

Hollywood Strip Center 1200-1250 S Dixie Hwy | Hollywood, FL 33020



- ➤ Great location in East Hollywood on Dixie Highway.
- > 28 bays, totaling 17,432 sf of leasable space.
- Unique property allows for retail, industrial uses, and automotive repair and sales. Always easy to rent.
- > Strong net income of \$234,157 per year, providing solid 9.01% Capitalization rate.
- > All tenants have individual water and electrical meter.

JOHN DEMARCO, ACP 954-678-8733 JohnDeMarco@Remax.net RE/MAX 5 STAR REALTY 4151 Hollywood Blvd Hollywood, FL 33020 (954) 361-0000

ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$2,600,000
Investment - Cash	\$0
INVESTMENT INFORMATION	
Purchase Price	\$2,600,000
Price per Tenant	\$130,000
Price per Sq. Ft.	\$149.15
INCOME, EXPENSES & CASH FLOW	\$280,068
Total Vacancy and Credits	\$0
	(\$45,911)
Operating Expenses	(ψ+0,011)
Operating Expenses Net Operating Income	\$234,157

FINANCIAL INDICATORS

Debt Coverage Ratio	N/A
Capitalization Rate	9.01%
Gross Income / Square Feet	\$16.07
Gross Expenses / Square Feet	(\$2.63)
Operating Expense Ratio	16.39%



REAL ESTATE INVESTMENT DETAILS 1200-1250 S Dixie Hwy | Hollywood, FL 33020

Analysis

Analysis Date

August 2017

Property

Property Property Address Year Built Hollywood Strip Center 1200-1250 S Dixie Hwy Hollywood, FL 33020 1957



Purchase Information		Financial Information	
Property Type	Shopping Center	All Cash	
Purchase Price	\$2,600,000		
Tenants	20		
Total Rentable Sq. Ft.	17,432		

Loans

Туре	Debt	Term	Amortization	Rate	Payment	LO Costs
All Cash						

Income & Expenses

Gross Operating Income	\$280,068
Monthly GOI	\$23,339
Total Annual Expenses	(\$45,911)
Monthly Expenses	(\$3,826)

Contact Information

John DeMarco, ACP 954-678-8733 JohnDeMarco@Remax.net



1200-1250 S Dixie Hwy, Hollywood

The subject property consists two buildings with 28 individual bays totaling 17,432 square feet of leasable space. This property sits on a very large 34,597 sf lot with ample parking. This unique property allows general retail, industrial uses, and automotive uses based on the M1 zoning. This building has ramp style curbs that allows vehicles to drive into the actual bays which makes it very easy to rent to most automotive use. Long term tenants include scooter store, auto mechanics, auto dealer sales, convenience stores etc. This building has been historically 90-95% occupied over the last 20 years. It has a new sewer city connection, and all



tenants have individual water and electrical meters. Very low owner expenses which mainly consist of trash and general maintenance. Some of the bays are connected allowing the tenants to occupy two concurrent spaces.

This property is currently grossing \$280,068 annually, netting \$234,157 per year. This NOI provides an investor with a very healthy 9.01% capitalization rate at the full asking price.

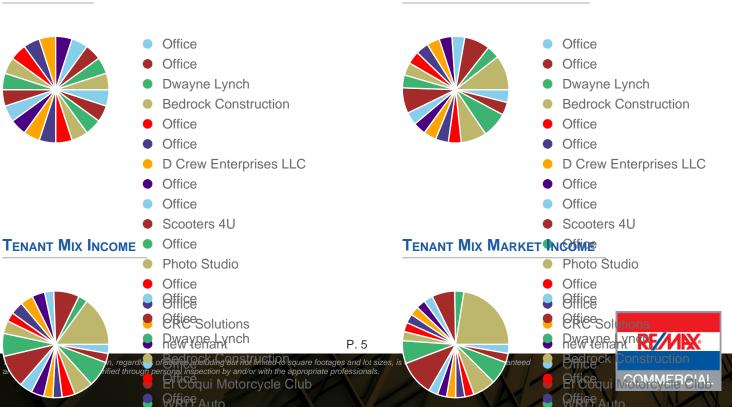
Please remember to not disturb any of the current tenants, for all showings and additional information please contact John DeMarco 954-678-8733.



TENANT MIXES

Suite	Tenants	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
1250	Office	700	\$800	\$800	\$900	\$900
1248	Office	700	\$800	\$800	\$900	\$900
1246-	Dwayne Lynch	1400	\$1,850	\$1,850	\$1,800	\$1,800
1242-	Bedrock	1400	\$1,538	\$1,538	\$1,800	\$1,800
1238	Office	700	\$1,000	\$1,000	\$900	\$900
1236	Office	700	\$850	\$850	\$900	\$900
1234	D Crew Enterprises	700	\$825	\$825	\$900	\$900
1232	Office	700	\$900	\$900	\$900	\$900
1230	Office	700	\$900	\$900	\$900	\$900
1226-	Scooters 4U	1400	\$2,341	\$2,341	\$2,700	\$2,700
1224	Office	700	\$1,684	\$1,684	\$1,800	\$1,800
1222	Photo Studio	700	\$901	\$901	\$901	\$901
1220	Office	700	\$850	\$850	\$900	\$900
1218	Office	700	\$900	\$900	\$900	\$900
1216	CRC Solutions	700	\$1,000	\$1,000	\$900	\$900
1214	new tenant	700	\$890	\$890	\$900	\$900
1212	Office	700	\$850	\$850	\$900	\$900
1210-	El Coqui	1400	\$1,802	\$1,802	\$1,800	\$1,800
1206	WRD Auto	700	\$750	\$750	\$900	\$900
1200-	Office	1400	\$636	\$636	\$900	\$900
20		17,500		\$22,067		\$23,401

TENANT MIX



TENANT MIX SQUARE FEET

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Total Expenses	(\$45,911)	(\$45,911)	(\$45,911)	(\$45,911)	(\$45,911)
Building Insurance	(\$11,000)	(\$11,000)	(\$11,000)	(\$11,000)	(\$11,000)
Maintenance	(\$3,600)	(\$3,600)	(\$3,600)	(\$3,600)	(\$3,600)
Taxes - Real Estate	(\$31,311)	(\$31,311)	(\$31,311)	(\$31,311)	(\$31,311)



