MEDIA realty Mid-Core
MARKETEDGE

2 Studios

2 Room

2/2 House

5 Units

East of Federal Hwy

1743 RODMAN ST

HOLLYWOOD, FLORIDA

OFFERING MEMORANDUM

PeterDacko
Media Realty & Advisors
954-923-2325
954-232-7714
PDacko@MediaRealty.net

TARGETED EXPOSURE
Maximum visibility to qualified buyers

DATA-DRIVEN STRATEGY
Market insights that drive results

MAXIMUM VALUE
Positioned to achieve the best possible outcome

CONFIDENTIALITY AND DISCLAIMER

The information contained in the Offer Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Media Realty & Advisors, Inc. (Media Realty)and should not be made available to any other person or entity without the written consent of Media Realty. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Media Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Media Realty has not verified, and will not verify, any of the information contained herein, nor has Media Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

TABLE OF CONTENTS

MEDIA realty Mid-Core

MARKETEDGE

EXECUTIVE SUMMARY

1743 RODMAN STREET

HOLLYWOOD, FL 33020

5 UNITS
2 Studios | 2 Rooms
1 Two-Bedroom / Two-Bath

EAST OF FEDERAL HWY
Hollywood Lakes
Neighborhood

10,836 SF LOT
2,585 SF Building

ASKING PRICE
$1,265,000

ZONING
FH-2 | FAR 3.0

INVESTMENT HIGHLIGHTS

- Unique 5-unit asset featuring a spacious two-bedroom residence with four additional furnished units.
- Owner-occupant opportunity with income potential from short-term vacation rentals or annual leases, subject to licensing and municipal regulations.
- Large 10,836 SF parcel in FH-2 zoning with FAR 3.0 may offer future expansion, redevelopment, or repositioning potential.
- Located in the established Hollywood Lakes neighborhood—east of Federal Highway, minutes to Downtown Hollywood, Hollywood Beach, retail, dining, and major corridors.
- Flexible investment strategy with upside through renovation, rental optimization, or long-term land use potential.

PROPERTY OVERVIEW

Media Realty & Advisors is pleased to present 1743 Rodman Street, a well-maintained five-unit residential income property located in the desirable Hollywood Lakes neighborhood of East Hollywood.

The property includes two studio apartments, two individual room units, and one two-bedroom, two-bathroom residence. Its flexible unit mix supports a variety of leasing strategies, including short-term vacation rentals or traditional annual leases.

With its generous lot size, favorable zoning, and proximity to major employment, retail, and transportation corridors, this asset represents an excellent opportunity for an owner-user or investor seeking income, flexibility, and long-term value potential.

TARGETED EXPOSURE
Maximum visibility to qualified buyers

DATA-DRIVEN STRATEGY
Market insights that drive results

MAXIMUM VALUE
Positioned to achieve the best possible outcome

MEDIA realty Mid-Core

MARKET EDGE

LOCATION

STRATEGIC POSITION.
STRONG CONNECTIONS.

Mid-Core Specialist

MEDIA realty Mid-Core

FLORIDA

A POWERFUL STATE. A BRIGHT FUTURE.

Florida is a major U.S. state as seen in population and employment figures.

As of 2018, Florida's estimated population was **20,878,686** according to the ESRI. Among the 50 states, Florida is ranked as the fourth most populous state. Florida is forecasted to have an annual growth rate of **1.41%** over the next five years.

The majority of job growth in the next ten years likely will come in the **service industry** led by new jobs in business services, health care, and government employment. Manufacturing will continue to be a relatively reduced part of the state's economy.

Florida's geography, climate, and location are important reasons for its population and economic growth. Florida's coastline with **1,197 miles** along the Atlantic Ocean and Gulf of Mexico is the longest of any state, except Alaska. Temperature variations are mild, and the southern part of the state has a subtropical climate.

Florida is strategically located for access to the **Caribbean Islands** as well as to **South and Central America**.

SOUTH FLORIDA

A DYNAMIC REGION WITH LASTING MOMENTUM.

South Florida is the tri-county region consisting of Miami-Dade, Broward, and Palm Beach. The metropolitan area stretches from Miami to West Palm Beach, a distance of about 65 miles, and extends 15 to 20 miles west from the Atlantic Ocean. The three counties are the state's three most populous with an estimated population of **6,076,113**, as of 2018, and comprised almost one-third of the state's population.

