

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

## EXECUTIVE SUMMARY

1200-1250 S Dixie Hwy | Hollywood, FL 33020

### 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

---

Gross Scheduled Income	\$280,068
Total Vacancy and Credits	\$0
Operating Expenses	(\$45,911)
Net Operating Income	\$234,157
Debt Service	\$0
Cash Flow Before Taxes	\$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 Hollywood Strip Center  
Property Address 1200-1250 S Dixie Hwy  
Hollywood, FL 33020  
Year Built 1957



### Purchase Information

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

### Financial Information

All Cash

### Loans

Type	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



## PROPERTY DESCRIPTION

1200-1250 S Dixie Hwy | Hollywood, FL 33020

### ***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.

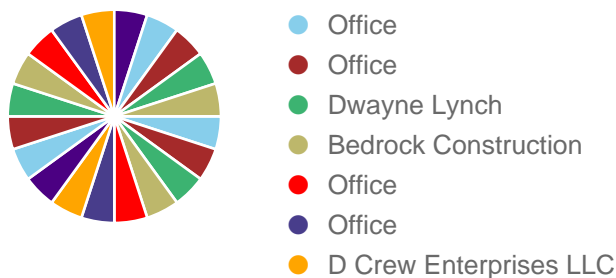
# TENANT MIX REPORT

1200-1250 S Dixie Hwy | Hollywood, FL 33020

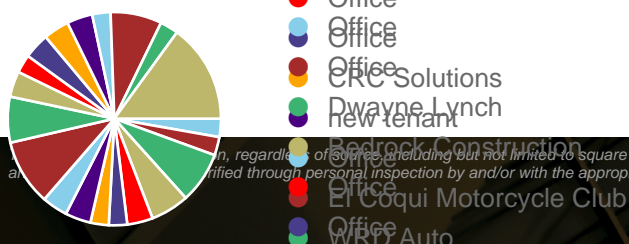
## TENANT MIXES

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

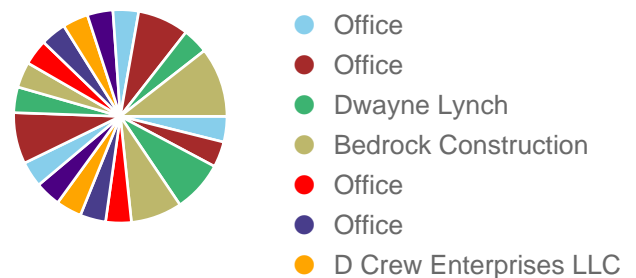
## TENANT MIX



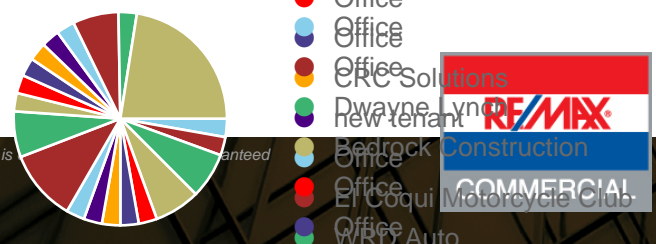
## TENANT MIX INCOME



## TENANT MIX SQUARE FEET



## TENANT MIX MARKET INCOME



1200-1250 S Dixie Hwy | Hollywood, FL 33020

[illegible]









## PROPERTY PHOTOS

1200-1250 S Dixie Hwy | Hollywood, FL 33020







### *Hollywood Strip Center*







*1200-1250 S Dixie Hwy*









<b>1</b>	<b>124 NE 1st Ave</b>	<b>SOLD</b>
<b>Hallandale, FL 33009</b> <b>Broward County</b> Sale Date: <b>06/01/2016 (99 days on mkt)</b> Bldg Type: <b>Class C FlexLight Manufacturing</b> Sale Price: <b>\$750,000 - Confirmed</b> Year Built/Age: <b>Built 1967 Age: 49</b> Price/SF: <b>\$144.09</b> RBA: <b>5,205 SF</b> Pro Forma Cap - Parcel No: <b>51-42-27-04-0110</b> Actual Cap Rate: <b>6.60%</b> Comp ID: <b>3721206</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		
<b>2</b>	<b>213 NW 1st Ave</b>	<b>SOLD</b>
<b>Hallandale, FL 33009</b> <b>Broward County</b> Sale Date: <b>07/22/2016</b> Bldg Type: <b>Class C IndustrialManufacturing</b> Sale Price: <b>\$700,000 - Full Value</b> Year Built/Age: <b>Built 1969 Age: 47</b> Price/SF: <b>\$127.27</b> RBA: <b>5,500 SF</b> Pro Forma Cap - Parcel No: <b>51-42-28-02-0140</b> Actual Cap Rate: - Comp ID: <b>3666159</b> Sale Conditions: - Research Status: <b>Full Value</b>		
		
<b>3</b>	<b>110 NW 5th Ave</b>	<b>SOLD</b>
<b>Hallandale Beach, FL 33009</b> <b>Broward County</b> Sale Date: <b>04/27/2016</b> Bldg Type: <b>RetailStorefront Retail/Office</b> Sale Price: <b>\$1,300,000 - Confirmed</b> Year Built/Age: <b>Built 1964 Age: 52</b> Price/SF: <b>\$135.15</b> RBA: <b>9,619 SF</b> Pro Forma Cap - Parcel No: <b>51-42-22-07-0090</b> Actual Cap Rate: - Comp ID: <b>3601101</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		
<b>4</b>	<b>1510 S 20th Ave - Golden Manor (Part of Multi-Property)</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b> Sale Date: <b>07/12/2016</b> Bldg Type: <b>Health CareAssisted Living</b> Sale Price: - Year Built/Age: <b>Built 1950 Age: 66</b> Price/SF: - RBA: <b>1,560 SF</b> Pro Forma Cap - Parcel No: Actual Cap Rate: - Comp ID: <b>3675696</b> Sale Conditions: - Research Status: <b>Public Record</b>		
		
<b>5</b>	<b>303 S 21st Ave</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b> Sale Date: <b>09/28/2016 (212 days on mkt)</b> Bldg Type: <b>Class C Office</b> Sale Price: <b>\$535,000 - Confirmed</b> Year Built/Age: <b>Built 1958 Age: 58</b> Price/SF: <b>\$205.77</b> RBA: <b>2,600 SF</b> Pro Forma Cap - Parcel No: <b>51-42-15-01-0970</b> Actual Cap Rate: - Comp ID: <b>3731916</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		
<b>6</b>	<b>311 S 21st Ave</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b> Sale Date: <b>10/19/2016 (224 days on mkt)</b> Bldg Type: <b>Class C Office</b> Sale Price: <b>\$546,000 - Confirmed</b> Year Built/Age: <b>Built 1958 Age: 58</b> Price/SF: <b>\$106.33</b> RBA: <b>5,135 SF</b> Pro Forma Cap - Parcel No: <b>51-42-15-01-0990</b> Actual Cap Rate: - Comp ID: <b>3751441</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		















7	525-531 S 21st Ave	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 12/19/2016 (60 days on mkt)</div> <div>Sale Price: \$370,000 - Confirmed</div> <div>Price/SF: \$145.90</div> </div> <div> <div>Bldg Type: Class C OfficeOffice Live/Work Unit</div> <div>Year Built/Age: Built 1951 Age: 65</div> <div>RBA: 2,536 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3806972</div> <div>Research Status: Confirmed</div> </div> <div> <div>Parcel No: -</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
8	525-531 S 21st Ave	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 08/15/2016</div> <div>Sale Price: -</div> <div>Price/SF: -</div> </div> <div> <div>Bldg Type: Class C OfficeOffice Live/Work Unit</div> <div>Year Built/Age: Built 1951 Age: 65</div> <div>RBA: 2,536 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3688246</div> <div>Research Status: Public Record</div> </div> <div> <div>Parcel No: 51-42-15-01-0610</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
9	915-917 S 21st Ave	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 03/10/2016 (134 days on mkt)</div> <div>Sale Price: \$1,750,000 - Confirmed</div> <div>Price/SF: \$129.78</div> </div> <div> <div>Bldg Type: Class C Multi-FamilyApartments</div> <div>Year Built/Age: Built 1972 Age: 44</div> <div>RBA: 13,484 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: 4.91%</div> <div>Comp ID: 3550559</div> <div>Research Status: Confirmed</div> </div> <div> <div>Parcel No: 51-42-22-10-0540</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
10	1201-1203 S 21st Ave	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 06/28/2016</div> <div>Sale Price: -</div> <div>Price/SF: -</div> </div> <div> <div>Bldg Type: Class C Office</div> <div>Year Built/Age: Built 1968 Age: 48</div> <div>RBA: 3,806 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3666139</div> <div>Research Status: Public Record</div> </div> <div> <div>Parcel No: 51-42-22-10-0010</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
11	2301 N 22nd Ave - Multi-Property Sale (Part of Multi-Property)	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 09/21/2016</div> <div>Sale Price: \$2,694,642 - Allocated</div> <div>Price/SF: \$88.17</div> </div> <div> <div>Bldg Type: Class C IndustrialWarehouse</div> <div>Year Built/Age: Built 1979 Age: 37</div> <div>RBA: 30,562 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3721009</div> <div>Research Status: Allocated</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
12	910 Dixie Hwy - Multi-Property Sale (Part of Multi-Property)	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 09/29/2016</div> <div>Sale Price: \$303,284 - Allocated</div> <div>Price/SF: \$121.31</div> </div> <div> <div>Bldg Type: RetailAuto Repair</div> <div>Year Built/Age: -</div> <div>RBA: 2,500 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3723708</div> <div>Research Status: Allocated</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		