RF///HX

P. 6

Hollywood Strip Center 1200-1250 S Dixie Hwy







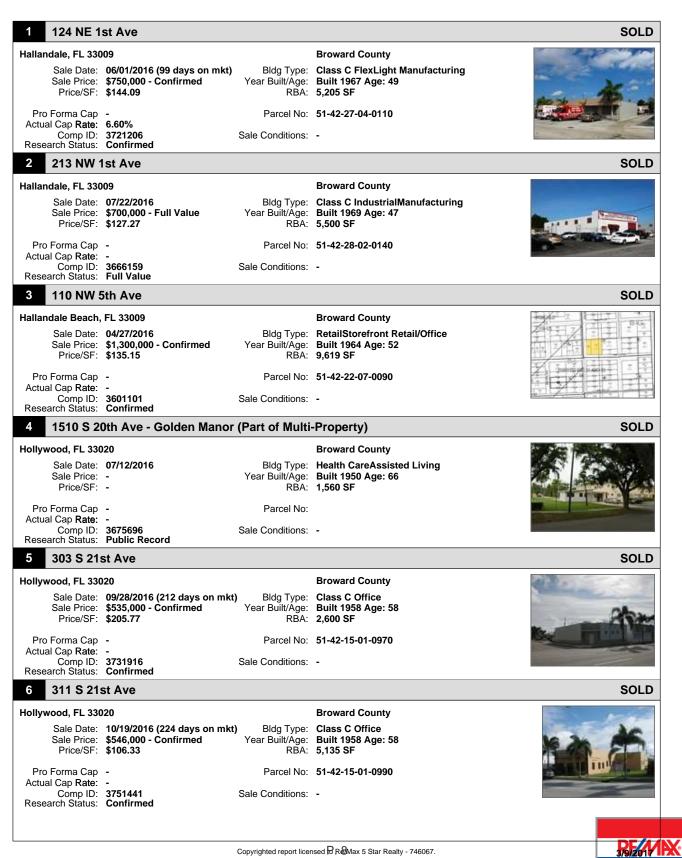








P. 7



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Holywood, FL 33020Broward CountySale Date:08/15/2016Bldg Type:Class C Office Clive/Work UnitSale Price:-Year Built/Age:Built 1951 Age: 65Price/SF:-RBA:2,536 SFPro Forma Cap-Parcel No:51-42-15-01-0610Actual Cap Rate:-Sale Conditions:-Comp ID:3688246Sale Conditions:-3915-917 S 21st AveSale Conditions:-4915-917 S 21st AveSale Conditions:-5915-917 S 21st AveClass C Multi-FamilyApartmentsSale Price:\$1,750,000 - ConfirmedBldg Type:Class C Multi-FamilyApartmentsSale Price:\$1,750,000 - ConfirmedParcel No:51-42-22-10-0540Hollywood, FL 33020Bale Conditions:-Sale Price:\$1,750,000 - ConfirmedSale Conditions:Price/SF:\$129.78Parcel No:51-42-22-10-0540Actual Cap Rate:4.91%Sale Conditions:Comp ID:3550559Sale Conditions:Research Status:ConfirmedBldg Type:Comp ID:3550559Sale Conditions:Sale Date:06/28/2016Bldg Type:Sale Date:06/28/2016Bldg Type:Sale Date:06/28/2016Bldg Type:Sale Date:06/28/2016Sale Drice:Parcel No:Sale Date:06/28/2016Sale Drice:Parcel No:Sale Date:06/28/2016Sale Conditions: </th <th>OLD OLD</th>	OLD OLD
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12 910 Dixie Hwy - Multi-Property Sale (Part of Multi-Property) SC	OLD
Hollywood, FL 33020 Broward County	
Sale Date: 09/29/2016 Bldg Type: RetailAuto Repair	
Sale Price: \$303,284 - Allocated Year Built/Age: - Price/SF: \$121.31 RBA: 2,500 SF	-
Pro Forma Cap - Parcel No: Actual Cap Rate: -	
Comp ID: 3723708 Sale Conditions: - Research Status: Allocated	
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13 20895 E	Dixie Hwy			SOLI
liami, FL 33180			Miami/Dade County	
Sale Price:	06/16/2016 (370 days on m \$790,000 - Confirmed \$292.59	Year Built/Age:	Class C OfficeMedical Built 1971 Age: 45 2,700 SF	
Pro Forma Cap Actual Cap Rate:		Parcel No:	28-1234-008-0480	
	3644115	Sale Conditions:	-	
14 21475-21	1495 E Dixie Hwy			SOLI
ventura, FL 3318	30		Miami/Dade County	
Sale Price:	04/15/2016 \$1,350,000 - Confirmed \$397.06	Year Built/Age:	Class C Office Built 2001 Age: 14 3,400 SF	
Pro Forma Cap Actual Cap Rate:	-		28-1234-004-0010, 28-1234-004-0030	
Comp ID: Research Status:	3584397 Confirmed	Sale Conditions:	-	
15 128 N Di	xie Hwy			SOL
lollywood, FL 33	020		Broward County	
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	3748025 Confirmed	Sale Conditions:	-	
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Comp ID: Research Status: 16 430 N Di 10 430 N Di 10 430 N Di 10 11 10 10 10 10 11 10 10 10 10 10 10 10 10 10 10 10 1	Confirmed xie Hwy - Extra Space 09/16/2016 - - - 3720985 Research Complete Dixie Hwy 020 08/02/2016 (147 days on m \$650,000 - Confirmed \$156.85 - - 3673755 Confirmed Dixie Hwy 020 09/30/2016 - -	Self Storage Bldg Type: Year Built/Age: RBA: Parcel No: Sale Conditions: kt) Bldg Type: Year Built/Age: RBA: Parcel No: Sale Conditions: Bldg Type: Year Built/Age: RBA:	Broward County SpecialtySelf-Storage Built 2004 Age: 12 91,713 SF 51-42-16-09-0010 - Broward County RetailAuto Repair Built 1956 Age: 60 4,144 SF - - Broward County Class C Office Built 1959 Age: 57 2,163 SF 51-42-09-05-0170	SOL SOL SOL SOL

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REAL PX

19 1610 N D	ixie Hwy - Hollywood Pa	ark Complex		SOLD
Hollywood, FL 330	020		Broward County	
	09/07/2016 (580 days on mkt) \$3,000,000 - Confirmed \$142.86	Year Built/Age:	Class C Multi-FamilyApartments Built 1970 Age: 46 21,000 SF	
Pro Forma Cap Actual Cap Rate :		Parcel No:	51-42-09-05-0520	
Comp ID: Research Status:		Sale Conditions:		
20 1622 N D	ixie Hwy			SOLD
Hollywood, FL 330	020		Broward County	
Sale Date: Sale Price: Price/SF:		Year Built/Age:	RetailAuto Repair Built 1953 Age: 64 1,000 SF	Har and
Pro Forma Cap		Parcel No:	-	
Actual Cap Rate: Comp ID: Research Status:		Sale Conditions:		
21 2300-236	0 N Dixie Hwy - Palm Pl	aza		SOLD
Hollywood, FL 330)20		Broward County	17.16.55
	05/10/2016		RetailStorefront	
Sale Price: Price/SF:			Built 1974 Age: 42 15,327 SF	
Pro Forma Cap Actual Cap Rate:		Parcel No:	51-42-09-05-1431	
Comp ID: Research Status:	3653230	Sale Conditions:	-	
		ach Business	Center (Part of Multi-Property)	SOLD
Hallandale Beach,	FL 33009		Broward County	
Sale Date: Sale Price: Price/SF:		Year Built/Age:	Class B Office Built 2009 Age: 7 20,000 SF	TTONE THE
Pro Forma Cap		Parcel No:		and and the state of the state
Actual Cap Rate: Comp ID: Research Status:		Sale Conditions:		
	•	e Beach Busir	ness Cntr (Part of Multi-Property)	SOLD
Hallandale Beach,	FL 33009		Broward County	
	01/30/2017		0.14 AC (6,098 SF)	Image Coming Soon
Sale Price: \$/AC Land Gross:		Lot Dimensions: Proposed Use:		and a second second
Parcel No:				
Comp ID: Research Status:	3835954 Research Complete	Sale Conditions:	-	
24 218-226	S Dixie Hwy			SOLD
Hallandale Beach,	FL 33009		Broward County	
	02/07/2017 (36 days on mkt) \$820,000 - Confirmed \$181.06	Year Built/Age:	Class C Office Built 1981 Age: 36 4,529 SF	
Pro Forma Cap Actual Cap Rate:		Parcel No:	51-42-28-02-2880	P
Comp ID: Research Status:	3825196	Sale Conditions:	-	
				3/9/2017

