

Sandcastle By The Sea \$7,500,000

505 S Ocean Drive & 513 S Ocean Drive, Hollywood, FL 33019

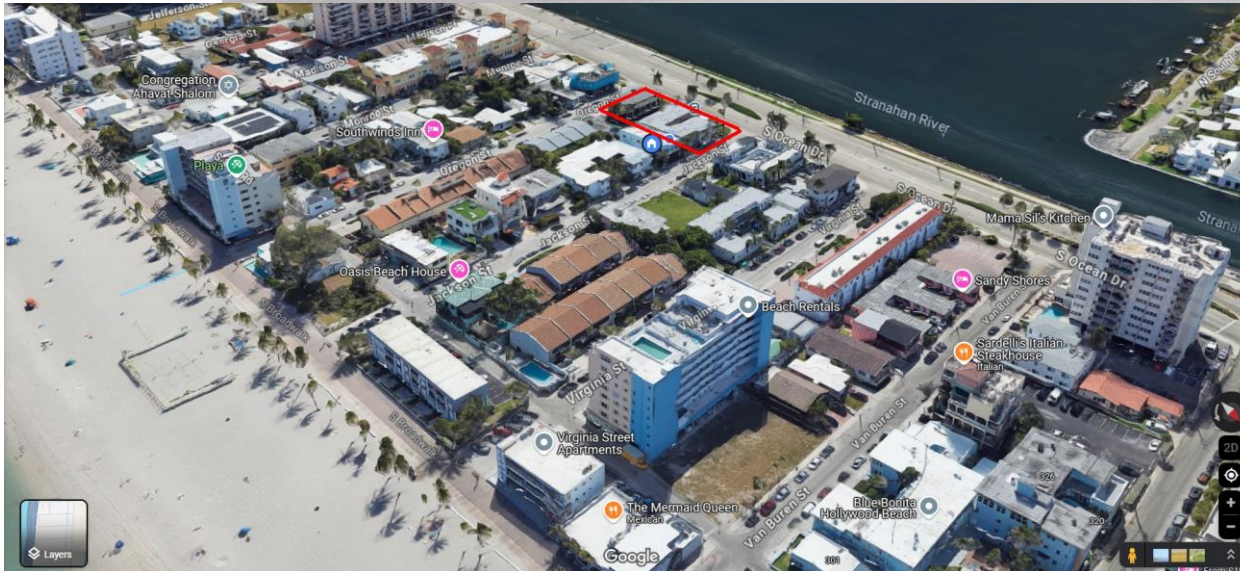
-17 Units Total = (11) Large 1 BR, (1) Large 2 BR, (5) Efficiencies -14 Parking Spaces

-2 Lots totalling 17,740 SF

-Overlooks stunning views of the widest area of the intracoastal waterway

-Primely situated on a street connected to the Hollywood Beach Broadwalk

-City is improving the streets with brick pavers, underground utilities and more



The Sandcastle by the Sea is comprised of two buildings located on adjacent lots, with a combined total of 17 units.

Property #1

505 S. Ocean Drive

(13) Units Total = (8) are Large 1 Bedrooms/2 Baths, (3) Medium Efficiencies , (2) Small Efficiencies(units A2, A3)

-Newer roof, approx. 5 years old.

-Impact windows

-110x80 Lot, Approx 8870 SF

-Built 1950

-Folio #514213012990

Property #2

513 S. Ocean Drive

(4) Units total = (3) large 1 bedrooms, (1) large 2 bedroom/2 bath w/waterview balcony (Owner's suite style)

-110x80 Lot, Approx. 8409 SF (per city records)

-Building SF Area = 3060 SF

-Built 1954

-All central AC

-Folio # 514213012970

TOTAL COMBINED UNITS: 17

LOT TOTAL: 17,740 sf

PARKING SPACES 13-14

ZONING BRT-25

Photos 505 S. Ocean Dr.



Photos 505 S. Ocean Dr.



Photos 505 S. Ocean Dr.



Photos 513 S. Ocean Dr.



Photos 513 S. Ocean Dr.



Interior Photos 505 S. Ocean Dr.