13	20895 E Dixie Hwy	SOLD
<div> <div>Miami, FL 33180</div> <div>Miami/Dade County</div> <div> <div>Sale Date: 06/16/2016 (370 days on mkt)</div> <div>Sale Price: \$790,000 - Confirmed</div> <div>Price/SF: \$292.59</div> </div> <div> <div>Bldg Type: Class C OfficeMedical</div> <div>Year Built/Age: Built 1971 Age: 45</div> <div>RBA: 2,700 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3644115</div> <div>Research Status: Confirmed</div> </div> <div> <div>Parcel No: 28-1234-008-0480</div> <div>Sale Conditions: -</div> </div> </div> <div></div>		
14	21475-21495 E Dixie Hwy	SOLD
<div> <div>Aventura, FL 33180</div> <div>Miami/Dade County</div> <div> <div>Sale Date: 04/15/2016</div> <div>Sale Price: \$1,350,000 - Confirmed</div> <div>Price/SF: \$397.06</div> </div> <div> <div>Bldg Type: Class C Office</div> <div>Year Built/Age: Built 2001 Age: 14</div> <div>RBA: 3,400 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3584397</div> <div>Research Status: Confirmed</div> </div> <div> <div>Parcel No: 28-1234-004-0010, 28-1234-004-0030</div> <div>Sale Conditions: -</div> </div> </div> <div></div>		
15	128 N Dixie Hwy	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 11/08/2016 (351 days on mkt)</div> <div>Sale Price: \$240,000 - Confirmed</div> <div>Price/SF: \$240.00</div> </div> <div> <div>Bldg Type: Class C Office</div> <div>Year Built/Age: Built 1969 Age: 47</div> <div>RBA: 1,000 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: 4.00%</div> <div>Comp ID: 3748025</div> <div>Research Status: Confirmed</div> </div> <div> <div>Parcel No: -</div> <div>Sale Conditions: -</div> </div> </div> <div></div>		
16	430 N Dixie Hwy - Extra Space Self Storage	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 09/16/2016</div> <div>Sale Price: -</div> <div>Price/SF: -</div> </div> <div> <div>Bldg Type: SpecialtySelf-Storage</div> <div>Year Built/Age: Built 2004 Age: 12</div> <div>RBA: 91,713 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3720985</div> <div>Research Status: Research Complete</div> </div> <div> <div>Parcel No: 51-42-16-09-0010</div> <div>Sale Conditions: -</div> </div> </div> <div></div>		
17	1190 N Dixie Hwy	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 08/02/2016 (147 days on mkt)</div> <div>Sale Price: \$650,000 - Confirmed</div> <div>Price/SF: \$156.85</div> </div> <div> <div>Bldg Type: RetailAuto Repair</div> <div>Year Built/Age: Built 1956 Age: 60</div> <div>RBA: 4,144 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3673755</div> <div>Research Status: Confirmed</div> </div> <div> <div>Parcel No: -</div> <div>Sale Conditions: -</div> </div> </div> <div></div>		
18	1450 N Dixie Hwy	SOLD
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 09/30/2016</div> <div>Sale Price: -</div> <div>Price/SF: -</div> </div> <div> <div>Bldg Type: Class C Office</div> <div>Year Built/Age: Built 1959 Age: 57</div> <div>RBA: 2,163 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3726400</div> <div>Research Status: Public Record</div> </div> <div> <div>Parcel No: 51-42-09-05-0170</div> <div>Sale Conditions: -</div> </div> </div> <div></div>		

<b>19</b>	<b>1610 N Dixie Hwy - Hollywood Park Complex</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b> Sale Date: <b>09/07/2016 (580 days on mkt)</b> Bldg Type: <b>Class C Multi-Family Apartments</b> Sale Price: <b>\$3,000,000 - Confirmed</b> Year Built/Age: <b>Built 1970 Age: 46</b> Price/SF: <b>\$142.86</b> RBA: <b>21,000 SF</b> Pro Forma Cap <b>10.00%</b> Parcel No: <b>51-42-09-05-0520</b> Actual Cap Rate: <b>-</b> Comp ID: <b>3723637</b> Sale Conditions: <b>-</b> Research Status: <b>Confirmed</b>		
		
<b>20</b>	<b>1622 N Dixie Hwy</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b> Sale Date: <b>01/06/2017 (72 days on mkt)</b> Bldg Type: <b>Retail Auto Repair</b> Sale Price: <b>\$266,500</b> Year Built/Age: <b>Built 1953 Age: 64</b> Price/SF: <b>\$266.50</b> RBA: <b>1,000 SF</b> Pro Forma Cap <b>-</b> Parcel No: <b>-</b> Actual Cap Rate: <b>-</b> Comp ID: <b>3803342</b> Sale Conditions: <b>-</b> Research Status: <b>-</b>		
		
<b>21</b>	<b>2300-2360 N Dixie Hwy - Palm Plaza</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b> Sale Date: <b>05/10/2016</b> Bldg Type: <b>Retail Storefront</b> Sale Price: <b>-</b> Year Built/Age: <b>Built 1974 Age: 42</b> Price/SF: <b>-</b> RBA: <b>15,327 SF</b> Pro Forma Cap <b>-</b> Parcel No: <b>51-42-09-05-1431</b> Actual Cap Rate: <b>-</b> Comp ID: <b>3653230</b> Sale Conditions: <b>-</b> Research Status: <b>Full Value</b>		
		
<b>22</b>	<b>134 S Dixie Hwy - Hallandale Beach Business Center (Part of Multi-Property)</b>	<b>SOLD</b>
<b>Hallandale Beach, FL 33009</b> <b>Broward County</b> Sale Date: <b>01/30/2017</b> Bldg Type: <b>Class B Office</b> Sale Price: <b>-</b> Year Built/Age: <b>Built 2009 Age: 7</b> Price/SF: <b>-</b> RBA: <b>20,000 SF</b> Pro Forma Cap <b>-</b> Parcel No: <b>-</b> Actual Cap Rate: <b>-</b> Comp ID: <b>3835954</b> Sale Conditions: <b>-</b> Research Status: <b>Research Complete</b>		
		
<b>23</b>	<b>134 S Dixie Hwy - The Hallandale Beach Business Cntr (Part of Multi-Property)</b>	<b>SOLD</b>
<b>Hallandale Beach, FL 33009</b> <b>Broward County</b> Sale Date: <b>01/30/2017</b> Land Area: <b>0.14 AC (6,098 SF)</b> Sale Price: <b>-</b> Lot Dimensions: <b>-</b> \$/AC Land Gross: <b>-</b> Proposed Use: <b>-</b> Parcel No: <b>-</b> Comp ID: <b>3835954</b> Sale Conditions: <b>-</b> Research Status: <b>Research Complete</b>		
		
<b>24</b>	<b>218-226 S Dixie Hwy</b>	<b>SOLD</b>
<b>Hallandale Beach, FL 33009</b> <b>Broward County</b> Sale Date: <b>02/07/2017 (36 days on mkt)</b> Bldg Type: <b>Class C Office</b> Sale Price: <b>\$820,000 - Confirmed</b> Year Built/Age: <b>Built 1981 Age: 36</b> Price/SF: <b>\$181.06</b> RBA: <b>4,529 SF</b> Pro Forma Cap <b>-</b> Parcel No: <b>51-42-28-02-2880</b> Actual Cap Rate: <b>7.80%</b> Comp ID: <b>3825196</b> Sale Conditions: <b>-</b> Research Status: <b>Confirmed</b>		
		