The South Florida region experienced explosive growth starting in the 1950s when air-conditioned homes made round year living more comfortable. Moving forward, the tri-county region is forecasted to grow at a much slower pace than the past 70 years. Per ESRI, the average growth rate is projected to be between **1.05%** and **1.25%** during the next five years. Population growth has largely been migration from northern U.S. states and Canada as well as South American countries and Caribbean Islands.

Economic growth in South Florida is centered on services and retail trade for tourists, seasonal residents, permanent residents and retirees. Real estate construction has been a strong economic contributor over the past 50 years. South Florida is also known as a major **export / import** center for trade with South America and as an attractive location for some clean, high-tech industries.

Within this region, a primary trend has been **northward movement** of population from Miami-Dade County into Broward County, and from Broward County into Palm Beach County. This trend accelerated with the dislocation of residents due to Hurricane Andrew in 1992. The movement continues today as residents seek less traffic congestion in comparison to Miami-Dade County.

6.0M+
Residents in the South Florida Region

65 MILES
From Miami to West Palm Beach

1.05%–1.25%
Projected Annual Population Growth

GLOBAL ACCESS
Gateway to the Americas and the World

INTRODUCTION TO BROWARD COUNTY

STRONG ECONOMY. DIVERSE COMMUNITY. ENDLESS OPPORTUNITY.

STRATEGIC LOCATION

Broward County is located along Florida's southeast coast on the Atlantic Ocean to the east and Lake Okeechobee to the west. The county, located between Miami (Dade County) and West Palm Beach (Palm Beach County), is about 200 miles south of Orlando and 300 miles south of Jacksonville.

LARGE & DIVERSE COUNTY

Broward County, with approximately 1,200 square miles of land area, is one of the largest counties in the United States and is the second largest of Florida's 67 counties. Elevation changes range from 0-20 feet with the average elevation at 15 feet above sea level. The terrain is generally sandy and flat with some gently sloping coastal ridges.

FAVORABLE CLIMATE

The county's subtropical climate has an average temperature of 74°F. Winters are mild because of the proximity to the warm Gulf Stream currents of the Atlantic Ocean. Prevailing winds are from the east. Average annual rainfall is 62 inches according to the Broward County Office of Urban Planning and Redevelopment.

GOVERNANCE & COMMUNITIES

Broward County contains 31 incorporated municipallities mostly located east of Florida's Turnpike. County government, mainly located within Fort Lauderdale, handles the unincorporated areas. Population growth has put constant pressure on government planning and services.

LAND USE PATTERN

Broward County has a well-established area of urban development surrounded by conservation areas and Indian reservations. The urban corridor stretches along the eastern portion of the county while the conservation areas and the reservations are located in the middle and western portions of the county.

COASTAL HERITAGE & GROWTH

Several small coastal communities in Broward County were initially developed in the early 1900s. By about the 1980s, the land was developed and the coastal area become one continuous develop ed urban / suburban corridor. This corridor now represents continuous development from Hallandale Beach to Deerfield Beach, with many areas experiencing redevelopment and gentrification.

POPULATION & OUTLOOK

The county has an estimated population of 1,901,425 in 2018 representing about 9% of the state's population. Population growth from 2018 to 2023 is projected at 1.08%, which is less than the state's projected growth rate at 1.41%. The county's comparatively lower future growth rate reflects the county's advanced stage of development and diminishing supply of land available for development.

VIBRANT COMMUNITIES

PORT EVERGLADES

FLL AIRPORT

CONNECTED FOR SUCCESS

ECONOMY

Broward County has an employment base comprised mostly of several sectors: Trade, Transportation and Utilities; Professional and Business Services; Education and Health Services; and Leisure and Hospitality. These sectors are geared toward the seasonal and retiree segments that have been large part of the county's population.

Per the Bureau of Labor Statistics, Broward County's labor force consists of over 1,000,000 people. The county's unemployment rate is 3.5% as of the end of 2017, which is less than the State of Florida at 3.7% and United States at 3.9%. Furthermore, the county's employment growth from December 2015 to July 2018 has been 2.3% annually.