Interior Photos 505 S. Ocean Dr.



Interior Photos 513 S Ocean Dr.



Rent Roll 505 S. Ocean Dr. /Monthly Rent

Property Address:_____ 505 S Ocean Dr Hollywood FL 33019

Total Units: _____

13

Unit #	Tenant Name	Unit Type	Monthly Rent	Security Deposit	Date of Occupancy	Date of Expiration
A1	Vacant	Med. Efficiency				
A2	[REDACTED]	Small Efficiency	\$1,350.00	\$1,350.00	03/01/24	03/01/25
A3	[REDACTED] b	Small Efficiency	\$1,450.00	\$1,450.00	01/01/24	Mo/Mo
A4	[REDACTED]	Med. Efficiency	\$1,675.00	\$2,000.00	08/01/24	08/01/25
A5/6	[REDACTED]	1Bed / 2 Bath	\$1,800.00	\$500.00	8 years	Mo/Mo
A7/8	E [REDACTED]	1 Bed / 2 Bath	\$1,950.00	\$0.00	8 years	Mo/Mo
A9	R [REDACTED] n	Med. Efficiency	\$1,650.00	\$1,650.00	11/01/24	11/1/25
A10	[REDACTED] er	1Bed / 2 Bath	\$1,800.00	\$1,000.00	3 years	Mo/Mo
B1	[REDACTED] y	1 Bed / 2 Bath	\$1,850.00	\$500.00	12/26/21	Mo/Mo
B3	[REDACTED]	1Bed / 2 Bath	\$1,850.00	\$1,850.00	10/01/24	10/01/25
B4	[REDACTED]	1 Bed /1 Bath	\$1,850.00	\$1,850.00	09/02/21	09/01/25
B5/6	[REDACTED] o	1 Bed /2 Bath	\$1,925.00	\$1,950.00	07/13/24	07/13/25
B7	[REDACTED] v	1 Bed /2 Bath	\$2,000.00	\$1,000.00	09/22	04/01/25
Total:						