25	400 S Dixie Hwy	SOLD		
Hallandale Beach, FL 33009		Broward County		
Sale Date:	07/20/2016	Bldg Type:		Class C Office
Sale Price:	\$1,250,000 - Full Value	Year Built/Age:		Built 1973 Age: 43
Price/SF:	\$134.58	RBA:		9,288 SF
Pro Forma Cap	-	Parcel No:		51-42-27-21-0010
Actual Cap Rate:	-	Sale Conditions:		-
Comp ID:	3662942			
Research Status:	Full Value			
26	808 S Dixie Hwy - Hollywood Auto	SOLD		
Hollywood, FL 33020		Broward County		
Sale Date:	07/29/2016	Bldg Type:		Class C Office
Sale Price:	\$365,000	Year Built/Age:		Built 1956 Age: 60
Price/SF:	\$102.27	RBA:		3,569 SF
Pro Forma Cap	-	Parcel No:		51-42-16-21-0010
Actual Cap Rate:	-	Sale Conditions:		-
Comp ID:	3675795			
Research Status:	Public Record			
27	814 S Dixie Hwy	SOLD		
Hollywood, FL 33020		Broward County		
Sale Date:	05/03/2016	Bldg Type:		Class C Office
Sale Price:	\$850,000 - Full Value	Year Built/Age:		Built 1941 Age: 75
Price/SF:	\$123.21	RBA:		6,899 SF
Pro Forma Cap	-	Parcel No:		51-42-16-01-1170
Actual Cap Rate:	-	Sale Conditions:		-
Comp ID:	3607244			
Research Status:	Full Value			
28	350 W Dixie Hwy	SOLD		
Hollywood, FL 33020		Broward County		
Sale Date:	08/15/2016	Bldg Type:		Retail Convenience Store
Sale Price:	\$515,000 - Confirmed	Year Built/Age:		Built 1934 Age: 82
Price/SF:	\$242.24	RBA:		2,126 SF
Pro Forma Cap	-	Parcel No:		51-42-03-16-0010
Actual Cap Rate:	-	Sale Conditions:		Business Value Included
Comp ID:	3690600			
Research Status:	Confirmed			
29	20450 W Dixie Hwy	SOLD		
Miami, FL 33180		Miami/Dade County		
Sale Date:	10/13/2016 (1,837 days on mkt)	Bldg Type:		Class C Office Medical
Sale Price:	\$1,218,000 - Full Value	Year Built/Age:		Built 1987 Age: 29
Price/SF:	\$264.78	RBA:		4,600 SF
Pro Forma Cap	-	Parcel No:		30-1234-015-0213
Actual Cap Rate:	5.71%	Sale Conditions:		-
Comp ID:	3743253			
Research Status:	Full Value			
30	2003 Fletcher St - Golden Manor (Part of Multi-Property)	SOLD		
Hollywood, FL 33020		Broward County		
Sale Date:	07/12/2016	Bldg Type:		Health Care Skilled Nursing Facility
Sale Price:	-	Year Built/Age:		Built 1950 Age: 66
Price/SF:	-	RBA:		4,017 SF
Pro Forma Cap	-	Parcel No:		
Actual Cap Rate:	-	Sale Conditions:		-
Comp ID:	3675696			
Research Status:	Public Record			

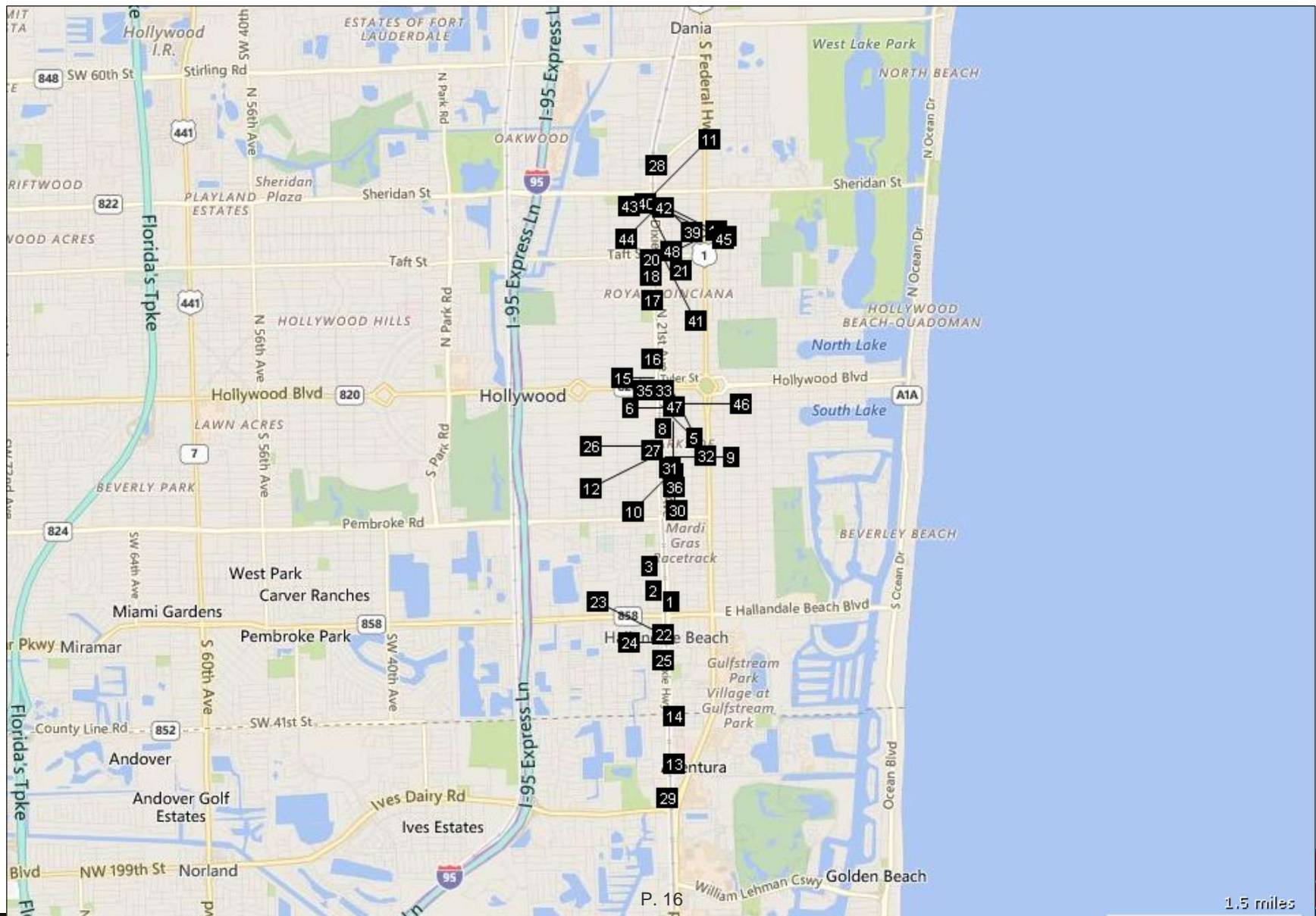
<b>31</b>	<b>2029-2033 Funston St</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>08/10/2016 (195 days on mkt)</b> Bldg Type: <b>Class C Multi-Family Apartments</b> Sale Price: <b>\$730,000 - Confirmed</b> Year Built/Age: <b>Built 1960 Age: 56</b> Price/SF: <b>\$120.22</b> RBA: <b>6,072 SF</b>		
Pro Forma Cap <b>6.28%</b> Parcel No: <b>51-42-22-10-0440</b> Actual Cap Rate: <b>6.28%</b> Comp ID: <b>3679025</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		
<b>32</b>	<b>2006 Hollywood Blvd</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>11/16/2016</b> Bldg Type: <b>Retail Storefront</b> Sale Price: <b>\$845,000 - Confirmed</b> Year Built/Age: <b>Built 1953 Age: 63</b> Price/SF: <b>\$241.43</b> RBA: <b>3,500 SF</b>		
Pro Forma Cap - Parcel No: <b>51-42-15-01-1380</b> Actual Cap Rate: - Comp ID: <b>3786535</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		
<b>33</b>	<b>2032-2050 Hollywood Blvd - Broward Building</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>06/01/2016</b> Bldg Type: <b>Retail Storefront Retail/Residential</b> Sale Price: - Year Built/Age: <b>Built 1944 Renov 2008 Age: 72</b> Price/SF: - RBA: <b>22,644 SF</b>		
Pro Forma Cap - Parcel No: <b>51-42-15-01-1290</b> Actual Cap Rate: - Comp ID: <b>3632361</b> Sale Conditions: - Research Status: <b>Research Complete</b>		
		
