

VAN BUREN FLATS

2202-2204 Van Buren St
Hollywood FL 33020

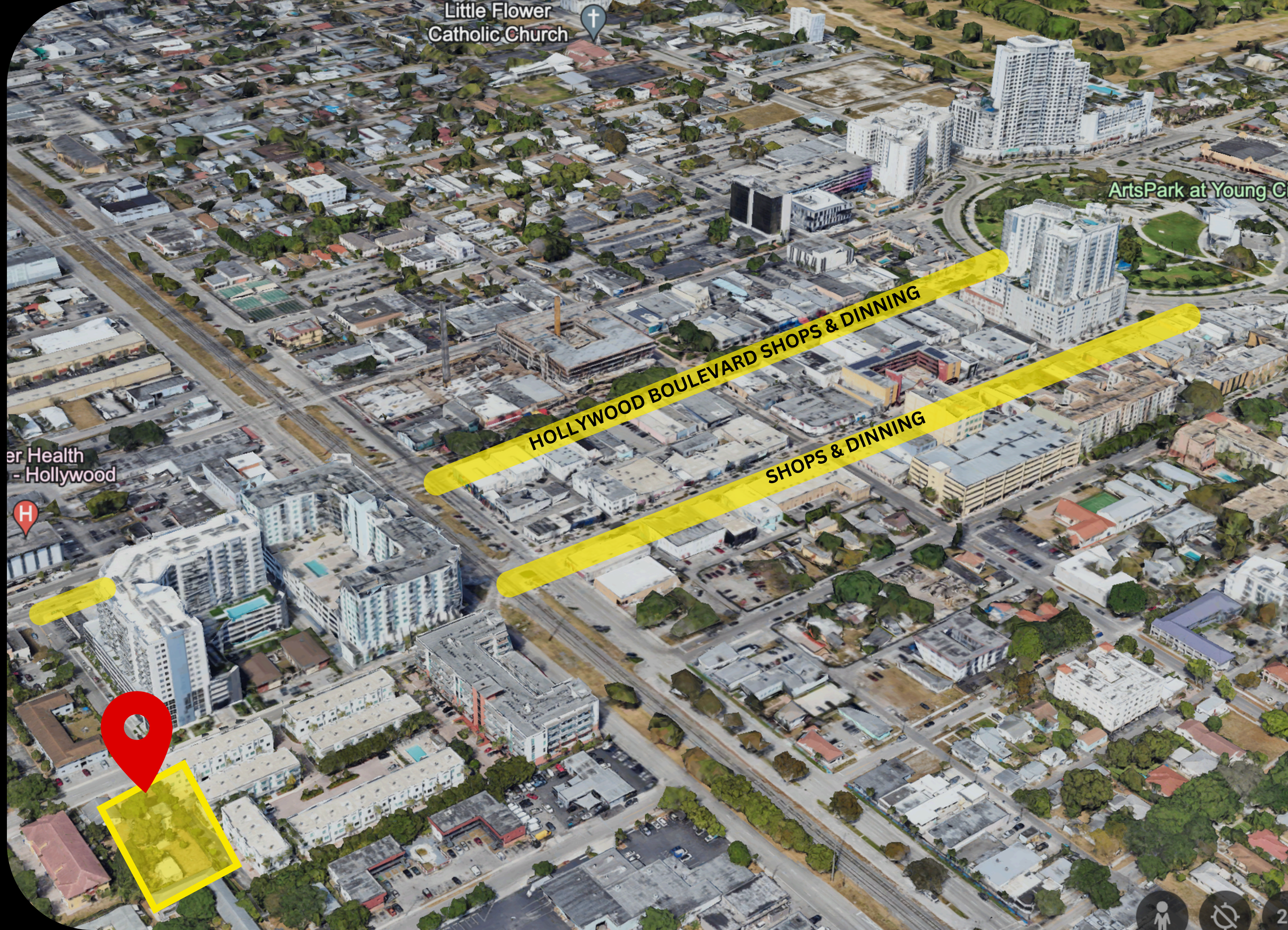
**40 UNITS
PLANS
APPROVED**

.....
**Prime Location
in Hollywood
Downtown**

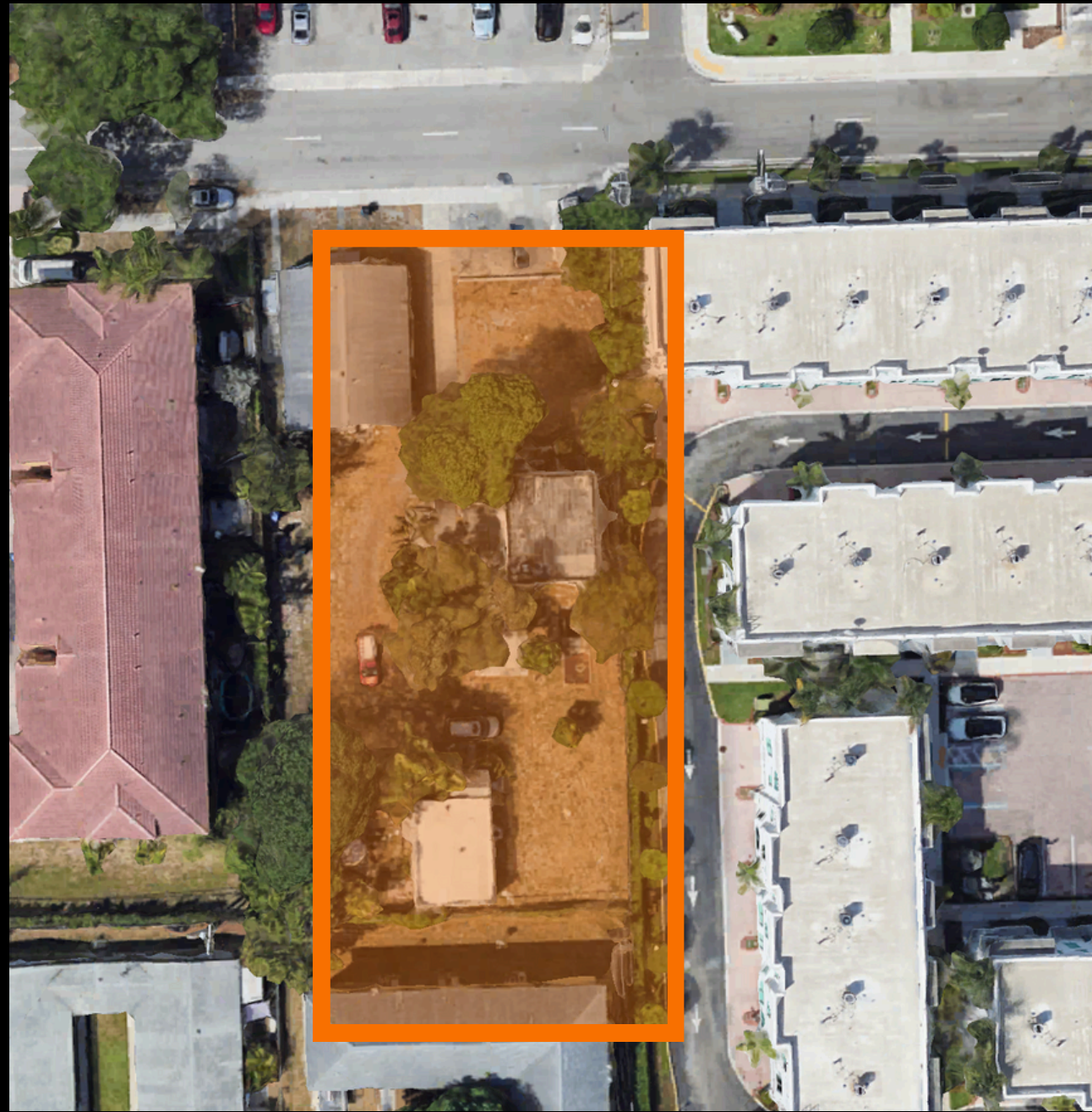


LOCATION !!

- Located in the growing Hollywood Downtown
- One street south of Hollywood Blvd Shops and Dining
- 10 minutes driving to the Hollywood Beach Boardwalk
- 5 minutes driving to highway I-95
- 10 Minutes to Fort Lauderdale - Hollywood Airport
- 30 Minutes to Miami International Airport