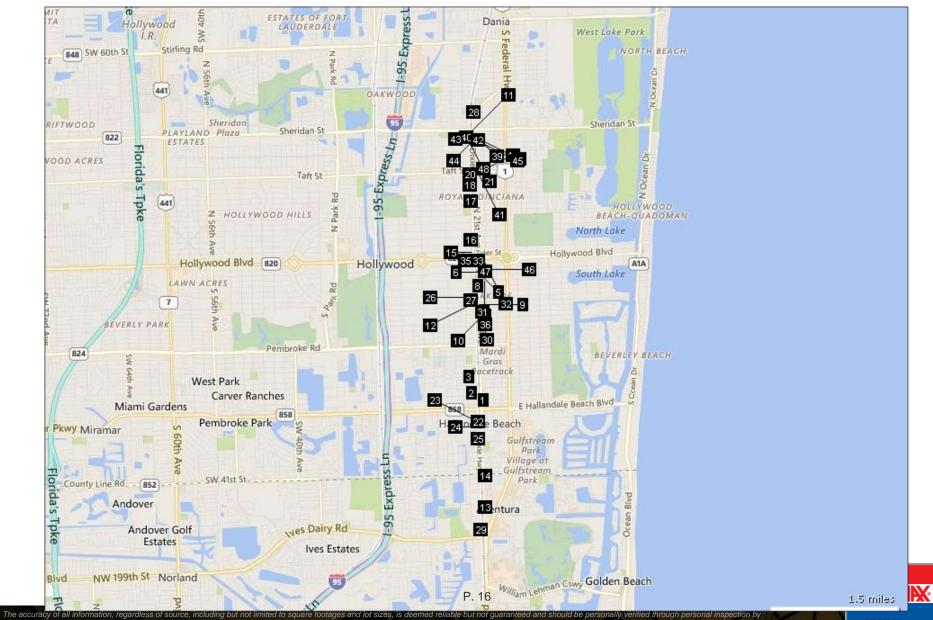
25 400 S Dia	kie Hwy			SOLD
lallandale Beach,	FL 33009		Broward County	
	07/20/2016 \$1,250,000 - Full Value \$134.58	Year Built/Age:	Class C Office Built 1973 Age: 43 9,288 SF	
Pro Forma Cap Actual Cap Rate:		Parcel No:	51-42-27-21-0010	
Comp ID: Research Status:	3662942	Sale Conditions:	-	2.50
26 808 S Dia	kie Hwy - Hollywood /	Auto		SOLD
lollywood, FL 330)20		Broward County	
Sale Date: Sale Price: Price/SF:		Year Built/Age:	Class C Office Built 1956 Age: 60 3,569 SF	Alle M
Pro Forma Cap Actual Cap Rate:		Parcel No:	51-42-16-21-0010	
Comp ID: Research Status:	3675795	Sale Conditions:	-	
27 814 S Diz	kie Hwy			SOLD
lollywood, FL 330)20		Broward County	
	05/03/2016 \$850,000 - Full Value \$123.21	Year Built/Age:	Class C Office Built 1941 Age: 75 6,899 SF	
Pro Forma Cap		Parcel No:	51-42-16-01-1170	A STATE
Actual Cap Rate: Comp ID: Research Status:	3607244	Sale Conditions:	-	the state
28 350 W Di	xie Hwy			SOLD
lollywood, FL 330)20		Broward County	
	08/15/2016 \$515,000 - Confirmed \$242.24	Year Built/Age:	RetailConvenience Store Built 1934 Age: 82 2,126 SF	11 B LANK
Pro Forma Cap Actual Cap Rate:		Parcel No:	51-42-03-16-0010	
Comp ID: Research Status:	3690600	Sale Conditions:	Business Value Included	and the second s
29 20450 W	Dixie Hwy			SOLD
liami, FL 33180			Miami/Dade County	Laco La
Sale Date: Sale Price: Price/SF:	10/13/2016 (1,837 days on \$1,218,000 - Full Value \$264.78	Year Built/Age:	Class C OfficeMedical Built 1987 Age: 29 4,600 SF	Improvements
Pro Forma Cap Actual Cap Rate:		Parcel No:	30-1234-015-0213	
Comp ID: Research Status:	3743253	Sale Conditions:	-	
30 2003 Flet	tcher St - Golden Mar	or (Part of Multi	-Property)	SOLD
lollywood, FL 330)20		Broward County	
Sale Date: Sale Price: Price/SF:		Year Built/Age:	Health CareSkilled Nursing Facility Built 1950 Age: 66 4,017 SF	P
Pro Forma Cap Actual Cap Rate:		Parcel No:		State of state and state and the state of state
Comp ID: Research Status:	3675696	Sale Conditions:	-	
		Copyrighted report licer	nsed Ro Rollinax 5 Star Realty - 746067.	3/9/2017