<b>34</b>	<b>2138 Hollywood Blvd</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>03/23/2016</b> Bldg Type: <b>Class C Office</b> Sale Price: <b>\$200,000 - Confirmed</b> Year Built/Age: <b>Built 1957 Age: 59</b> Price/SF: <b>\$236.55</b> RBA: <b>1,691 SF</b>		
Pro Forma Cap - Parcel No: <b>51-42-16-01-0520, 51-42-16-01-0540</b> Actual Cap Rate: - Comp ID: <b>3561664</b> Sale Conditions: <b>Partial Interest Transfer, Purchase By Tenant (50.00%)</b> Research Status: <b>Confirmed</b>		
		
<b>35</b>	<b>2138 Hollywood Blvd</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>03/24/2016 (51 days on mkt)</b> Bldg Type: <b>Class C Office</b> Sale Price: <b>\$200,000 - Confirmed</b> Year Built/Age: <b>Built 1957 Age: 59</b> Price/SF: <b>\$236.55</b> RBA: <b>1,691 SF</b>		
Pro Forma Cap - Parcel No: <b>51-42-16-01-0520, 51-42-16-01-0540</b> Actual Cap Rate: - Comp ID: <b>3561682</b> Sale Conditions: <b>Partial Interest Transfer, Purchase By Tenant (50.00%)</b> Research Status: <b>Confirmed</b>		
		
<b>36</b>	<b>2000 Monroe St</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>08/15/2016 (119 days on mkt)</b> Bldg Type: <b>Class C Multi-Family Apartments</b> Sale Price: <b>\$1,795,000 - Confirmed</b> Year Built/Age: <b>Built 1936 Age: 80</b> Price/SF: <b>\$617.26</b> RBA: <b>2,908 SF</b>		
Pro Forma Cap - Parcel No: - Actual Cap Rate: <b>7.80%</b> Comp ID: <b>3679041</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		

<b>37</b>	<b>2040 Sherman St - The Hollywood Production Bldg (Part of Multi-Property)</b>	<b>SOLD</b>
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 12/16/2016 (959 days on mkt)</div> <div>Sale Price: -</div> <div>Price/SF: -</div> </div> <div> <div>Bldg Type: Class C Flex</div> <div>Year Built/Age: Built 1981 Age: 35</div> <div>RBA: 16,682 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3780421</div> <div>Research Status:</div> </div> <div> <div>Parcel No: -</div> <div>Sale Conditions: -</div> </div> </div>		
		
<b>38</b>	<b>2045 Sherman St</b>	<b>SOLD</b>
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 12/07/2016</div> <div>Sale Price: \$900,000</div> <div>Price/SF: \$460.12</div> </div> <div> <div>Bldg Type: Class C Office</div> <div>Year Built/Age: Built 1958 Age: 58</div> <div>RBA: 1,956 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3781529</div> <div>Research Status:</div> </div> <div> <div>Parcel No: 51-42-03-10-1290</div> <div>Sale Conditions: -</div> </div> </div>		
		
<b>39</b>	<b>2045 Sherman St</b>	<b>SOLD</b>
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 12/08/2016</div> <div>Sale Price: \$650,000</div> <div>Price/SF: \$332.31</div> </div> <div> <div>Bldg Type: Class C Office</div> <div>Year Built/Age: Built 1958 Age: 58</div> <div>RBA: 1,956 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3787847</div> <div>Research Status:</div> </div> <div> <div>Parcel No: 51-42-03-10-1290</div> <div>Sale Conditions: -</div> </div> </div>		
		
<b>40</b>	<b>2116 Sherman St - Multi-Property Sale (Part of Multi-Property)</b>	<b>SOLD</b>
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 09/21/2016</div> <div>Sale Price: \$705,358 - Allocated</div> <div>Price/SF: \$88.17</div> </div> <div> <div>Bldg Type: Class C Industrial Warehouse</div> <div>Year Built/Age: Built 1984 Age: 32</div> <div>RBA: 8,000 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3721009</div> <div>Research Status: Allocated</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: -</div> </div> </div>		
		
<b>41</b>	<b>2029 Taft St</b>	<b>SOLD</b>
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 10/13/2016</div> <div>Sale Price: \$724,000</div> <div>Price/SF: \$136.84</div> </div> <div> <div>Bldg Type: Class B Industrial Service</div> <div>Year Built/Age: Built 1964 Renov 2006 Age: 52</div> <div>RBA: 5,291 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3740401</div> <div>Research Status:</div> </div> <div> <div>Parcel No: 51-42-03-10-0390</div> <div>Sale Conditions: -</div> </div> </div>		
		
<b>42</b>	<b>2027 Thomas St - Multi-Property Sale (Part of Multi-Property)</b>	<b>SOLD</b>
<div> <div>Hollywood, FL 33020</div> <div>Broward County</div> <div> <div>Sale Date: 10/14/2016</div> <div>Sale Price: \$1,775,000 - Confirmed</div> <div>Price/SF: \$693.36</div> </div> <div> <div>Bldg Type: Class C Flex Light Manufacturing</div> <div>Year Built/Age: Built 1951 Age: 65</div> <div>RBA: 2,560 SF</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 3740365</div> <div>Research Status: Confirmed</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: -</div> </div> </div>		
		



<b>43</b>	<b>2033 Thomas St - Multi-Property Sale (Part of Multi-Property)</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>10/14/2016</b> Bldg Type: <b>Class C Industrial Warehouse</b> Sale Price: <b>\$1,775,000 - Confirmed</b> Year Built/Age: <b>Built 1952 Age: 64</b> Price/SF: <b>\$197.53</b> RBA: <b>8,986 SF</b>		
Pro Forma Cap - Parcel No: Actual Cap Rate: - Comp ID: <b>3740365</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		
<b>44</b>	<b>2035 Thomas St - The Hollywood Production Bldg (Part of Multi-Property)</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>12/16/2016 (959 days on mkt)</b> Land Area: <b>0.18 AC (7,841 SF)</b> Sale Price: - Lot Dimensions: - \$/AC Land Gross: - Proposed Use: <b>Parking Lot</b>		
Parcel No: - Comp ID: <b>3780421</b> Sale Conditions: - Research Status:		
		
<b>45</b>	<b>2047 Thomas St</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>12/15/2016 (44 days on mkt)</b> Bldg Type: <b>Class C Flex</b> Sale Price: <b>\$372,156 - Confirmed</b> Year Built/Age: - Price/SF: <b>\$167.26</b> RBA: <b>2,225 SF</b>		
Pro Forma Cap - Parcel No: - Actual Cap Rate: - Comp ID: <b>3786149</b> Sale Conditions: - Research Status: <b>Confirmed</b>		
		
<b>46</b>	<b>2000 Van Buren St - Multi-Property Sale (Part of Multi-Property)</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>07/07/2016</b> Bldg Type: <b>Class C Multi-Family Apartments</b> Sale Price: - Year Built/Age: <b>Built 1940 Age: 76</b> Price/SF: - RBA: <b>3,992 SF</b>		
Pro Forma Cap - Parcel No: Actual Cap Rate: - Comp ID: <b>3650102</b> Sale Conditions: - Research Status: <b>Research Complete</b>		
		
<b>47</b>	<b>2000 Van Buren St - Multi Family - Units(condo) Site (Part of Multi-Property)</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>07/07/2016</b> Land Area: <b>0.25 AC (10,890 SF)</b> Sale Price: - Lot Dimensions: <b>80x134</b> \$/AC Land Gross: - Proposed Use: <b>Apartment Units - Condo</b>		
Parcel No: Comp ID: <b>3650102</b> Sale Conditions: - Research Status: <b>Research Complete</b>		
		
<b>48</b>	<b>2002 Wilson St</b>	<b>SOLD</b>
<b>Hollywood, FL 33020</b> <b>Broward County</b>		
Sale Date: <b>05/09/2016 (172 days on mkt)</b> Bldg Type: <b>Class C Multi-Family Apartments</b> Sale Price: <b>\$330,000 - Full Value</b> Year Built/Age: <b>Built 1954 Age: 62</b> Price/SF: <b>\$171.79</b> RBA: <b>1,921 SF</b>		
Pro Forma Cap - Parcel No: <b>51-42-03-10-0430</b> Actual Cap Rate: - Comp ID: <b>3649092</b> Sale Conditions: - Research Status: <b>Full Value</b>		
		