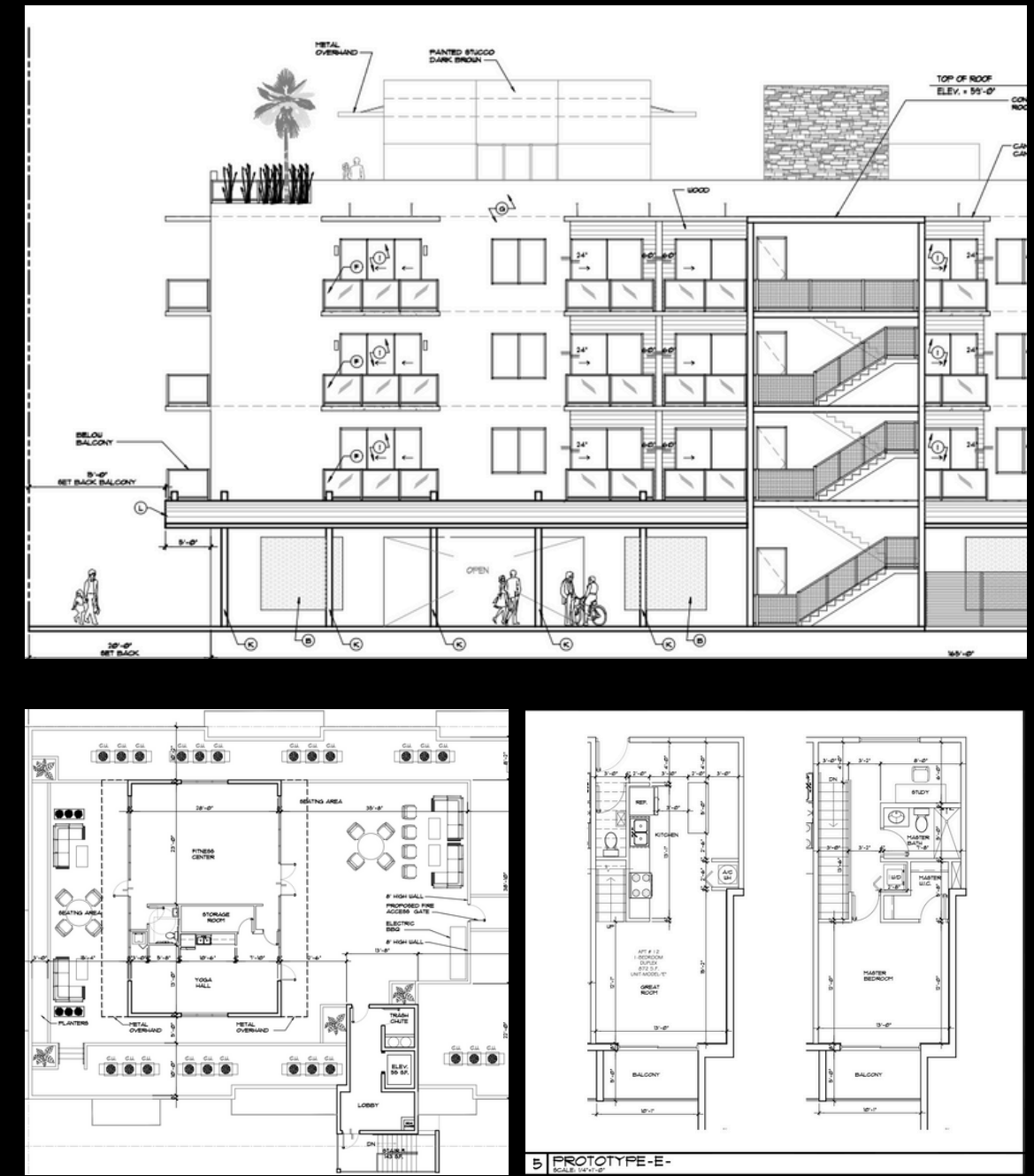


CURRENT



- LOT: 20,501 SQFT
- Zoned DH-2 - Max allowed density
- Currently 5 units within 3 buildings (2 duplex and 1 cottage)
- Ready to Demolish

APPROVED PLANS



FLOORPLANS

PRO FORMA

FINANCIALS

40 UNITS TOTAL

- Plans Approved
- Architect Design Included
- 6 Different Floorplans
- Rooftop and Common Area
- 58 Parking spots
- In-unit washer and dryer

BUILDING

GROSS AREA:

50,947 SQFT

RENT ROLL

- 26 x 1
Bedrooms
- 14 x 2
Bedrooms
- 16 extra
Parking Spaces
for rent

MIN RENT -MONTHLY

\$94,500.00

MIN RENT - ANNUAL

\$1,134,000.00

MAX RENT -MONTHLY

\$100,700.00

MAX RENT - ANNUAL

\$1,208,400.00

TOTAL INCOME

\$94,500.00

FIRST YEAR

\$1,153,200.00

SECOND YEAR

\$1,187,220.00

THIRD YEAR

\$1,222,260.00

TOTAL EXPENSES

\$100,700.00

FIRST YEAR

\$178,700.00

SECOND YEAR

\$183,901.00

THIRD YEAR

\$186,153.00

For More Information Contact:



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