Total Gross Monthly Rent of 505 S Ocean Dr. = \$21,150 + \$140 Laundry Quarters

Rent Roll 513 S. Ocean Dr. /Monthly Rent

Property Address: _513 S Ocean Dr Hollywood Fl

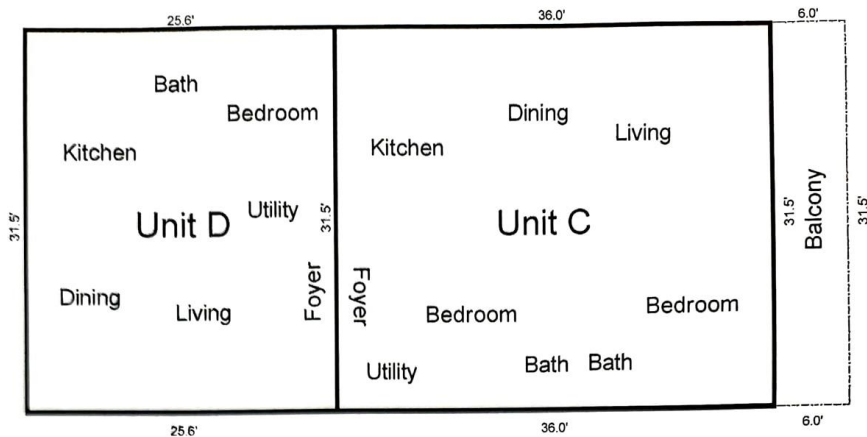
33019_____

_____ Total Units: __4_____

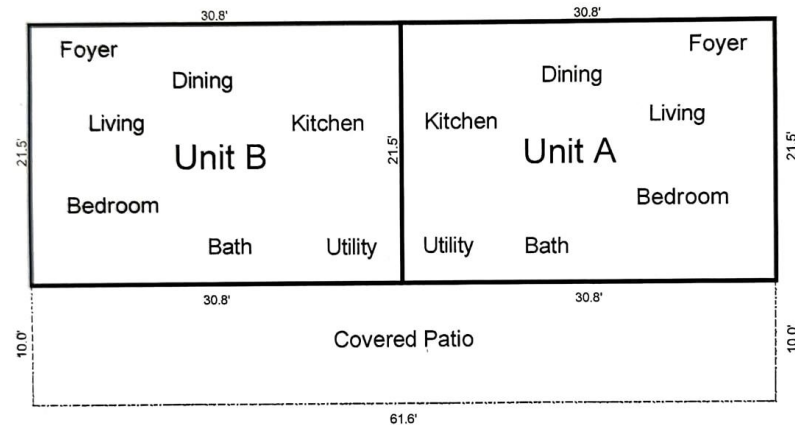
Unit #	Tenant Name	Unit Type	Monthly Rent	Security Deposit	Date of Occupancy	Date of Expiration
A	Vacant	1/1				
B	[REDACTED]	1/1	\$1850.00	\$1000.00	09/2020	08/19/25
C	[REDACTED]	2/2	\$1700.00	0	2 years	
D	[REDACTED]	1/1	\$1750.00	0	20 years	Mo/Mo

Total Gross Monthly Rent of 513 S Ocean Dr. = \$5300 (Note unit C the 2/2 is Owner family occupied)

Total Combined Gross Monthly Rent = \$26,590



Second Floor



First Floor

513 S Ocean Dr Layouts

See by part/

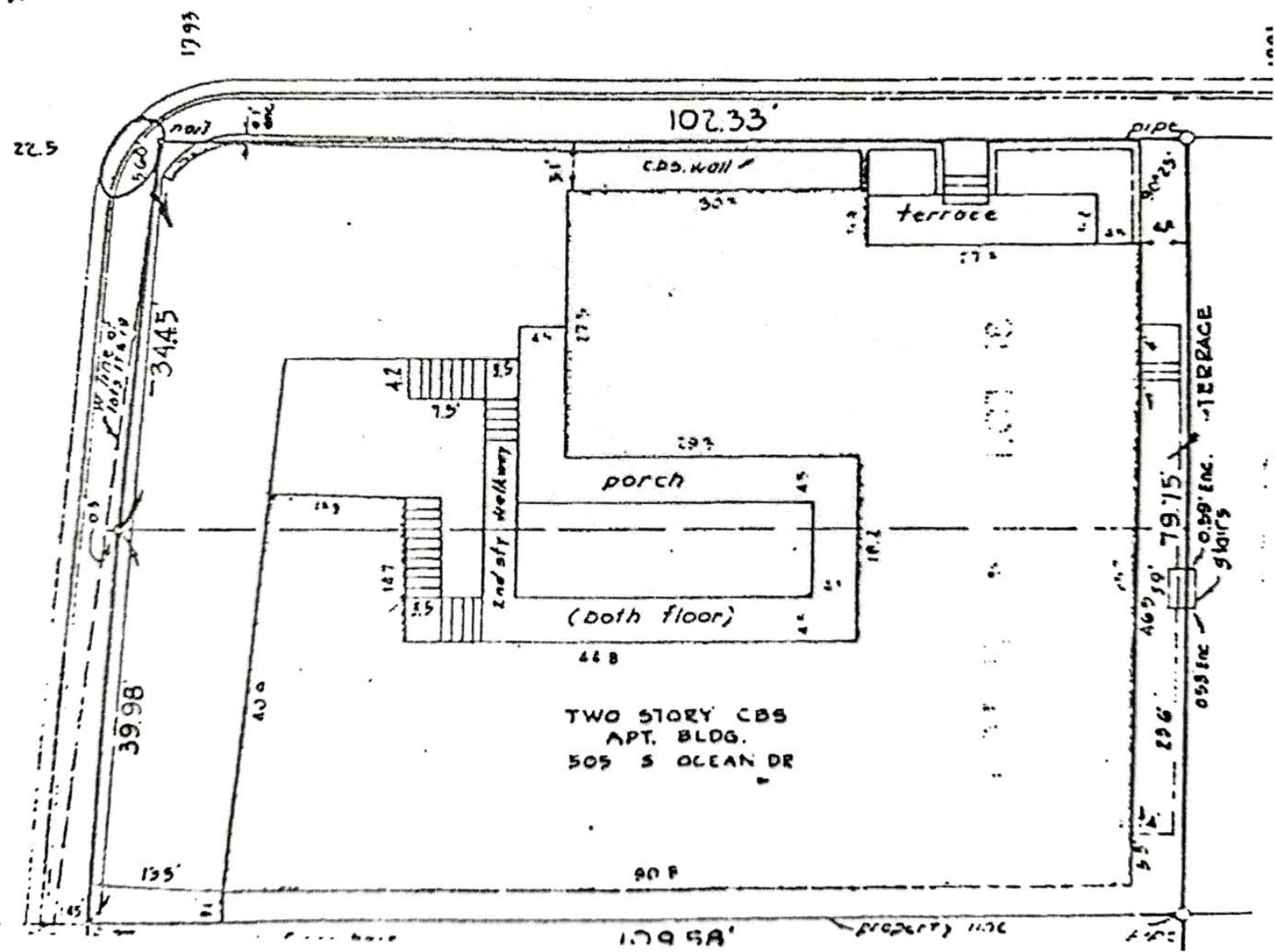
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	Unit No. A	662.20	
	Unit No. B	662.20	
	Unit No. C	1134.00	
	Unit No. D	806.40	3264.80
P/P	Covered Patio	616.00	
	Balcony	189.00	805.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Unit No. A			
21.5	x	30.8	662.20
Unit No. B			
21.5	x	30.8	662.20
Unit No. C			
31.5	x	36.0	1134.00
Unit No. D			
25.6	x	31.5	806.40