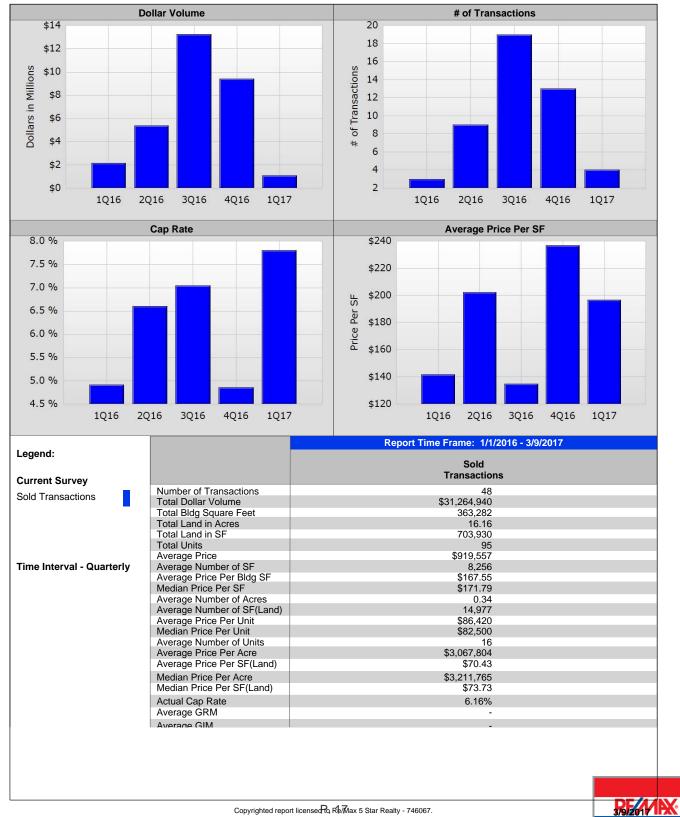
tollywood, FL 33020 Broward County Sale Date: 06/01/2016 Sale Price: Price/SF: Price/SF: - Pro Forma Cap - Actual Cap Rate: - Comp ID: 3532361 Sale Price: Sale Conditions: - Sale Conditions: - Sale Date: Comp ID: 3532361 Sale Date: 03/23/2016 Sale Date: 03/24/2016 Sale Date: 03/24/2016 Sale Date: 03/24/2016 Sale Date: 03/24/2016 Sale Date: 03/24/2016 </th <th>31 2029-203</th> <th>3 Funston St</th> <th></th> <th></th> <th>SOLD</th>	31 2029-203	3 Funston St			SOLD
Sale Date: 09/10/2016 (195 days on mkt) Bidd Type Class C Multi-FamilyApartments Sale Price: \$73,000 - Confirmed Year Buildings Buildings Buildings Comp ID: \$579,000 - Confirmed Year Buildings Sule Conditions: - Comp ID: \$579,000 - Confirmed Year Buildings Sule Conditions: - Comp ID: \$579,000 - Confirmed Year Building Sule Conditions: - Comp ID: \$579,000 - Confirmed Year Building Sule Conditions: - Comp ID: \$579,000 - Confirmed Year Building Sule Conditions: - Procents: \$241,000 - Confirmed Year Building Sule Conditions: - Sale Date: \$251,000 - Confirmed Year Building Sule Conditions: - Comp ID: \$241,000 - Confirmed Year Building Sule Conditions: - Comp ID: \$241,000 - Confirmed Year Building Sule Conditions: - Sale Date: 6001/2016 Bidg Type RetailStorefront RetailResidential Bidg Type RetailStorefront RetailResidential Bidg Type Sale Date: 6001/2016 Bidg Type RetailStorefront RetailResidential Bidg Type RetailStorefront RetailResidential Bidg Type Sale Date: 6001/2016 Bidg Type RetailStorefront RetailResidential Bidg Type RetailStorefront RetailReside	ollywood. FL 330)20		Broward County	the second s
Actual Cap Rate: 6.25%, Comp ID: 5679025 Sale Conditions: - Stearanch Status: Confirmed Sole Diversity Sole Diversity Sole Diversity Stearanch Status: Confirmed Year Bild Type: RetailStorefort Sole Diversity Stear Price: Sole Diversity <	Sale Date: Sale Price:	08/10/2016 (195 days on mkt) \$730,000 - Confirmed	Year Built/Age:	Class C Multi-FamilyApartments Built 1960 Age: 56	p. 101
22 2006 Hollywood, FL 33020 Broward County Sale Date: 11/16/2016 Bidg Type: RetailStorefront Sale Date:: 11/16/2016 Bidg Type: RetailStorefront Procest:: Sale Ance:: Parcel No: 51-42-15-01-1380 Actual Cap Rate:: Comp (D): Sale Date:: Comp (D): Comp (D): 786535 Sale Conditions:: - Comp (D): 786535 Sale Conditions:: - Comp (D): 3786235 Sale Conditions:: - Sale Date:: 0607/2016 Bidg Type: RetailStorefront Retail/Residential Sale Date:: 0607/2016 Bidg Type: RetailStorefront Retail/Residential Sale Date:: 0522/2016 Bidg Type: RetailStorefront Retail/Residential Sale Date:: 0522/2016 Sale Conditions: - Pro Forma Cap - Parcel No: 51-42-15-01-1290 Accurate Accurate: Sale Conditions: - Sole Date: Sole Date: 21 213 Bhollywood FL 33020 Bidg Type: Class C Office Sole Date: Sole Date: Sale Date::	Actual Cap Rate:	6.28%			
Image: State Date: 11/12/2016 Bid price: State Price: <					
Sale Date: 11/16/2016 Bidd Type: Real:Bioration Bidd Type: Real:Bioration Bidd Type: Sale Date: Sale	32 2006 Hol	lywood Blvd			SOLD
Sale Price: \$241.43 Bit Price: \$241.43 Bit Price:	•			Broward County	
Ardual Cape Rate: - Comp ID: 3052-050 Hollywood Bivd - Broward Building Solutions: - 33 2032-2050 Hollywood Bivd - Broward Building Solutions: - 10/Jwood, FL 33020 Bidg Type: Present Filter Status: Confirmed Bidg Type: Present Status: Confirmed Solutions: - 203 2032-2050 Hollywood Bivd - Broward Building Solutions: - Solutions: - Sale Date: 060/1/2016 Bidg Type: Present Cape - Research Status: Research Complete Solutions: - 34 2138 Hollywood, FL 33020 Sale Conditions: - - 35 2138 Hollywood Bivd Solutions: - - 36 2138 Hollywood, FL 33020 Bidg Type: Present: Status: Research Status: Research Complete Bidg Type: Present Cape - Parcel No: 5142-16-01-0520, 51-42-16-01-0540 Solutions: - 37 2138 Hollywood Bivd Sale Conditions: - Status: Confirmed Sale Conditions: - 38 2138 Hollywood Bivd Sale Conditions: - Status: Confirmed Sale Conditions: - 39 2138 Hollywood Bivd Sale Conditions: - Status: Confirmed Solutions: - 30 2138 Hollywood Bivd Sale Conditions: - Status: Confirmed Solutions: - 30	Sale Price:	\$845,000 - Confirmed	Year Built/Age:	Built 1953 Age: 63	
Comp ID: 3765355 Sale Conditions: - 33 2032-2050 Hollywood Blvd - Broward Building SOLD Sale Date: 0601/2016 Bidg Type: RetailStorefront Retail/Residential Sale Price: - Fraward County Sale Date: 0601/2016 Bidg Type: RetailStorefront Retail/Residential Sale Price: - Fraward County Sale Date: 0601/2016 Bidg Type: RetailStorefront Retail/Residential Sale Price: - Fraward County ProForma Cap - Parcel No: 51-42-15-01-1290 Actual Cap Rate: - Sale Conditions: - 33 2032-2016 Bidg Type: Class C Office Sale Price: 5200,000 - Confirmed Bidg Type: Class C Office Event Sale Science Sale Price: 5200,000 - Confirmed Year Buil/Age: Built 1937 Age: 59 Event Sale Science Pro Forma Cap - Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 Event Sale Science Actual Cap Rate: - Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) SoLD Sale Date: 03222016 Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) SoLD Sale Date: 032242016 (51 days on mkt) Bidg Type: Class C Office SoLD Sale Date: 03242016 (51 days on mkt) Bidg Type: Class C Office SoLD			Parcel No:	51-42-15-01-1380	
Isolywood, FL 33020 Broward County Sale Date: 06/01/2016 Sale Date: 06/01/2016 Sale Date: 06/01/2016 Sale Date: 06/01/2016 Sale Date: 07/01/2016 Sale Date: 07/01/2016 Pro Forma Cap Parcel No: Comp ID: 36323261 Research Situits: Research Situits: Research Situits: Research Situits: Sale Date: 322/2016 Sale Date: 52302/2016 Sale Date: 03/22/2016	Comp ID:	3786535	Sale Conditions:		
Sale Date: 06/01/2016 Sale Price: Bidg Type: Parcel N0: Retail/Storefront Retail/Residential Year Built 1944 Renov 2008 Age: 72 Resource 2005 Age: 72 Resource 2005 Age: 72 Actual Cap Rate: Comp D: Sale Date: Descent Price 2005 Age: 72 Sale 2007	33 2032-205	0 Hollywood Blvd - Brov	ward Building		SOLD
Sale Price: Year Built 1944 Renov 2008 Age: 72 RBA Z2,644 SF Pro Forma Cap Parcel No: 51-42-15-01-1290 Actual Cap Rate: Sale Conditions: - 30 2138 Hollywood Blvd SoLD Sale Date: 03/23/2016 Broward County Sale Date: 03/23/2016 Bidg Type: Carp Di: 356/664 Sale Conditions: Pro Forma Cap - Parcel No: Sale Date: 03/23/2016 Bidg Type: Carp Di: 356/664 Sale Conditions: Procorp D: 356/664 Sale Conditions: Procorp D: 356/664 Sale Conditions: Sale Date: 02/23/2016 (51 days on mkt) Bidg Type: Sale Date: 52/23/2016 (51 days on mkt) Bidg Type: Sale Date: 02/23/2016 (51 days on mkt) Bidg Type: Sale Date: 03/23/2016 (51 days on mkt) Bidg Type: Sale Date: 03/23/2016 (51 days on mkt) Bidg Type: Sale Date: 03/23/2016 (51 days on mkt) Bidg Type: Sale Date: 03/23/2016 (51 days on mkt) Bidg Type: Sale Date: 03/23/2016 (51 days on mkt) Bidg Type: Sale Date: 03/23/2016 (51 days on mkt) Bidg Type: Sale Dat	lollywood, FL 330)20		Broward County	
Actual Cap Rate: - Comp D: 3532361 Research Status: Research Complete Sale Conditions: - 31 2138 Hollywood Blvd SOLD 501/wood, FL 33020 Broward County Bidg Type: Class C Office Sale Price \$2500,000 - Confirmed Price/SF: \$236.55 Broward County Bidg Type: Class C Office Comp D: 3561664 Bidg Type: Class C Office Sale Price \$2500,000 - Confirmed (50.00%) Broward County Sale Price \$2500,000 - Confirmed (50.00%) Sole Date: 03/24/2016 (51 days on mkt) Sale Price \$2500,000 - Confirmed (51.000 - Confirmed) Sole Date: 03/24/2016 (51 days on mkt) Sale Price \$2500,000 - Confirmed (50.00%) Broward County Bidg Type: Class C Office Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF Sole D Pro Forma Cap - Price/SF: \$236.55 Price (51 days on mkt) Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF Broward County Bidg Type: Class C Office Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF Sole Date: 03/24/2016 (51 days on mkt) Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF Sole Date: 03/24/2016 (51 days on mkt) Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF Sole Date: 03/24/2016 (51 days on mkt) Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF Sole Date: 03/24/2016 (51 days on mkt) Year Built/Mate: Built 1957 Age: 59 RBA: 1,691 SF Sole Date: 03/24/2016 (51 days on mkt) Year Built/Mate: Built 1957 Age: 59 RBA: 1,690 SF Sole Date: 03/24/2016 (51 days on mkt) Year Built/Mate: Built 1957 Age: 59 RBA: 1,690 SF Sole Date: 03/24/2016 (51 days on mkt) Year Built/Mate: B	Sale Price:	-	Year Built/Age:	Built 1944 Renov 2008 Age: 72	
Comp ID: 8632261 Biolywood Bivd Sale Conditions: - 3d 2138 Hollywood Bivd Broward County Sale Date: 03/23/2016 Sale Price: Biolymood - Confirmed Subject Broward County Sale Date: 03/23/2016 Sale Price: Broward County Year Bulk/Age: Bind Type: Class C Office Sale Price: SoleD Pro Forma Cap - Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 Actual Cap Rate: - SoleD Comp ID: 3561664 Sale Price: Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) SoleD Sale Price: 5200,000 - Confirmed Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) SoleD Sale Price: 5200,000 - Confirmed Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) SoleD Sale Price: 5200,000 - Confirmed Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF SoleD Pro Forma Cap - Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 Actual Cap Rate: - Comp ID: SoleDations: Parcel No: SoleDations: Parcel No: Sale Date: 04/15/2016 (119 days on mkt) Sale Price: Sale Conditions: Parcel No: Parcel No:			Parcel No:	51-42-15-01-1290	Contracting and
Index of the second se	Comp ID:	3632361	Sale Conditions:	-	
Sale Date: 03/23/2016 Sale Price: Bldg Type: Class C Office Year Built/Jge: Built 1957 Age: 59 Built 1957 Age: 59 RBA: Image: 1,691 SF Pro Forma Cap - Actual Cap Rate: - Comp ID: - Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 Actual Cap Rate: - Comp ID: Sale Conditions: Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 35 2138 Hollywood Blvd Sale Conditions: Parcel No: 50-00%) 35 2138 Hollywood Blvd Bldg Type: Class C Office Year Built/Jge: Bidg Type: Sale Date: 03/24/2016 (51 days on mkt) Sale Date: 03/24/2016 (51 days on mkt) Sale Date: Bldg Type: Class C Office Year Built/Jge: Built 1957 Age: 59 RBA: Image: 50 RBA:	34 2138 Hol	lywood Blvd			SOLD
Sale Price: \$200,000 - Confirmed Price/SF: Year Built/Åge: Built 1957 Age: 59 RBA: 1,691 SF Pro Forma Cap - Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 Actual Cap Rate: - Comp ID: 3561664 Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Sole 33 2138 Hollywood Blvd Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Sole 34 2138 Hollywood Blvd Sole Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Sole 35 2138 Hollywood Blvd Sole Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Sole 36 2002 202 Bidg Type: Sale Date: 0361 States Confirmed (50.00%) Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 36 2000 Monroe St Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Sole Date: 36 2000 Monroe St Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Sole Date: 37 2000 Monroe St Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Sole Date: 38 Date: 08/15/2016 (119 days on m	lollywood, FL 330)20		Broward County	Anir .
Actual Cap Rate: - Comp ID: 3561664 Research Status: Confirmed Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) 35 2138 Hollywood Blvd SOLD Kollywood, FL 33020 Sale Price: \$200,000 - Confirmed Sale Price: \$200,000 - Confirmed Price/SF: \$236.55 Broward County Bidg Type: Class C Office Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF Broward County Built 1957 Age: 59 RBA: 1,691 SF Pro Forma Cap Research Status: Confirmed Parcel No: 51-42-16-01-0540 Sale Conditions: Sole Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) 36 2000 Monroe St Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Sole Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) 36 2000 Monroe St Sale Conditions: Parcel No: - Parcel No: Sole Conty Sale Price: \$1,795,000 - Confirmed Price/SF: \$617.26 Bidg Type: RBA: 2,908 SF Class C Multi-FamilyApartments Parcel No: - Sole Se Pro Forma Cap Pro Forma Cap Pro Forma Cap Pro Forma Cap Pro Forma Cap Parcel No: - - Pro Forma Cap Price/SF: \$617.26 Parcel No: - - Pro Forma Cap Pro Forma Cap Pro Forma Cap - Parcel No: - - Pro Forma Cap Pro Forma Cap Pro Forma Cap - Parcel No: -	Sale Price:	\$200,000 - Confirmed	Year Built/Age:	Built 1957 Age: 59	W.
Research Status: Confirmed (50.00%) 35 2138 Hollywood Blvd SOLD sollywood, FL 33020 Broward County Bldg Type: Class C Office Sale Drice: \$200,000 - Confirmed Price SF: \$200,000 - Confirmed Price SF: Price/SF: \$236.55 Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 Image: Second tions: Actual Cap Rate: - Comp ID: 3561682 Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) SOLD 36 2000 Monroe St Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) SOLD Sale Date: 08/15/2016 (119 days on mkt) Bldg Type: Class C Multi-FamilyApartments SoLD Sale Date: 08/15/2016 (119 days on mkt) Bldg Type: Class C Multi-FamilyApartments Bldg Type: Class C Multi-FamilyApartments Bldg Type: Class C Multi-FamilyApartments Bldg Type: Price/SF: \$617.26 Parcel No: - - Prio Forma Cap - Parcel No: - - - - - Pro Forma Cap - Parcel No: - - - - -	Actual Cap Rate:	-	Parcel No:	51-42-16-01-0520, 51-42-16-01-0540	
sollywood, FL 33020 Broward County Sale Date: 03/24/2016 (51 days on mkt) Bldg Type: Class C Offrice Sale Price: \$20,000 - Confirmed Pice/SF: Bldg Type: Class C Offrice Price/SF: \$236.55 RBA: 1,691 SF Pice/SF: Pice/SF: \$261682 Sale Conditions: Partial Interest Transfer, Purchase By Tenant Image: Comp ID: 3561682 Sale Conditions: Partial Interest Transfer, Purchase By Tenant Image: Comp ID: Solf Signed Si	Comp ID: Research Status:	3561664 Confirmed	Sale Conditions:		
Sale Date: 03/24/2016 (51 days on mkt) Sale Price: Bldg Type: Class C Office Year Built/Age: Built 1957 Age: 59 RBA: 1,691 SF Price/SF: \$236.55 Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 Image: Solid Science Sci	35 2138 Hol	lywood Blvd			SOLD
Sale Price: \$200,000 - Confirmed Price/SF: Year Built/Åge: \$236.55 Built 1957 Age: 59 RBA: In 691 SF Pro Forma Cap - Parcel No: 51-42-16-01-0520, 51-42-16-01-0540 Actual Cap Rate: - Comp ID: 3561682 Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) Image: Confirmed 36 2000 Monroe St Bildg Type: Class C Multi-FamilyApartments Built 1936 Age: 80 Price/SF: Bildg Type: Class C Multi-FamilyApartments Built 1936 Age: 80 RBA: 2,908 SF Pro Forma Cap - Parcel No: - - Actual Cap Rate: 7.80% Comp ID: Sale Conditions: - - Pro Forma Cap - Parcel No: - - Actual Cap Rate: 7.80% Comp ID: Sale Conditions: - -	lollywood, FL 330	020		Broward County	and their a
Actual Cap Rate: Comp ID: 3561682 Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) 36 2000 Monroe St Sole Date: 08/15/2016 (119 days on mkt) Bldg Type: Class C Multi-FamilyApartments Sale Date: 08/15/2016 (119 days on mkt) Bldg Type: Class C Multi-FamilyApartments Eulit 1936 Age: 80 Price/SF: \$617.26 Parcel No: - Actual Cap Rate: 7.80% - Comp ID: 3679041 Sale Conditions: - Research Status: Confirmed Sale Conditions: -	Sale Price:	\$200,000 - Confirmed	Year Built/Age:	Built 1957 Age: 59	W.
Comp ID: 3561682 Confirmed Sale Conditions: Partial Interest Transfer, Purchase By Tenant (50.00%) 36 2000 Monroe St SolD 60 80 80 80 81 2000 Monroe St SOLD 81 80 80 80 81 90 80 90 90 81 90 90 90 90 90 81 90 90 90 90 90 90 90 81 90			Parcel No:	51-42-16-01-0520, 51-42-16-01-0540	
36 2000 Monroe St SOLD Solution of the state of the st	Comp ID:	3561682	Sale Conditions:	· · ·	
Sale Date: 08/15/2016 (119 days on mkt) Bldg Type: Class C Multi-FamilyApartments Sale Price: \$1,795,000 - Confirmed Year Built/Age: Built 1936 Age: 80 Price/SF: \$617.26 RBA: 2,908 SF Pro Forma Cap - Parcel No: - Actual Cap Rate: 7.80% - - Comp ID: 3679041 Sale Conditions: - Research Status: Confirmed - -	36 2000 Mo	nroe St			SOLD
Sale Price: \$1,795,000 - Confirmed Price/SF: Year Built/Áge: Built 1936 Age: 80 RBA: 2,908 SF Pro Forma Cap - Parcel No: - - Actual Cap Rate: 7.80% Comp ID: 3679041 Sale Conditions: - Research Status: Confirmed Confirmed Sale Conditions: -	lollywood, FL 330)20		Broward County	
Actual Cap Rate: 7.80% Comp ID: 3679041 Sale Conditions: - Research Status: Confirmed	Sale Price:	\$1,795,000 - Confirmed	Year Built/Age:	Built 1936 Age: 80	
	Actual Cap Rate: Comp ID:	7.80% 3679041			
Copyrighted report license R Rb Blax 5 Star Realty - 746067.	Research Status:	Confirmed			
				sectro Relinax 5 Star Realty - 746067	DE