HOUSING

ESRI indicates Broward County has a total of 737,040 households, of which about 52% are owner occupied. Per ESRI, the median home price in Broward County in 2018 is $246,132, which is higher than the state median home price at $212,954.

SERVICES

The county has good medical care facilities consisting of about 35 hospitals and about 7,000 beds. The county has an abundance of licensed physicians, both as private practitioners and employees of the hospitals. A recent trend in local health care is construction of satellite facilities with outpatient services.

EDUCATION

Broward County Public Schools was founded in 1915 and is a public school district ranked sixth largest in the nation. Approximately 270,000 students currently attend Broward County schools in 234 schools. Numerous private schools are also available. Overcrowding is present in some areas. Prominent academic colleges in the county consist of Florida Atlantic University, Florida International University, Nova Southeastern University, and Broward Community College. The county has many vocational, technical, and charter schools.

UTILITIES & COMMUNICATIONS

Public water and sewer utilities are provided throughout the county by either incorporated municipalities, special districts, or by the county. Telephone service is provided by BellSouth and other telecommunication vendors. Standard electric service is generally available from Florida Power and Light. Natural gas is provided by main or delivered as liquefied petroleum gas by Peoples Gas System.

TRANSPORTATION & ACCESS

Transportation in Broward County consists of Fort Lauderdale/Hollywood International Airport (FLL), Palm Beach Park Airport, Fort Lauderdale Executive Airport, North Perry Airport, Pompano Beach Airpark, Broward County Transit (BCT) public bus services, Port Everglades and Tri-Rail. FLL is conveniently located to serve the air trade area of Broward County and the three surrounding counties. FLL is ranked as the 21st busiest airport (in terms of passenger traffic) in the United States. The airport reports it serviced about 20 million passengers in 2017, which is significantly more than previous years. Fort Lauderdale Executive Airport, North Perry Airport and Pompano Beach Airpark are general aviation airports serving private and corporate airplanes.

MARKETEDGE

INTRODUCTION TO HOLLYWOOD FLORIDA

A STRONG MARKET.
A SMARTER INVESTMENT.
A BRIGHTER FUTURE.

STABLE POPULATION
Strong demographic foundation and renter demand

LIMITED SUPPLY
Mature, built-out market with limited new inventory

STRATEGIC LOCATION
Between Miami and Fort Lauderdale with exceptional connectivity

STRONG INVESTMENT
Attractive cash flow, growth potential and long-term upside

WHY HOLLYWOOD'S MID-CORE APARTMENT MARKET?

A PROVEN RENTAL MARKET POSITIONED BETWEEN MIAMI AND FORT LAUDERDALE

Hollywood, Florida has emerged as one of South Florida's most compelling Mid-Core apartment investment markets. Situated between Downtown Miami and Downtown Fort Lauderdale, Hollywood benefits from the economic influence of two major metropolitan centers while maintaining a more attainable cost basis than many neighboring coastal communities. As the third-largest city in Broward County and 12th largest in the State of Florida, Hollywood serves a regional population base exceeding **6 million** residents. This strategic location continues to attract both employers and residents seeking convenient access to South Florida's major employment centers, transportation infrastructure, and lifestyle amenities.

EXCEPTIONAL CONNECTIVITY DRIVES HOUSING DEMAND

Hollywood offers unmatched connectivity. Fort Lauderdale-Hollywood International Airport borders the city. Port Everglades, one of the busiest ports in the world, is located immediately adjacent. Interstate 95, Florida's Turnpike, Brightline corridor, and Tri-Rail provide convenient access throughout South Florida. This transportation network creates a deep and diverse renter pool comprised of healthcare professionals, airport employees, hospitality workers, logistics personnel, educators, municipal employees, and professionals commuting throughout Miami-Dade and Broward Counties.

A MATURE MARKET WITH LIMITED NEW SUPPLY

Unlike many emerging suburban communities, Hollywood is largely built out. Most of the city's established residential neighborhoods were developed decades ago, resulting in a finite supply of redevelopment sites and a limited inventory of existing Mid-Core apartment assets. This supply constraint creates a favorable long-term environment for apartment ownership. As demand for housing continues to increase throughout South Florida, investors benefit from both rental growth potential and the increasing scarcity of well-located multifamily properties.