1200-1250 S Dixie Hwy | Hollywood, FL 33020



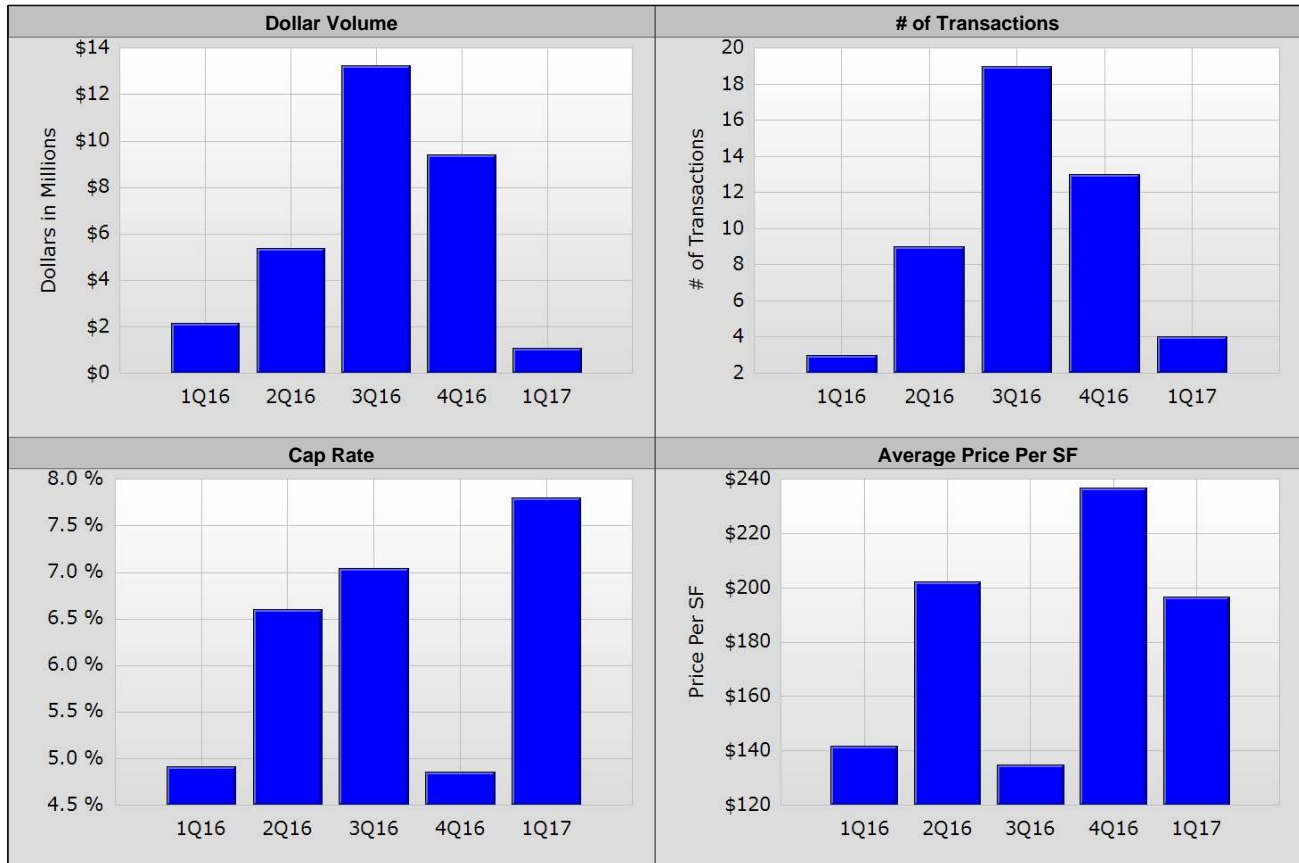
The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

1.5 miles



3/9/2017  
COMMERCIAL

## Trend Report



### Legend:

#### Current Survey

Sold Transactions

#### Time Interval - Quarterly

Report Time Frame: 1/1/2016 - 3/9/2017

#### Sold Transactions

Number of Transactions	48
Total Dollar Volume	\$31,264,940
Total Bldg Square Feet	363,282
Total Land in Acres	16.16
Total Land in SF	703,930
Total Units	95
Average Price	\$919,557
Average Number of SF	8,256
Average Price Per Bldg SF	\$167.55
Median Price Per SF	\$171.79
Average Number of Acres	0.34
Average Number of SF(Land)	14,977
Average Price Per Unit	\$86,420
Median Price Per Unit	\$82,500
Average Number of Units	16
Average Price Per Acre	\$3,067,804
Average Price Per SF(Land)	\$70.43
Median Price Per Acre	\$3,211,765
Median Price Per SF(Land)	\$73.73
Actual Cap Rate	6.16%
Average GRM	-
Average GIM	-



## 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	-	-	-	-

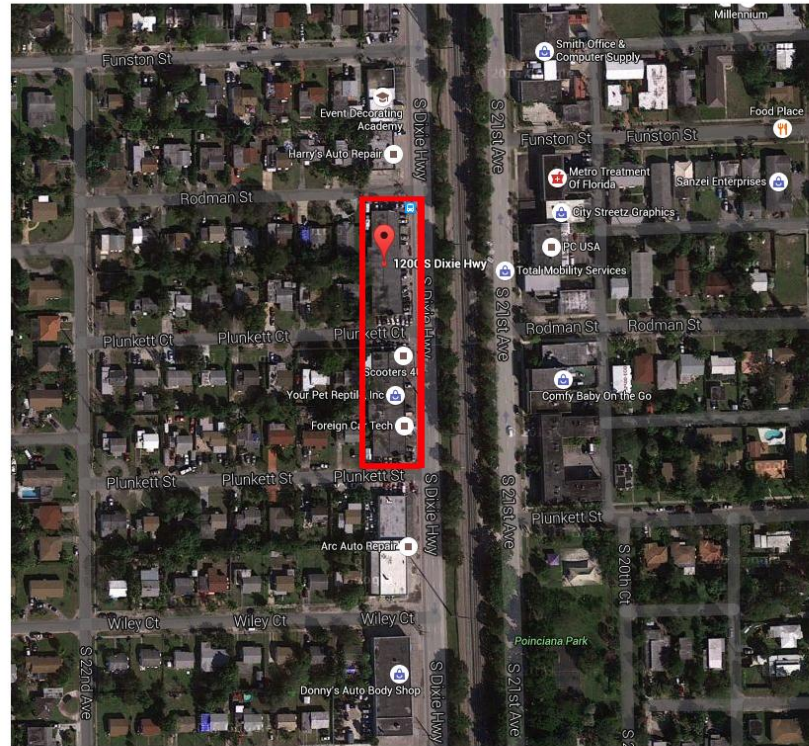
	1Q17 01/1-3/9/17			
	Sold Transaction			
Number of Transactions	4			
Total Dollar Volume	\$1,086,500			
Total Bldg Square Feet	25,529			
Total Land in Acres	1.69			
Total Land in SF	73,616			
Total Units	-			
Average Price	\$543,250			
Average Number of SF	8,510			
Average Price Per Bldg SF	\$196.51			
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	-			