2040 She	rman St - The Hollywoo	d Production	Bldg (Part of Multi-Property)		SOLD
lollywood, FL 330	20		Broward County	-	
Sale Date: Sale Price: Price/SF:		Year Built/Age:	Class C Flex Built 1981 Age: 35 16,682 SF		
Pro Forma Cap Actual Cap Rate :		Parcel No:	-		
Comp ID: Research Status:		Sale Conditions:			
38 2045 She	erman St				SOLD
Hollywood, FL 330	20		Broward County	the second second	"idi san
Sale Date: Sale Price: Price/SF:		Year Built/Age:	Class C Office Built 1958 Age: 58 1,956 SF		1
Pro Forma Cap Actual Cap Rate:		Parcel No:	51-42-03-10-1290		
Comp ID: Research Status:		Sale Conditions:			1000
39 2045 She	rman St				SOLD
Hollywood, FL 330	20		Broward County		- Wigner
Sale Date: Sale Price: Price/SF:		Year Built/Age:	Class C Office Built 1958 Age: 58 1,956 SF		
Pro Forma Cap		Parcel No:	51-42-03-10-1290		
Actual Cap Rate: Comp ID: Research Status:		Sale Conditions:	-		- 700
	rman St - Multi-Propert	y Sale (Part of	f Multi-Property)		SOLD
Hollywood, FL 330	20		Broward County		-
Sale Date:	09/21/2016 \$705,358 - Allocated	Year Built/Age:	Class C IndustrialWarehouse Built 1984 Age: 32 8,000 SF	8-1	
Pro Forma Cap Actual Cap Rate :		Parcel No:			Contraction of the local division of the loc
Comp ID: Research Status:	3721009	Sale Conditions:		-	
41 2029 Taft	St				SOLD
Hollywood, FL 330	20		Broward County		
Sale Date: Sale Price: Price/SF:		Year Built/Age:	Class B IndustrialService Built 1964 Renov 2006 Age: 52 5,291 SF		Titte
Pro Forma Cap Actual Cap Rate:		Parcel No:	51-42-03-10-0390	and the second second	the second
Comp ID: Research Status:		Sale Conditions:	-		
42 2027 Tho	mas St - Multi-Property	Sale (Part of	Multi-Property)		SOLD
Hollywood, FL 330	20		Broward County	10 TT 10	10000
	10/14/2016 \$1,775,000 - Confirmed \$693.36	Year Built/Age:	Class C FlexLight Manufacturing Built 1951 Age: 65 2,560 SF		
Pro Forma Cap Actual Cap Rate:		Parcel No:		the state of the s	1 C
Comp ID: Research Status:	3740365	Sale Conditions:	-	and the second second	about the second date
					379/201