ECONOMIC STABILITY ANCHORED BY HEALTHCARE

Hollywood's economy is anchored by one of South Florida's largest healthcare systems. The Memorial Healthcare System is the region's largest employer, providing thousands of stable, high-quality jobs. This healthcare presence helps create consistent housing demand that is less dependent upon economic cycles than many tourism-oriented markets. In addition to healthcare, the local economy benefits from aviation, logistics, hospitality, retail, education, government employment, and professional services, creating a diversified employment base that supports long-term apartment demand.

LIFESTYLE AMENITIES CONTINUE TO ATTRACT RESIDENTS

Hollywood is internationally recognized for its historic Broadwalk, a 2.5-mile oceanfront promenade lined with restaurants, shops, entertainment venues, and hospitality destinations. Residents enjoy convenient access to beaches, marinas, golf courses, parks, and recreational facilities that contribute to a high quality of life. Downtown Hollywood and ArtsPark at Young Circle continue to attract investment, restaurants, entertainment venues, and cultural programming. Frequent events, concerts, festivals, and community gatherings help reinforce Hollywood's reputation as one of South Florida's most vibrant urban neighborhoods.

MID-CORE HOUSING: THE MARKET'S MOST ATTRACTIVE SEGMENT

While institutional investors increasingly focus on large apartment communities, Hollywood's Mid-Core apartment inventory remains one of the market's most sought-after investment categories. Properties generally ranging from two to twenty units occupy a unique niche between single-family rentals and institutional multifamily assets and offer investors:

- Strong rental demand
- Operational flexibility
- Resilient occupancy
- Value-add opportunities
- Lower basis than larger assets

THE INVESTMENT THESIS

Hollywood's Mid-Core apartment market represents a unique convergence of location, scarcity, demographic stability, and long-term growth potential. Investors benefit from immediate income generated by existing housing demand while participating in the continued evolution of one of South Florida's most established and supply-constrained rental markets.


MarketEdge®
ADVANTAGE™
Check Out Hot
Hollywood
Your edge for growth in
high-potential markets.
Identify
high-value
prospects
Analyze
market potential
and trends
Activate
smarter campaigns
that convert
Downtown
PLAY NOW!
Video: Welcome to Hollywood FL
marketedge.com/advantage
Know more. Grow more.

MEDIA realty Mid-Core

MARKETEDGE

SUBJECT PROPERTY

PREMIER PROPERTIES

MARKET INTELLIGENCE

STRATEGIC LOCATIONS

MAXIMIZING VALUE

DRIVEN BY DATA. FOCUSED ON RESULTS.

BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

Click Here to View Property Card

Property Address	1743 RODMAN STREET, HOLLYWOOD FL 33020
Property Owner	CPG 1990 INVESTMENTS INC
Mailing Address	1201 S FEDERAL HWY HOLLYWOOD FL 33020-6029

ID #	5142 22 09 0990
Millage	0513
Use	08

Abbreviated Legal Description	HOLLYWOOD SOUTH SIDE ADD 3-16 B LOTS 5,6 BLK 6

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Click here to see 2025 Exemptions and Taxable Values as reflected on the Nov. 1, 2025 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	$325,080	$605,210	$930,290	$633,520	—
2025	$130,030	$725,570	$855,600	$575,930	$15,704.59
2024	$130,030	$674,690	$804,720	$523,580	$14,593.32

2026 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$930,290	$930,290	$930,290	$930,290
Portability	0	0	0	0
Assessed/SOH	$633,520	$930,290	$633,520	$633,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$633,520	$930,290	$633,520	$633,520

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
9/17/2004	DRR	$100	38216 / 432
8/25/2003	QCD	$100	35949 / 435
7/1/1990	WD	$135,000	17578 / 106
6/1/1978	WD	$75,000	
7/1/1966	WD	$30,000	