245

TWO STORY CBS
APT. BLDG.
505 S OCEAN DR



Surveys

Boggs-Hutchison and Associates, Inc.

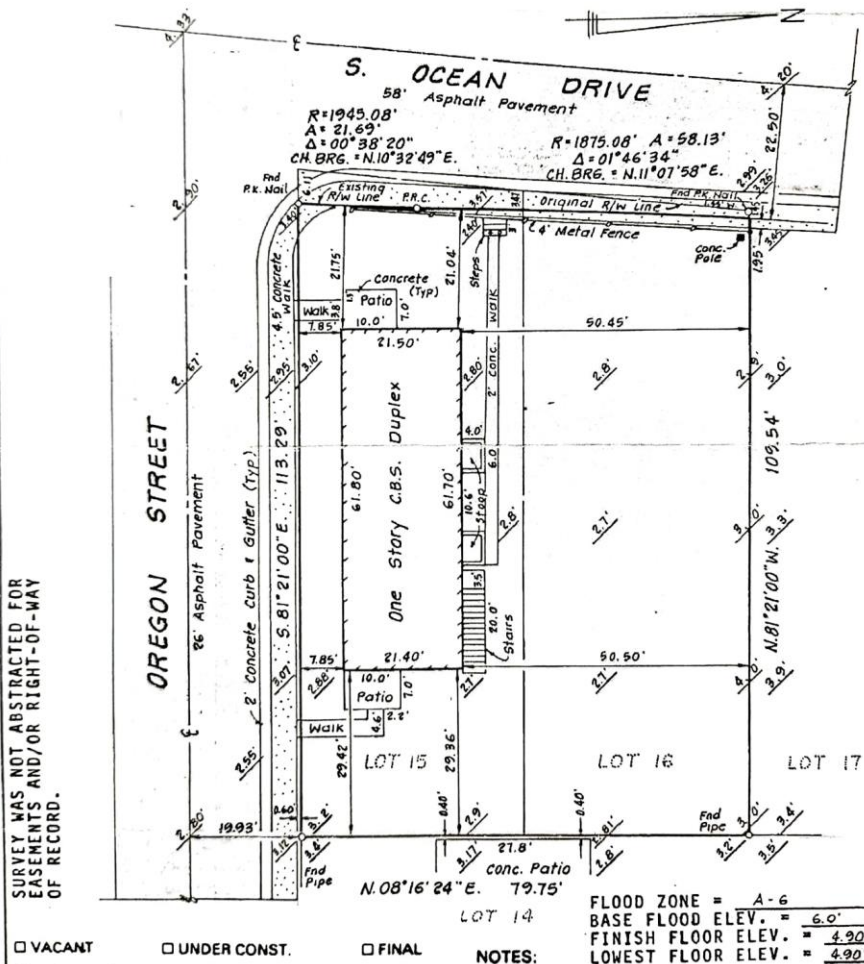
2411 Hollywood Blvd.
Hollywood, Florida 33020
Phone (305) 922-4579