Comp ID: 2743955 Sale Conditions: - 1 2035 Thomas St - The Hollywood Production Bidg (Part of Multi-Property) SOLD Sale Date: 12/16/2016 (959 days on mkt) Land Area: (0.48 AC (7.841 SF) Image: Comp ID: Sale Date: - Proposed Use: Parcel No: - Comp ID: 780421 Sale Conditions: - Sole Date: Parcel No: - - Comp ID: 780421 Sale Conditions: - Comp ID: 780421 Sale Conditions: - - Sole Date: Sole Date: Sale Date: 12/15/2016 (44 days on mkt) Bidg Type: Class C Flax Sole Date:	2033 The	omas St - Multi-Property	Sale (Part of	Multi-Property)	SOLD
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Actual Cap Rate: - Comp D: 2740385 Research Status: Confirmed Status: Confirmed Statu	Sale Price:	\$1,775,000 - Confirmed	Year Built/Age:	Built 1952 Age: 64	19 19 1
Comp ID: 374395 Sale Conditions: - 41 2035 Thomas St - The Hollywood Production Bidg (Part of Multi-Property) Sol Date Value of Comp ID: 378047 Sale Date: 12/16/2016 (959 days on mk) Envard County Sale Date: 12/16/2016 (959 days on mk) Land Are:: 0.18 AC (7.841 SF) Dimensions: - Sale Date: 12/16/2016 (959 days on mk) Land Are:: 0.18 AC (7.841 SF) Dimensions: - Sale Date: 12/16/2016 (959 days on mk) Land Are:: 0.18 AC (7.841 SF) Dimensions: - Comp ID: 3780421 Sale Conditions: - - Sale Date: 12/15/2016 (44 days on mk) Bidg Type: Class C Flox Sale Date: 12/15/2016 (44 days on mk) Sale Date: 12/15/2016 (44 days on mk) Bidg Type: Class C Flox Sale Date: 12/15/2016 (44 days on mk) Sale Date: 12/15/2016 (44 days on mk) Bidg Type: Class C Flox Sale Date: 12/15/2016 (44 days on mk) Comp ID: 378049 Sale Conditions: - - REA: 2,225 SF Pro Forma Cap - Parcel No: - - Comp ID: 378049 Sale Conditions: - - - Actual Cap Rate: - Comport St - Multi-Property Sale (Part of Multi-Property) SolLD Hollywood, FL 33020 Broward County Sale Date: 07/07/2016 <td< td=""><td></td><td></td><td>Parcel No:</td><td></td><td></td></td<>			Parcel No:		
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Comp ID:: 3850102 Research Status: Sale Conditions: - 47 2000 Van Buren St - Multi Family - Units(condo) Site (Part of Multi-Property) SOLD Hollywood, FL 33020 Broward County Sold Date: Sale Date: 07/07/2016 Land Area: 0.25 AC (10,890 SF) Sale Price: - Lot Dimensions: 80x134 \$/AC Land Gross: - Proposed Use: Apartment Units - Condo Parcel No: Comp ID: 3650102 Research Status: Sale Conditions: - 48 2002 Wilson St Sale Conditions: - - Hollywood, FL 33020 Broward County Sold Date: - Research Status: Research Complete Sale Conditions: - 48 2002 Wilson St Sale Conditions: - Hollywood, FL 33020 Broward County Sale Groward County Sale Date: 05/09/2016 (172 days on mkt) Bidg Type: Class C Multi-FamilyApartments Sale Conditions: - Sale Date: 05/09/2016 (172 days on mkt) Bidg Type: Class C Multi-FamilyApartments Sale Conditions: - Price/SF: \$171.79 <td< td=""><td></td><td></td><td>Parcel No:</td><td></td><td></td></td<>			Parcel No:		
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Comp ID: 3649092 Sale Conditions: - Research Status: Full Value			Parcel No:	51-42-03-10-0430	
	Comp ID:	3649092	Sale Conditions:		
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Trend Report



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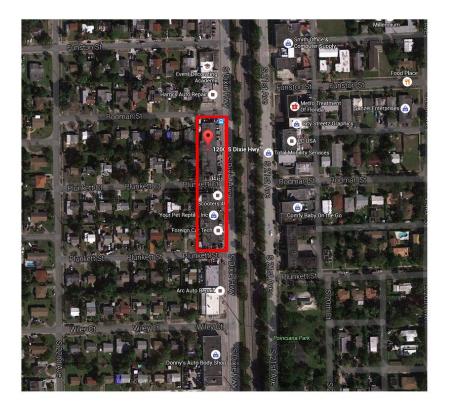
Trend Report

	1Q16 01/1-3/31/16	2Q16 04/1-6/30/16	3Q16 07/1-9/30/16	4Q16 10/1-12/31/16
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	3	9	19	13
Total Dollar Volume	\$2,150,000	\$5,370,000	\$13,243,284	\$9,415,156
Total Bldg Square Feet	15,174	61,902	204,250	56,427
Total Land in Acres	0.43	3.61	6.95	3.48
Total Land in SF	18,731	157,252	302,742	151,589
Total Units	25	4	66	-
Average Price	\$716,667	\$895,000	\$1,103,607	\$855,923
Average Number of SF	5,058	7,738	11,347	4,702
Average Price Per Bldg SF	\$141.69	\$202.24	\$134.77	\$236.89
Median Price Per SF	\$236.69	\$171.79	\$130.93	\$240.00
Average Number of Acres	0.14	0.40	0.37	0.29
Average Number of SF(Land)	6,244	17,472	15,934	12,632
Average Price Per Unit	\$70,000	\$82,500	\$93,644	-
Median Price Per Unit	\$70,000	\$82,500	\$179,500	-
Average Number of Units	25	4	17	-
Average Price Per Acre	\$5,000,000	\$2,782,383	\$3,030,500	\$3,288,364
Average Price Per SF(Land)	\$114.78	\$63.87	\$69.57	\$75.49
Median Price Per Acre	\$6,666,667	\$3,262,800	\$3,233,295	\$3,105,882
Median Price Per SF(Land)	\$153.05	\$74.90	\$74.23	\$71.30
Actual Cap Rate	4.91%	6.60%	7.04%	4.86%
Average GRM	-	-	-	-
Average GIM	-	-	-	-

	1Q17 01/1-3/9/17		
	Sold Transaction		
Number of Transactions	4		
Total Dollar Volume	\$1,086,500		
Total Bldg Square Feet	25,529		
Total Land in Acres	1.69		
Total Land in SF	73,616		
Total Units	-		
Average Price	\$543,250		
Average Number of SF	8,510		
Average Price Per Bldg SF	\$196.51		
Median Price Per SF	\$223.78		
Average Number of Acres	0.42		
Average Number of SF(Land)	18,404		
Average Price Per Unit	-		
Median Price Per Unit	-		
Average Number of Units	-		
Average Price Per Acre	\$1,841,525		
Average Price Per SF(Land)	\$42.28		
Median Price Per Acre	\$1,786,301		
Median Price Per SF(Land)	\$41.01		
Actual Cap Rate	7.80%		
Average GRM	-		
Average GIM			

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Areal Map 1200-1250 S Dixie Hwy, Hollywood



The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

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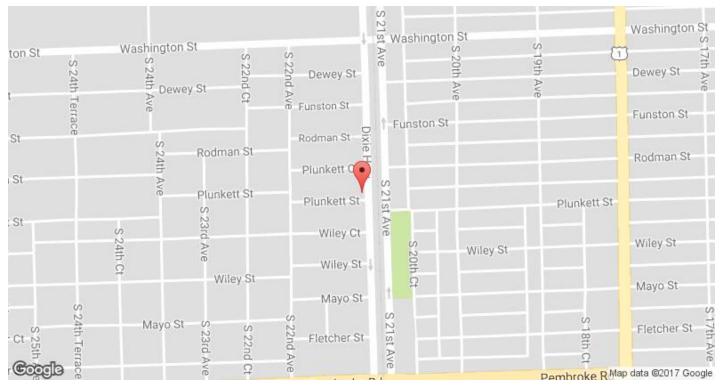
and/or with the appropriate professionals.