Land Calculations

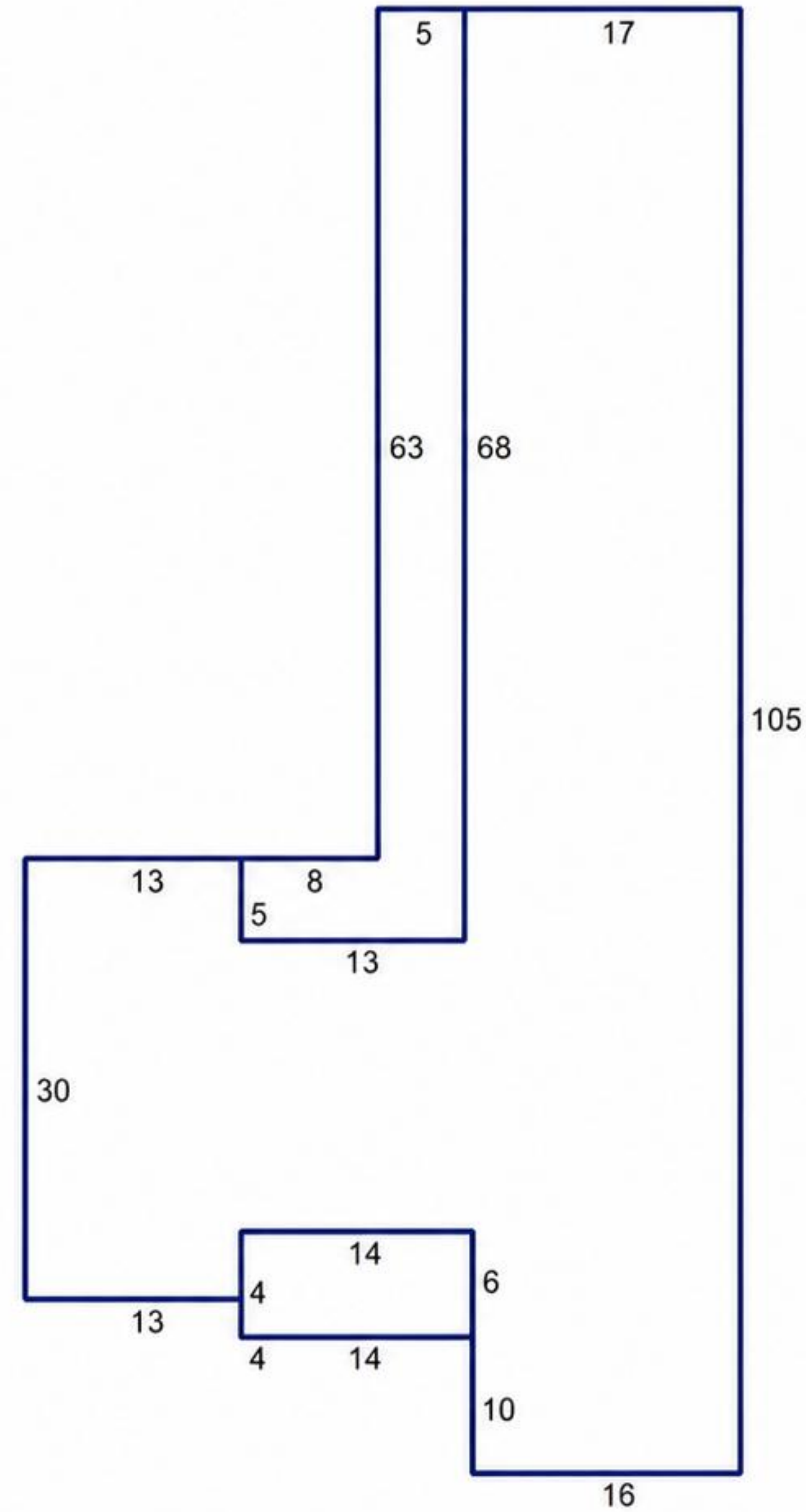
Price	Factor	Type
$30.00	10,836	SF
Adj. Bldg. S.F. (Card, Sketch)		2585
Units		5
Eff./Act. Year Built: 1979/1955		