## MAPS AND AERIALS

1200-1250 S Dixie Hwy | Hollywood, FL 33020

### Areal Map

1200-1250 S Dixie Hwy, Hollywood





## MAPS AND AERIALS

1200-1250 S Dixie Hwy | Hollywood, FL 33020

### Location Map

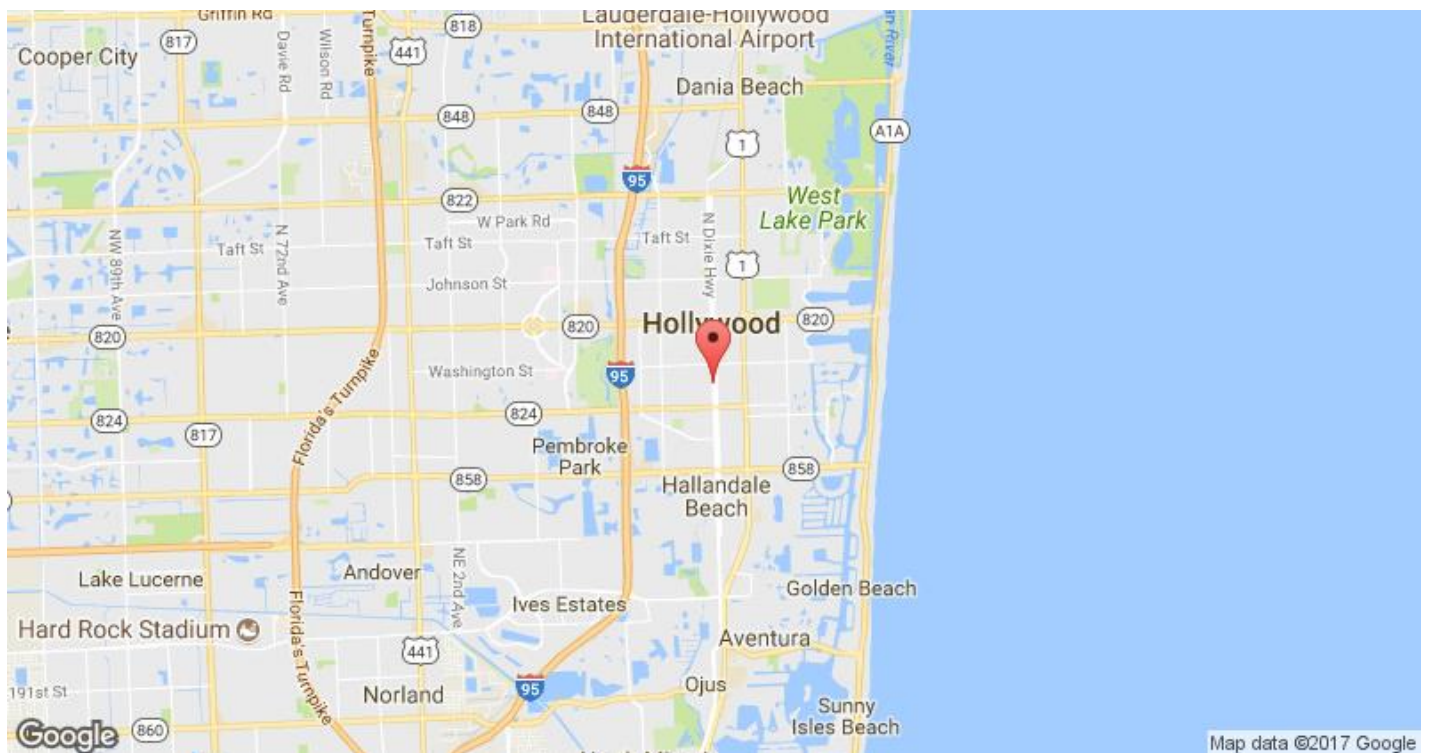
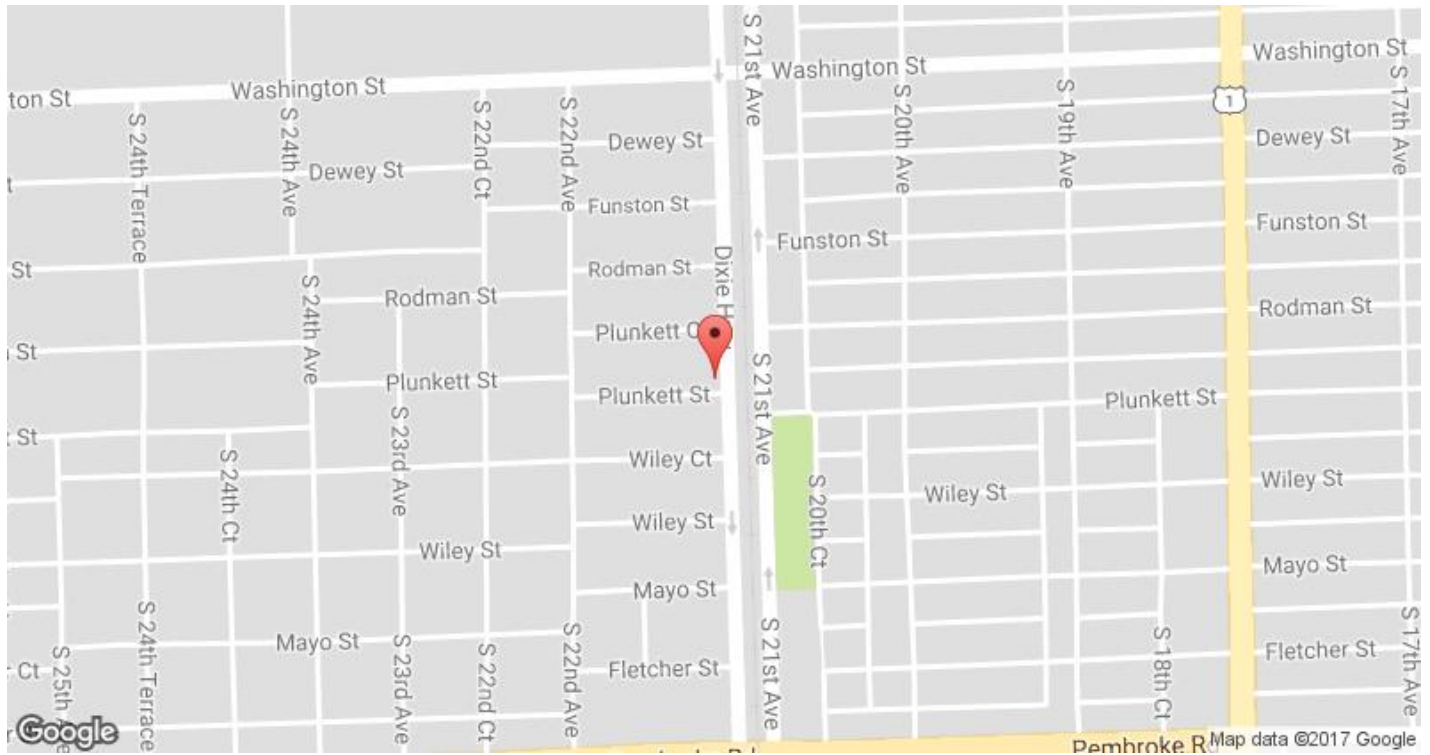
1200-1250 S Dixie Hwy, Hollywood