Location Map 1200-1250 S Dixie Hwy, Hollywood



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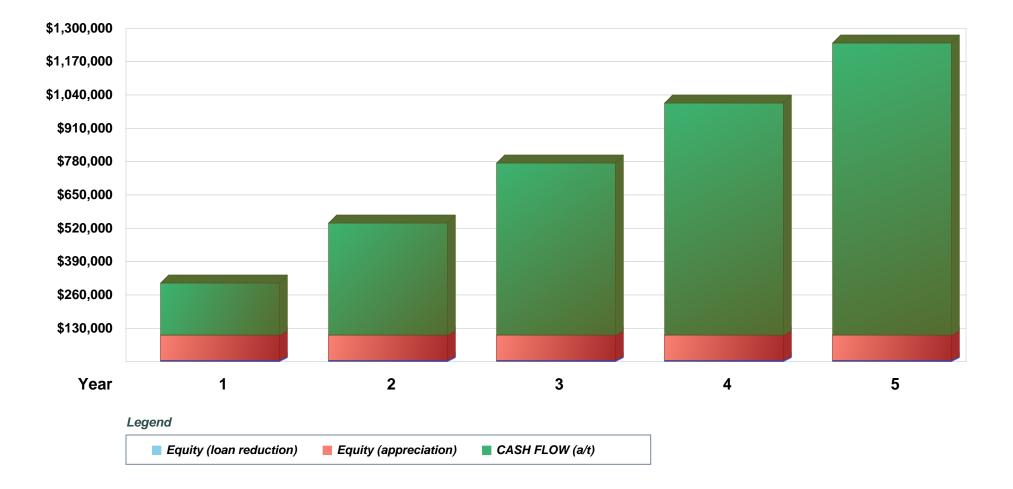
COMMERCIAL





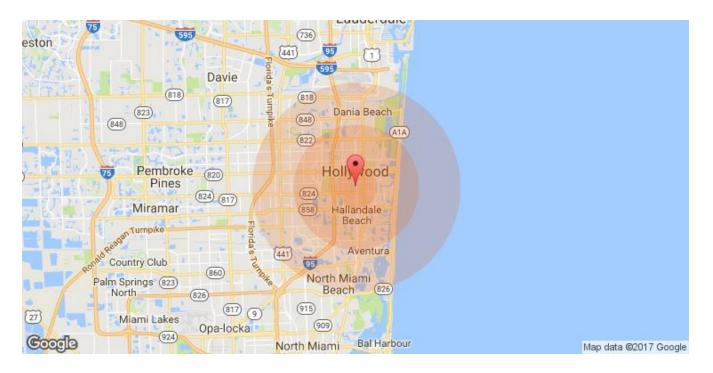
Map data ©2017 Google





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COMMERCIAL



POPULATION

Male Female Total Population

AGE BREAKDOWN

Ages 0-4
Ages 5-9
Ages 10-14
Ages 15-19
Ages 20-24
Ages 25-29
Ages 30-34
Ages 35-39
Ages 40-44
Ages 45-49
Ages 50-54
Ages 55-59
Ages 60-64
Ages 65-69
Ages 70-74
Ages 75-79
Ages 80-84
Ages 85+

1 MILE

12,559 (49.93 %) 12,594 (50.07 %) 25,153

1 MILE

1,220 (4.85 %) 1,473 (5.86 %) 1,303 (5.18 %) 1,227 (4.88 %) 1,304 (5.18 %) 1,405 (5.59 %) 1,542 (6.13 %) 1,693 (6.73 %) 1,864 (7.41 %) 1,994 (7.93 %) 1,969 (7.83 %) 1,832 (7.28 %) 1,575 (6.26 %) 1,291 (5.13 %) 1,054 (4.19 %) 791 (3.14 %) 550 (2.19 %) 1,066 (4.24 %)

<u>3 MILE</u>

71,937 (47.69 %) 78,914 (52.31 %) 150,851

<u>3 MILE</u>

6,492 (4.30 %) 8,283 (5.49 %) 7,782 (5.16 %) 7,300 (4.84 %) 7,220 (4.79 %) 7,300 (4.84 %) 7,702 (5.11 %) 8,675 (5.75 %) 9,940 (6.59 %) 11,030 (7.31 %) 11,047 (7.32 %) 10,531 (6.98 %) 9,623 (6.38 %) 8,467 (5.61 %) 7,372 (4.89 %) 6,339 (4.20 %) 5,087 (3.37 %) 10,661 (7.07 %) 5 MILE

174,719 (47.71 %) 191,516 (52.29 %) 366,235

5 MILE

17,711 (4.84 %) 22,661 (6.19 %) 21,375 (6.19 %) 20,357 (5.56 %) 20,148 (5.50 %) 19,953 (5.45 %) 20,491 (5.60 %) 22,206 (6.06 %) 24,580 (6.71 %) 26,364 (7.20 %) 26,035 (7.11 %) 24,403 (6.66 %) 21,894 (5.98 %) 18,817 (5.14 %) 15,906 (4.34 %) 13,089 (3.57 %) 10,138 (2.77 %) 20,107 (5.49 %)



HOUSEHOLD INCOME	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Median Income	\$37,449	\$47,141	\$48,863
Less than \$10,000	1,182	6,486	13,425
\$10,000 -\$14,999	935	4,513	9,943
\$15,000 - \$19,999	776	5,020	9,456
\$20,000 -\$24,999	675	4,365	9,015
\$25,000 - \$29,999	1,294	4,532	9,765
\$30,000 - \$34,999	774	3,712	8,890
\$35,000 - \$39,999	900	3,875	8,423
\$40,000 - \$44,999	838	3,864	8,151
\$45,000 - \$49,999	527	3,077	7,222
\$50,000 - \$59,999	768	4,962	12,763
\$60,000 - \$74,999	776	6,105	15,614
\$75,000 - \$99,999	961	6,766	16,232
\$100,000 - \$124,999	540	3,998	9,764
\$125,000 - \$149,999	203	2,457	4,684
\$150,000 - \$199,999	222	2,091	4,566
Greater than \$200,000	71	2,743	5,916
HOUSING	<u>1 MILE</u>	<u>3 MILE</u>	5 MILE
Housing Units	14,747	95,049	202,448
Occupied Units	11,809	70,646	156,376
Owner Occupied Units	4,995	41,877	94,652
Renter Occupied Units	6,814	28,769	61,724
Vacant Units	2,938	24,403	46,072
RACE DEMOGRAPHICS	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population Non Hispanic White	14.752	113.372	248.830

RACE DEMOGRAPHICS	1 MILE	<u>3 MILE</u>	<u>5 MILE</u>
Population Non Hispanic White	14,752	113,372	248,830
Population Black	8,355	28,719	92,433
Population Am In/Ak Nat	19	43	482



FLORIDA'S HOLLYWOOD BEACH AND DOWNTOWN

BUSINESS AND REDEVELOPMENT OPPORTUNITIES CAPITAL IMPROVEMENT PLAN 2015-2019





WHY MOVE YOUR BUSINESS TO HOLLYWOOD?