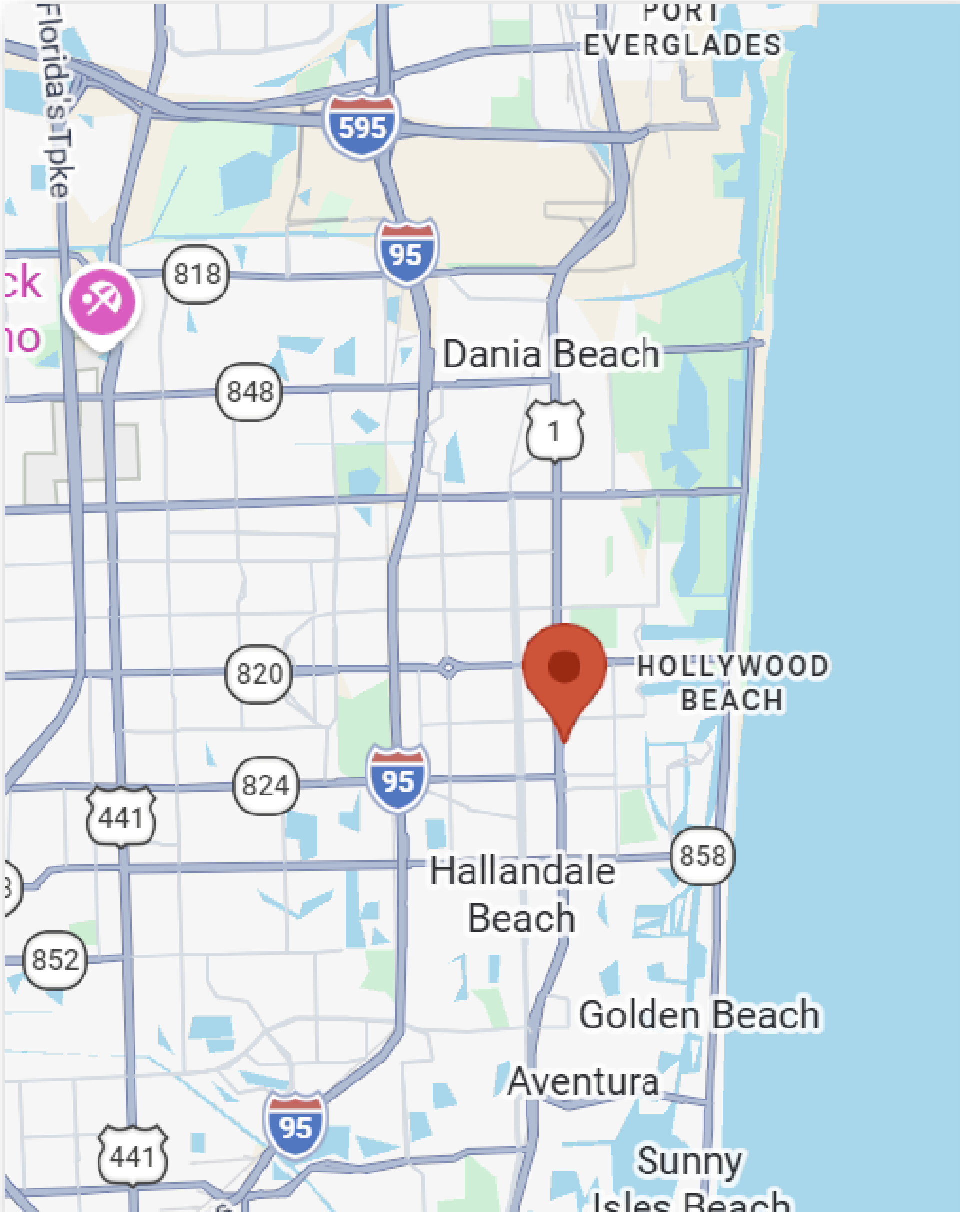
MEDIA realty Mid-Core

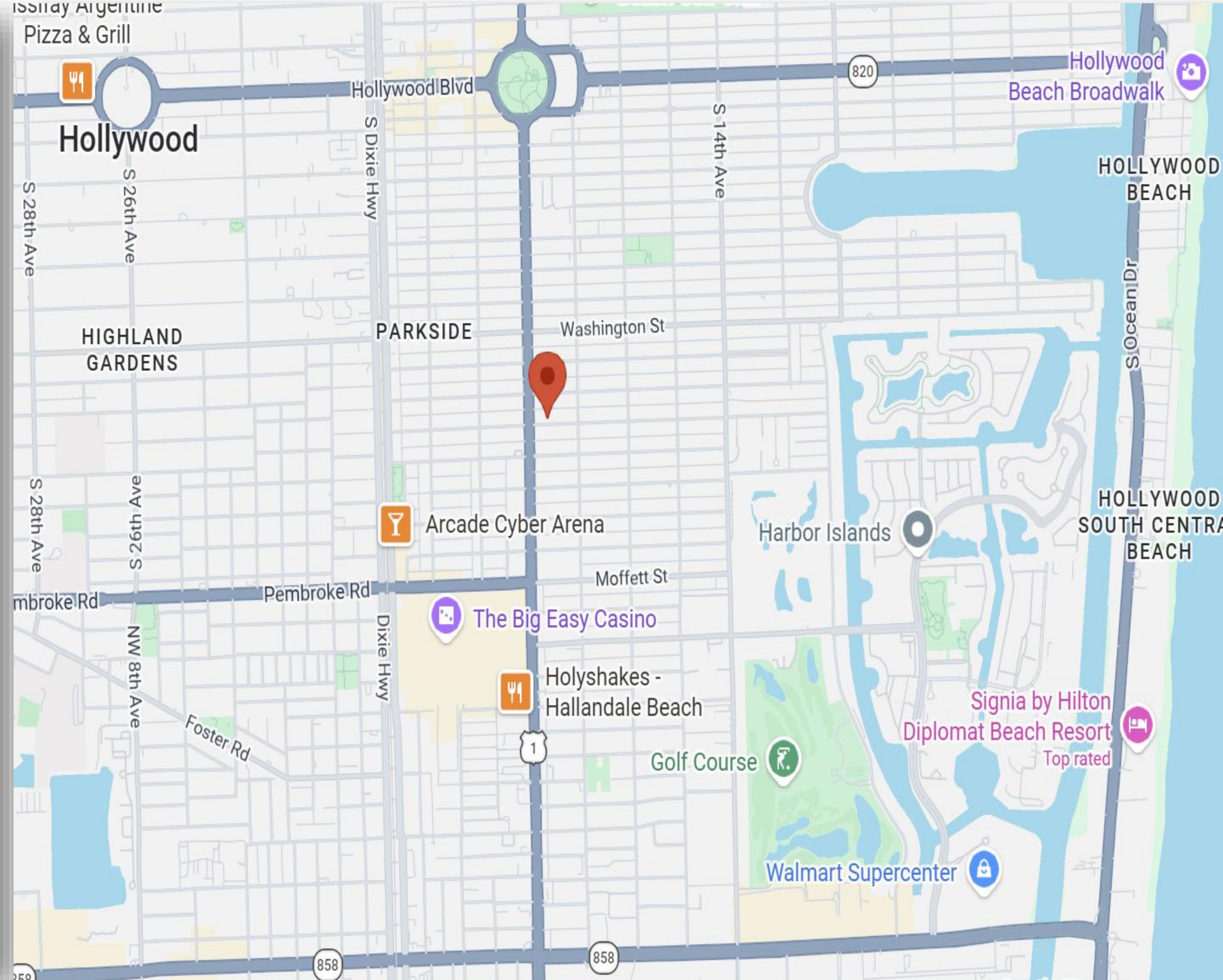
SKETCH

Lot Size:	10,836 SF
Adjusted Building Size:	2,585 SF
Total Units:	5
Zoning:	FH-2

SOUTH FLORIDA | A DYNAMIC REGION WITH LASTING MOMENTUM.