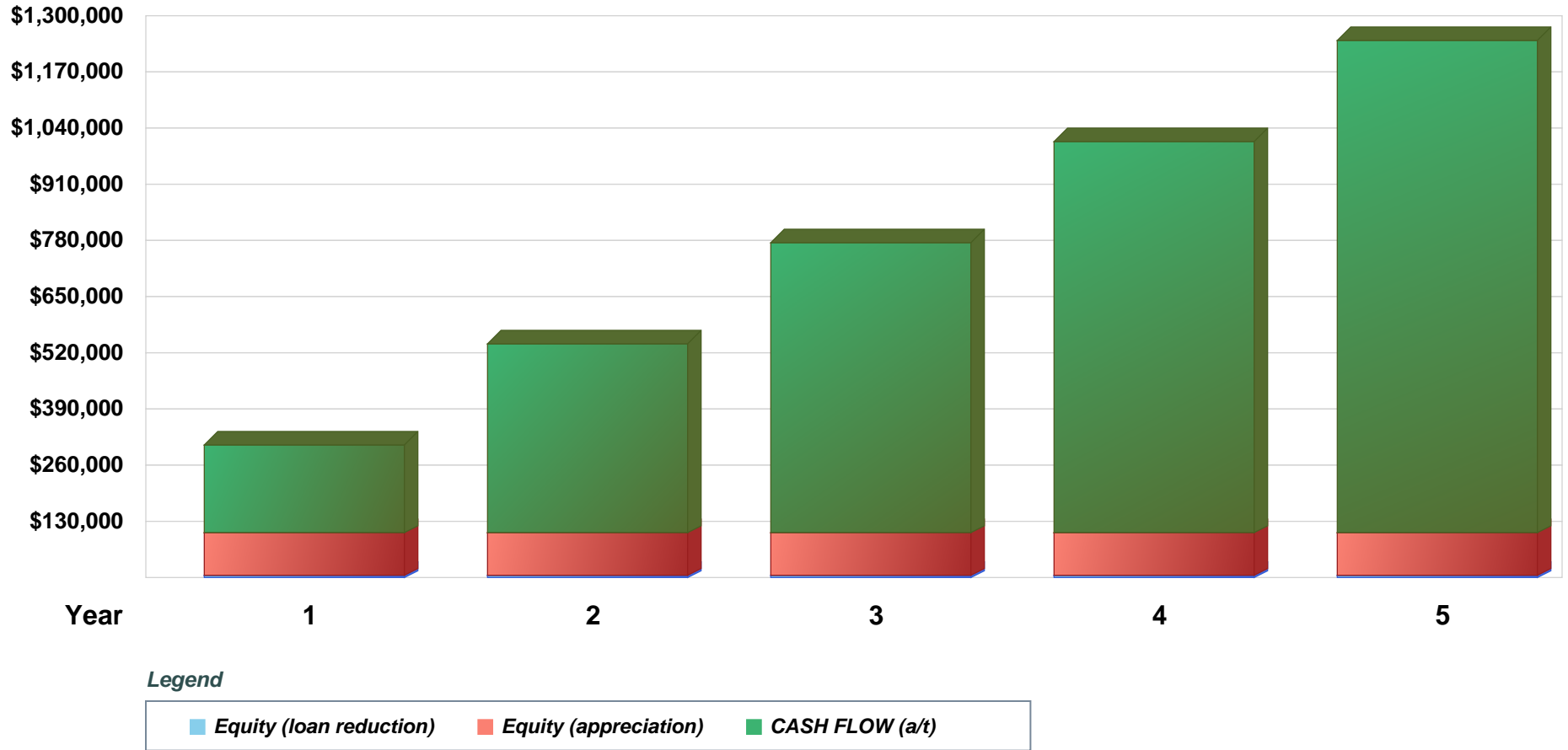
## LOCATION MAP

1200-1250 S Dixie Hwy | Hollywood, FL 33020



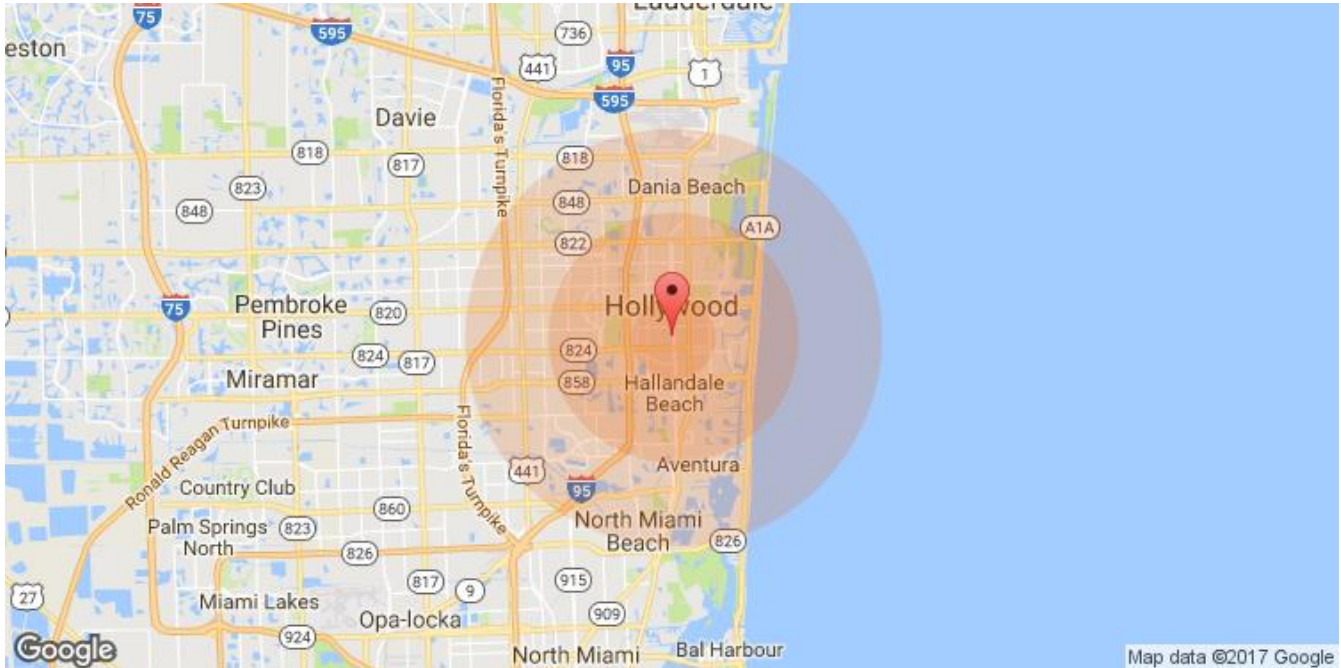
## CUMULATIVE WEALTH ANALYSIS

1200-1250 S Dixie Hwy | Hollywood, FL 33020



## DEMOGRAPHICS

1200-1250 S Dixie Hwy | Hollywood, FL 33020



### POPULATION

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Male	12,559 (49.93 %)	71,937 (47.69 %)	174,719 (47.71 %)
Female	12,594 (50.07 %)	78,914 (52.31 %)	191,516 (52.29 %)
Total Population	25,153	150,851	366,235

### AGE BREAKDOWN

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Ages 0-4	1,220 (4.85 %)	6,492 (4.30 %)	17,711 (4.84 %)
Ages 5-9	1,473 (5.86 %)	8,283 (5.49 %)	22,661 (6.19 %)
Ages 10-14	1,303 (5.18 %)	7,782 (5.16 %)	21,375 (6.19 %)
Ages 15-19	1,227 (4.88 %)	7,300 (4.84 %)	20,357 (5.56 %)
Ages 20-24	1,304 (5.18 %)	7,220 (4.79 %)	20,148 (5.50 %)
Ages 25-29	1,405 (5.59 %)	7,300 (4.84 %)	19,953 (5.45 %)
Ages 30-34	1,542 (6.13 %)	7,702 (5.11 %)	20,491 (5.60 %)
Ages 35-39	1,693 (6.73 %)	8,675 (5.75 %)	22,206 (6.06 %)
Ages 40-44	1,864 (7.41 %)	9,940 (6.59 %)	24,580 (6.71 %)
Ages 45-49	1,994 (7.93 %)	11,030 (7.31 %)	26,364 (7.20 %)
Ages 50-54	1,969 (7.83 %)	11,047 (7.32 %)	26,035 (7.11 %)
Ages 55-59	1,832 (7.28 %)	10,531 (6.98 %)	24,403 (6.66 %)
Ages 60-64	1,575 (6.26 %)	9,623 (6.38 %)	21,894 (5.98 %)
Ages 65-69	1,291 (5.13 %)	8,467 (5.61 %)	18,817 (5.14 %)
Ages 70-74	1,054 (4.19 %)	7,372 (4.89 %)	15,906 (4.34 %)
Ages 75-79	791 (3.14 %)	6,339 (4.20 %)	13,089 (3.57 %)
Ages 80-84	550 (2.19 %)	5,087 (3.37 %)	10,138 (2.77 %)
Ages 85+	1,066 (4.24 %)	10,661 (7.07 %)	20,107 (5.49 %)



## DEMOGRAPHICS

1200-1250 S Dixie Hwy | Hollywood, FL 33020

### 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>	<u>5 MILE</u>
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
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