SURVEY CERTIFIED TO:

POLEN



LEGAL DESCRIPTION: Lots 15 and 16, Block 13 of "HOLLYWOOD BEACH" according to the Plat thereof, as recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida, LESS road right-of-way as shown on D.O.T. Map Sec. 86030-2514, Sheet 1 of 3.
ADDRESS:



SURVEY WAS NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

☐ VACANT ☐ UNDER CONST. ☐ FINAL

I hereby certify that I have made a recent survey of the above described property, and it is true and correct to the best of my knowledge and belief. I also certify that there are no above ground encroachments, unless otherwise noted. I further certify that the survey represented hereon meets the MINIMUM TECHNICAL STANDARDS adopted by the Florida

City street beautification is underway along property adjacent streets. Leads directly to Hollywood Beach Boardwalk access;





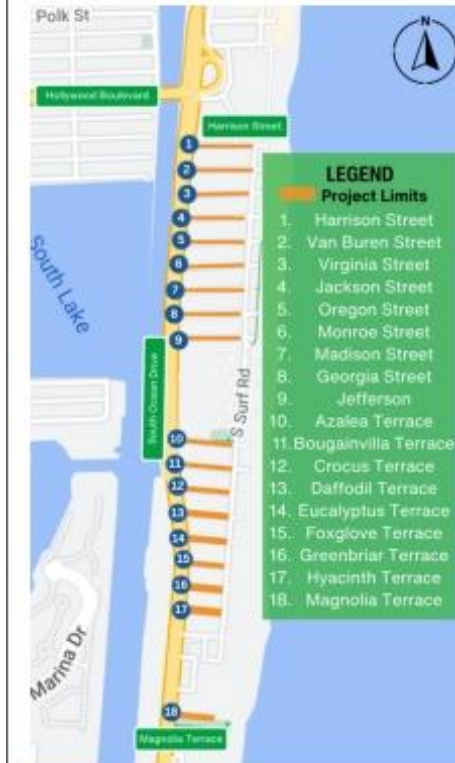
PHASE IV UNDERGROUNDING OF OVERHEAD UTILITIES AND STREETSCAPE BEAUTIFICATION

» Overview

The Phase IV Undergrounding of Overhead Utilities and Streetscape Beautification East-West Streets Project includes east to west roadway improvements for 18 streets between Harrison Street and Magnolia Terrace.

» Work to be Performed

- Undergrounding of overhead utilities
- Drainage improvements
- Elevating the roadway
- Adjusting private property grades to transition to new proposed elevations (Harmonization)
- Improvements to Magnolia Terrace parking lot
- Installing new marine turtle friendly lighting



Please visit our website:



» **Estimated Construction
Schedule**
Summer 2024 to Late 2028

» **Coordination**
The project team will be reaching out to properties to schedule one-on-one meetings to discuss the harmonization process. Executed agreements will be needed to allow work on properties.

» Who to Contact

For more information, please contact Senior Community Outreach Specialist Melissa J. Rodriguez via email melissa@hmlpublicoutreach.com or phone 1(305) 570-8076 or CRA Senior Project Manager Sarita Shamah, P.E., at sshamah@hollywoodfl.org or by phone at (954) 924-2980.



According to Tripadvisor, Hollywood Beach in Florida is one of the top beaches in the United States, ranking fourth in the country.

Sandcastle By the Sea is located next to the famed Hollywood Beach Boardwalk / Location Highlights;











LISTED EXCLUSIVELY BY HOLLYWOOD DIAMOND REALTY ~ NICOLE D'AIGUILLON/REALTOR 954-540-7654 NICOLEREALTOR2@AOL.COM

www.NicoleRealEstate.com