- Close to international airport and seaport
- Centrally located in 3.5 million population
- No personal income tax
- Diverse labor force and talent pool
- Waterfront executive housing
- Abundant workforce housing
- Colleges and universities close by
- Arts and culture hub
- Business friendly government
- Golf courses, beaches, kayaking, fishing
- Year 'round warm weather and sunshine
- Unmatched quality of life





HOLLYWOOD BY-THE-NUMBERS

3.2 million annual visitors

5,150 hotel rooms: exceeds national average for hotel occupancies

Fort Lauderdale-Hollywood International Airport

- 25 million passengers annually
- One of the fastest growing airports in the U.S.

Port Everglades

- 4 million cruise passengers annually
- #2 cruise port in the world

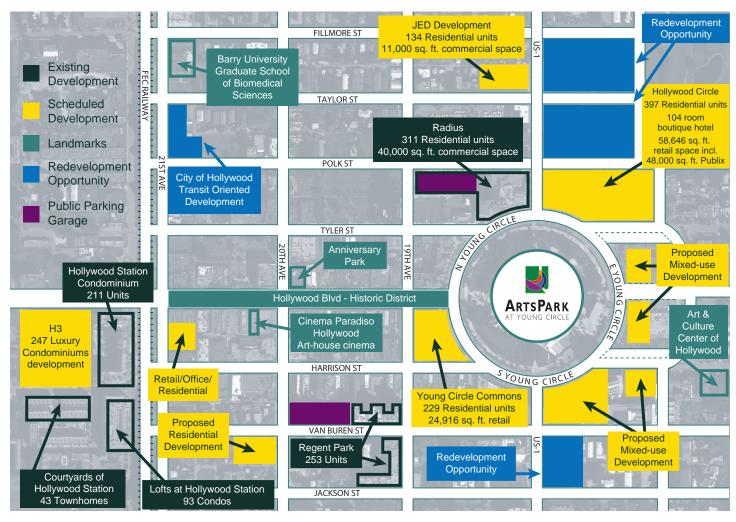
Strategic Locations in Florida

- 10 minutes to Fort Lauderdale-Hollywood International Airport
- 30 minutes to Miami
- 15 minutes to Fort Lauderdale
- Conveniently located between I-95 and US-1 corridors

The City of Hollywood encompasses 27 square miles along the Atlantic Ocean between Miami and Fort Lauderdale. The Fort Lauderdale-Hollywood International Airport lies along the City's northern limits. Port Everglades, one of the busiest cruise ports in the world, lies primarily within Hollywood's boundaries. Together, these facilities provide international access. In addition, I-95, US-1, Florida's Turnpike, Tri-Rail, Amtrak and public transportation provide easy and convenient accessibility from Hollywood to the rest of the country. For information about CRA grants and incentives, visit HollywoodCRA.org.



DOWNTOWN HOLLYWOOD REDEVELOPMENT



Downtown Hollywood has much to offer with new and planned construction of Class-A office space, co-work shared work space options, mixed-use opportunities, flexible zoning and the charm of a traditional downtown. Wide brick paved sidewalks and convenient north-south and east-west corridors make Downtown Hollywood an easy and ideal area to navigate by foot, bicycle, vehicle or public transportation. Home to the Hollywood Art & Culture Center, Cinema Paradiso – Hollywood art-house cinema, the ArtsPark at Young Circle and dozens of international restaurants and cafés, galleries and unique shops, Downtown Hollywood is a distinctive business, cultural and entertainment market and an exciting place to live, work and play.

The **ArtsPark at Young Circle** in Downtown Hollywood is an award winning ten-acre circular park, designed with active spaces that stimulate, meditate and entertain. Live music events attract thousands of attendees.





YOUNG CIRCLE COMMONS 229 Residential Units



HOLLYWOOD CIRCLE 397 Residential Units

HOLLYWOOD BEACH REDEVELOPMENT



Hollywood Beach, voted one of the top beach destinations in the U.S. by TripAdvisor, is known for its world-famous Broadwalk, which stretches 2.5 miles along the white sand. Guests from around the world stay in its luxury hotels and charming boutique inns. Hollywood Beach offers numerous retail, residential and commercial development opportunities.



MARGARITAVILLE HOLLYWOOD BEACH RESORT



MELIA COSTA HOLLYWOOD 304 Residential Units

DOWNTOWN HOLLYWOOD CAPITAL IMPROVEMENT PLAN

The following capital improvements reflect the projected growth needs of the CRA District to maintain its stature as a world class destination and to provide comfortable conditions for its residents and businesses, ensuring that development is consistent with the community's plans and vision.





Festoon Lighting

- Festoon Lighting (String) across Hollywood Boulevard
- Festoon Lighting (Curtain) at 21st and Young Circle (optional)



New Clay Pavers

- Remove existing concrete banding in key areas
- Install new clay pavers throughout
- Provide midblock expansion / improvements
- Provide paver crosswalks
- Provides most longevity for color/appearance

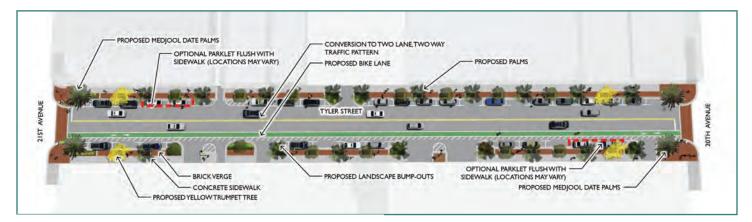


DOWNTOWN HOLLYWOOD CAPITAL IMPROVEMENT PLAN

Tyler Street Reconfiguration Options



Option A: Two-way with median



Option B: Two-way with east bound bike lane



Wayfinding Signage

• Wayfinding signage to assist in the easy identification of businesses, parks and special events



Neighborhood Lighting

- Improvements to neighborhood lighting for pedestrian and vehicular safety
- Eight streets located north and south of Hollywood Boulevard



Gateway Markers

• Enhancement of entrances to the Downtown core through integrated design elements



HOLLYWOOD BEACH CAPITAL IMPROVEMENT PLAN



Marine Turtle Lighting

- Retrofit existing Broadwalk light fixtures to be compliant with marine turtle lighting ordinance
- Retrofit non-compliant cobra head fixtures on E/W side streets not yet converted to new lighting



Nevada Street Garage

- New 7 level public parking garage
- Approximately 316 parking spaces
- 3500 SF retail space



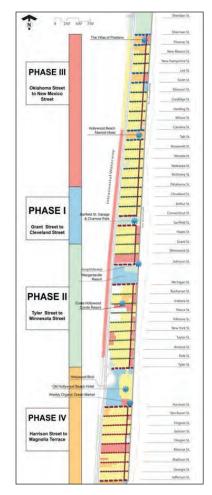
Lifeguard Towers

 Replacement of life guard stations: 14 towers and 6 first aid stations within CRA district



Johnson Street Hub

- Relocating mast arm
- Gateway features
- Wayfinding signage
- Landscape enhancements
- Lift station beautification
- Stamped asphalt crosswalk



Streetscape

- Phase III: Oklahoma to New Mexico Streets
- Phase IV: Harrison Street to Magnolia Terrace
- Hardscape & streetend plazas with parking
- Marine turtle friendly street lighting
- Landscaping and irrigation
- Overhead conversion
- Public restroom(s)



Hollywood Boulevard Bridge

- Replacing existing ramps with T-type intersection
- Maintain existing bascule support
- N/S A1A remains in current configuration
- Removal of NB East loop ramp



Dune Fencing

- From Sherman Street to Azalea Terrace
- Dune fencing behind Summit Condo
- Hollywood Beach Hotel
- Oklahoma, Hayes, and Sherman Streets
- Replacement of existing wooden fence with new post and rope
- Leveling sand that extends outside the dunes



State Road A1A

- Hollywood Blvd. to Sheridan Street
- Undergrounding of overhead utilities
- Streetscape beautification
- Safer ADA Sidewalks
- Enhanced landscaping and trees
- Sharrow Lane
- Four- and five-lane configuration



A1A Linear Park

- Small dog park
- Public day docks
- Public Art
- Enhanced bus stop
- Shaded seating and walkway
- Lift station architectural enhancement and landscape



Broadwalk Enhancements

- Solar LED pavers
- Phosphorescent paint symbols on Broadwalk
- Concrete pole replacement





1948 Harrison Street, Hollywood, Florida 33020 954.924.2980 www.HollywoodCRA.org CRA@hollywoodfl.org

HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY

Board Members

Peter Bober

Patricia Asseff Kevin D. Biederman Richard S. Blattner Traci L. Callari Peter D. Hernandez Linda Sherwood **Executive Director** Jorge Camejo

General Counsel Jeffrey P. Sheffel