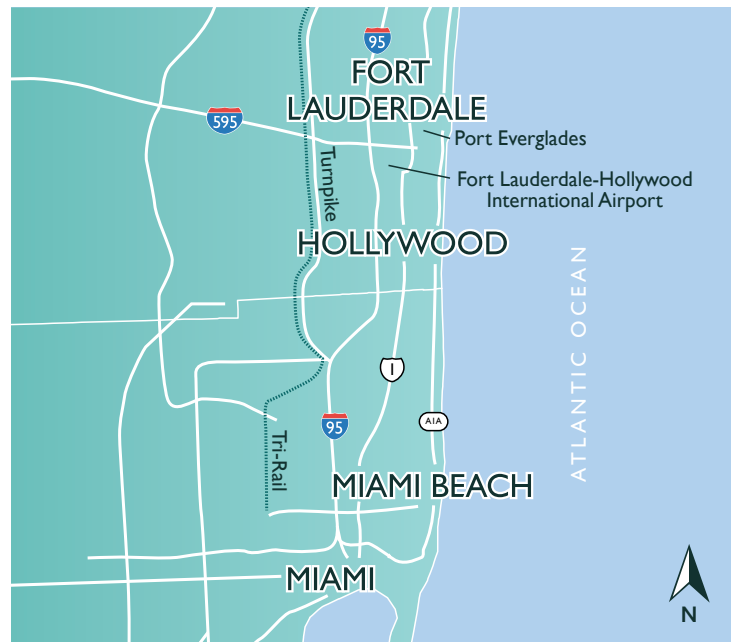


**HOLLYWOOD**  
FLORIDA  
COMMUNITY REDEVELOPMENT AGENCY



## 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

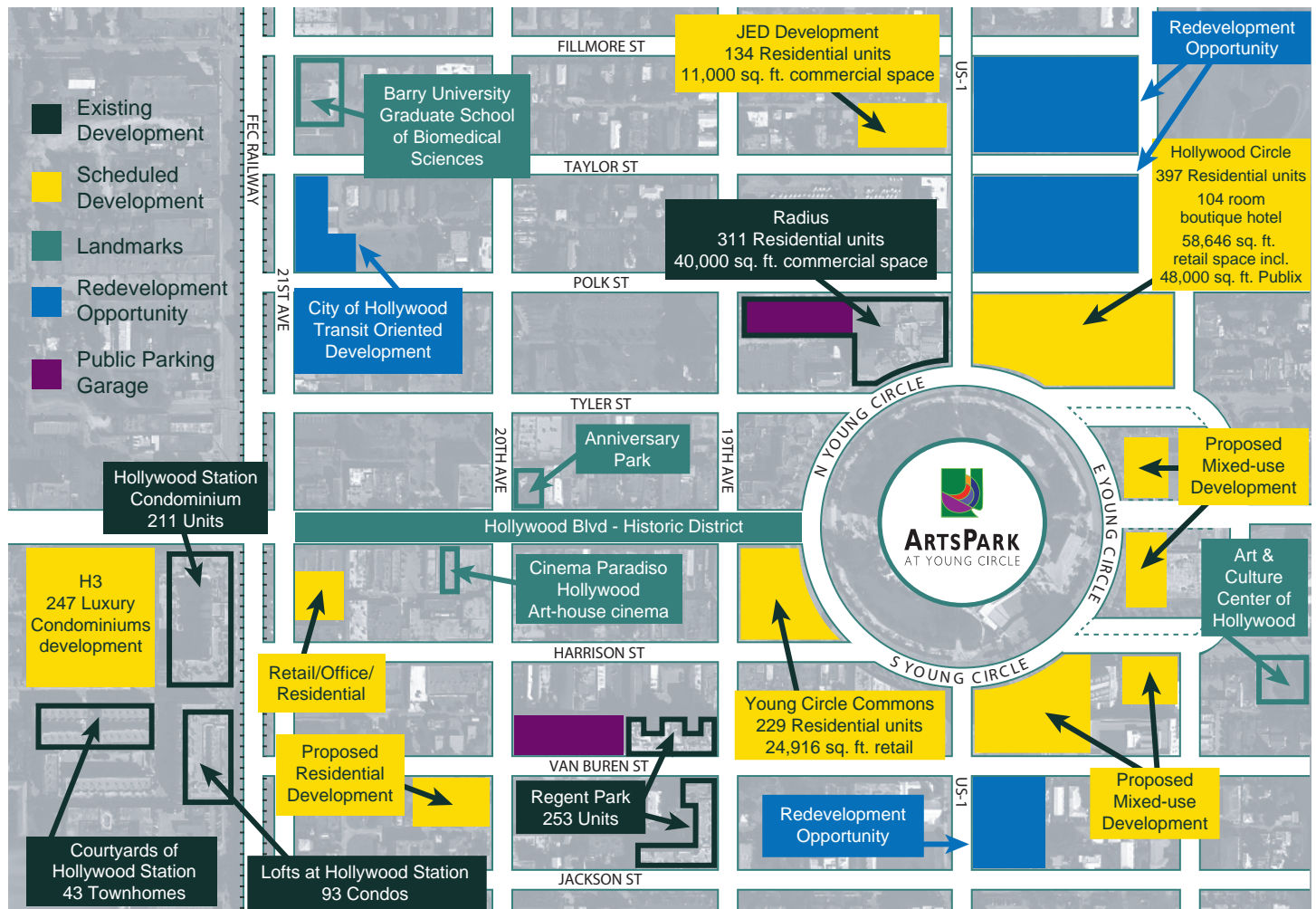
## Strategic Locations in Florida

- 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](http://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.





**JED DEVELOPMENT**  
134 Residential Units



**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

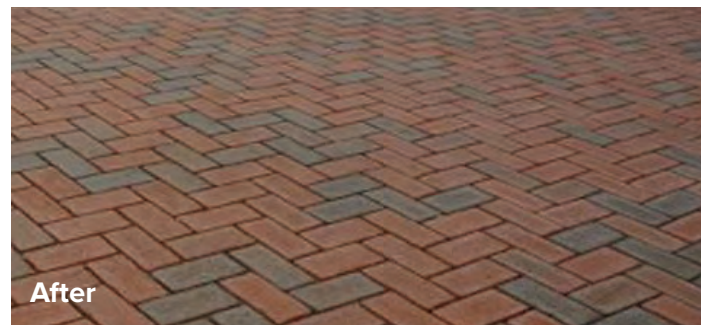
# DOWNTOWN HOLLYWOOD CAPITAL IMPROVEMENT PLAN

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

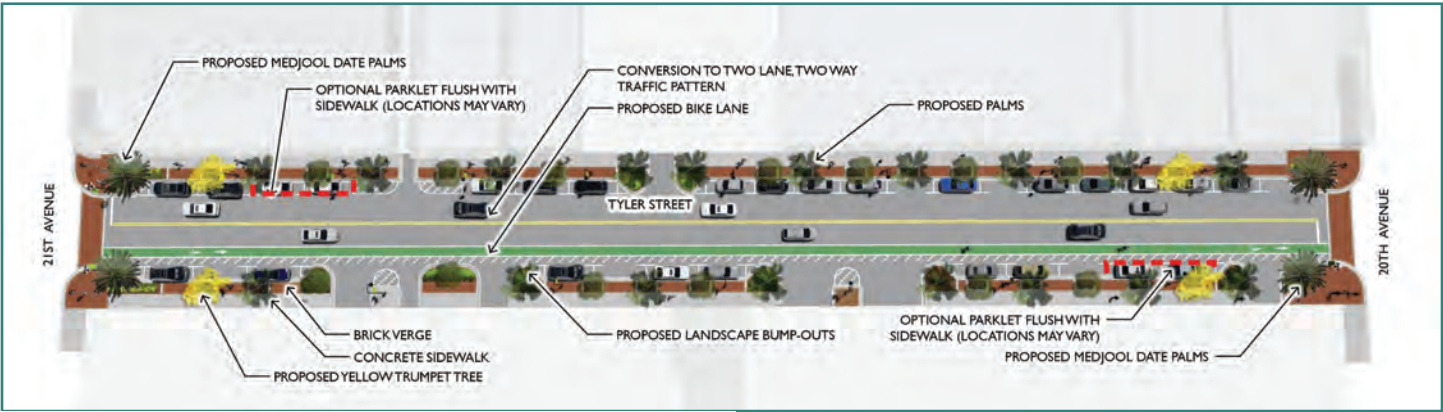


# DOWNTOWN HOLLYWOOD CAPITAL IMPROVEMENT PLAN

## 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



## Lifeguard Towers

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



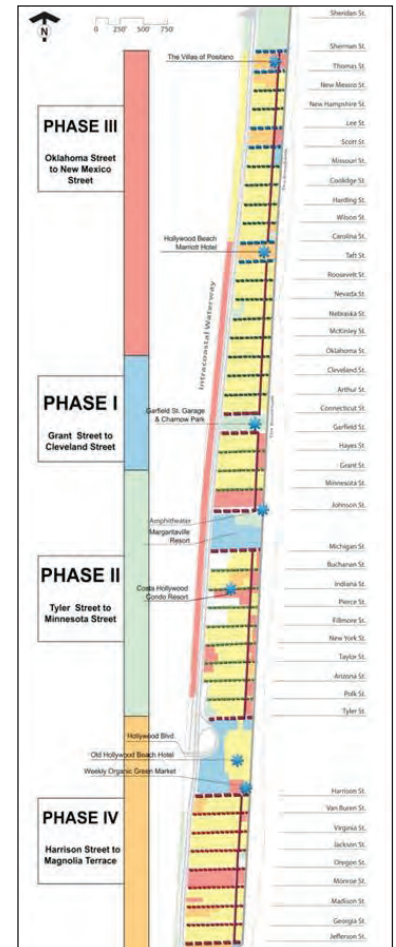
## Nevada Street Garage

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



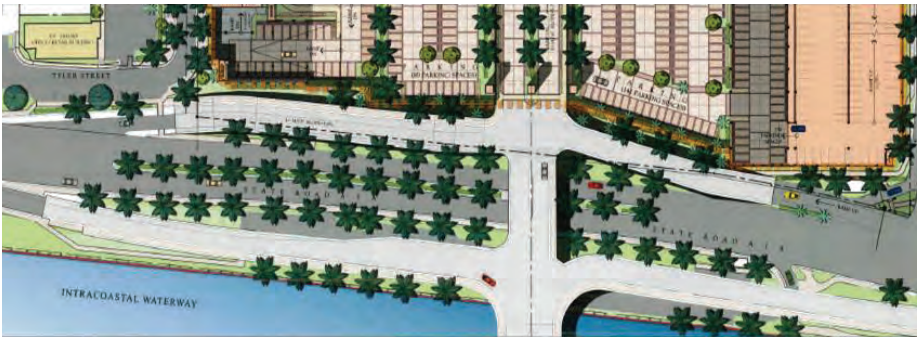
## Johnson Street Hub

- 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





**HOLLYWOOD**  
FLORIDA  
COMMUNITY REDEVELOPMENT AGENCY

1948 Harrison Street, Hollywood, Florida 33020  
954.924.2980  
[www.HollywoodCRA.org](http://www.HollywoodCRA.org)  
[CRA@hollywoodfl.org](mailto: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