauderdale and Miami**, proximity to major employment hubs, and continued residential demand. The area benefits from established housing stock, active commercial corridors, and access to regional transportation infrastructure including **I-95, US-1, and Fort Lauderdale, Hollywood International Airport**. Infill development opportunities in central Hollywood are increasingly limited, particularly for parcels positioned along major corridors with strong visibility and access.



CULTURE & RECREATION

Hollywood offers a mix of urban amenities and coastal lifestyle assets that support long-term residential demand. The surrounding area includes neighborhood retail, regional parks, entertainment venues, and the well-known Hollywood Beach Boardwalk, creating a balanced live-work-recreation environment. Nearby civic, hospitality, and recreational destinations contribute to consistent activity throughout the year, supporting retail and service uses.

Direct access to US-1, I-95, and major Broward east-west corridors

Minutes from Fort Lauderdale–Hollywood International Airport

Established residential communities with long-term stability

Strong demand for workforce and market-rate rental housing

Limited availability of infill development sites in central Hollywood

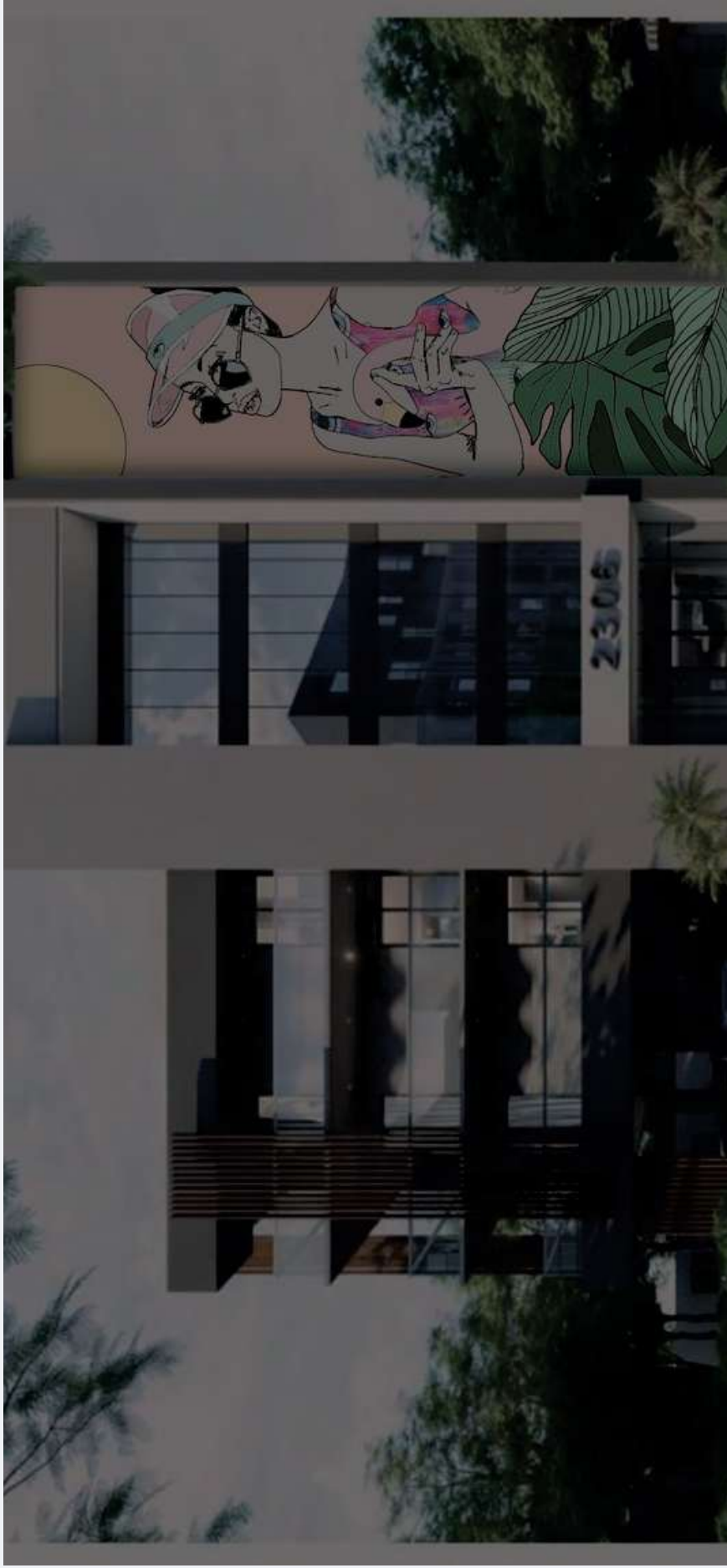
504-520 N 20th Ave represents a rare infill development opportunity positioned in a well-established Broward County residential market with strong connectivity to major employment centers and coastal amenities.

155K+
RESIDENTS IN THE
CITY OF HOLLYWOOD

67K+
HOLLYWOOD
HOUSEHOLDS

\$67K
MEDIAN HOUSEHOLD
INCOME

Source: U.S. Census Bureau / City of Hollywood Economic Development



EXCLUSIVELY LISTED BY



ELIOR LEVI

Commercial Real Estate Advisor

+1 954.743.7594

elevi@faustocommercial.com

Fausto Commercial 1761 W Flagler St | Miami, FL 33135

www.FaustoCommercial.com