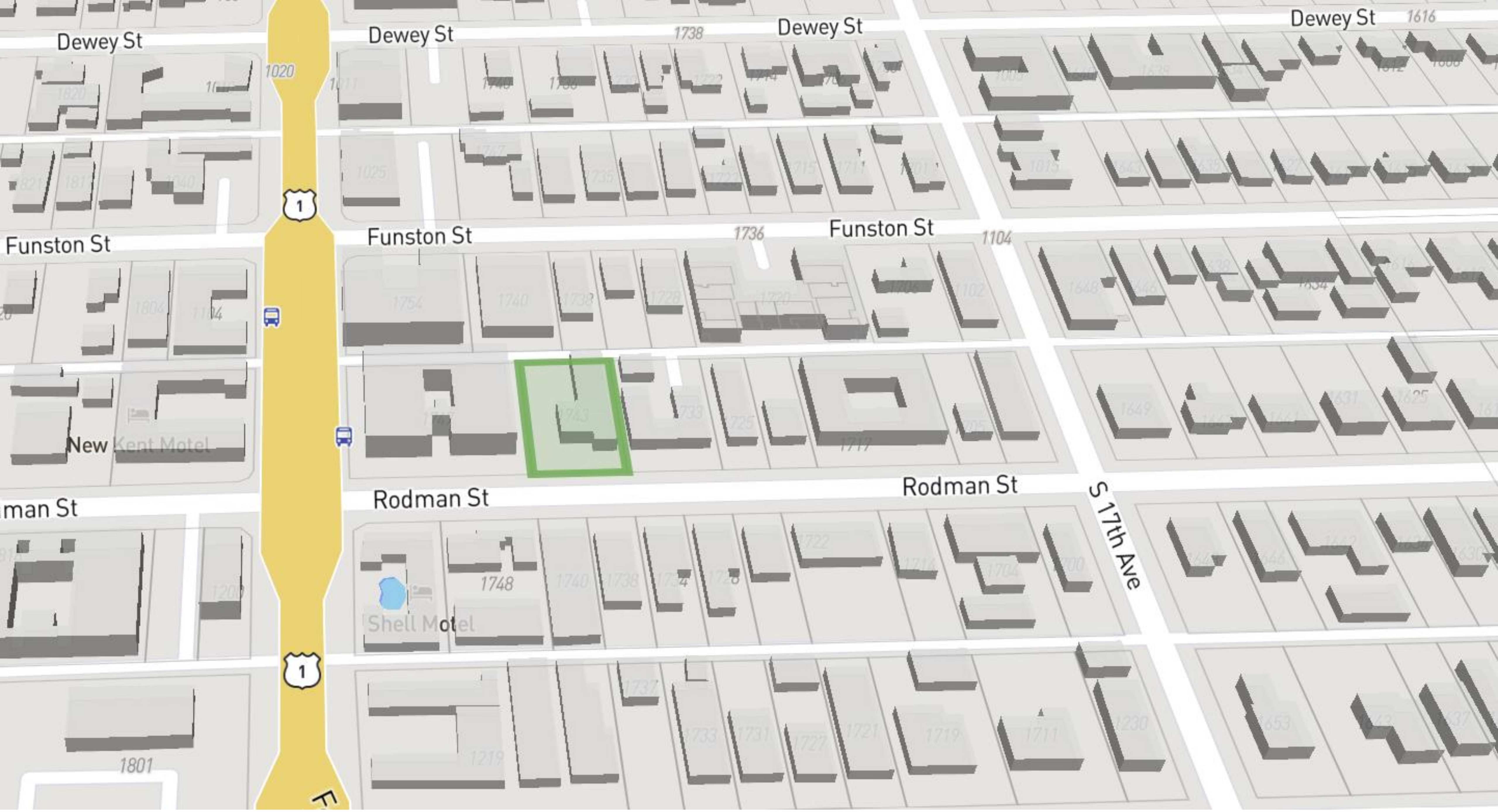




LOCATION MAP

[Click to](#) view Google Map

AERIAL VIEW



AERIAL VIEW

ZONING ND-2 North Downtown Medium Intensity Multi-Family District

[Click here](#) to view interactive map

DEVELOPMENT GUIDELINES
FH-2

Building Intensity

Residential Density:
Unlimited Du / Acre

Maximum Building Height:	140 ft
Maximum Height - Stories:	14
Floor Area Ratio:	3
Maximum Built Area Allowed:	32,505 ft^2
Minimum Open Space:	
Maximum Residential Area Allowed:	32,505 ft^2
Estimated Residential Units Allowed:	Unlimited
Maximum Lodging Area Allowed:	32,505 ft^2
Estimated Lodging Rooms Allowed:	Unlimited
Maximum Commercial Area Allowed:	32,505 ft^2
Maximum Office Area Allowed:	32,505 ft^2

Setbacks At Ground Level

Minimum Primary Frontage Setback:	10.00 ft
Minimum Side Setback:	
Minimum Rear Setback:	5.00 ft

Photo Addendum

1743 Rodman St

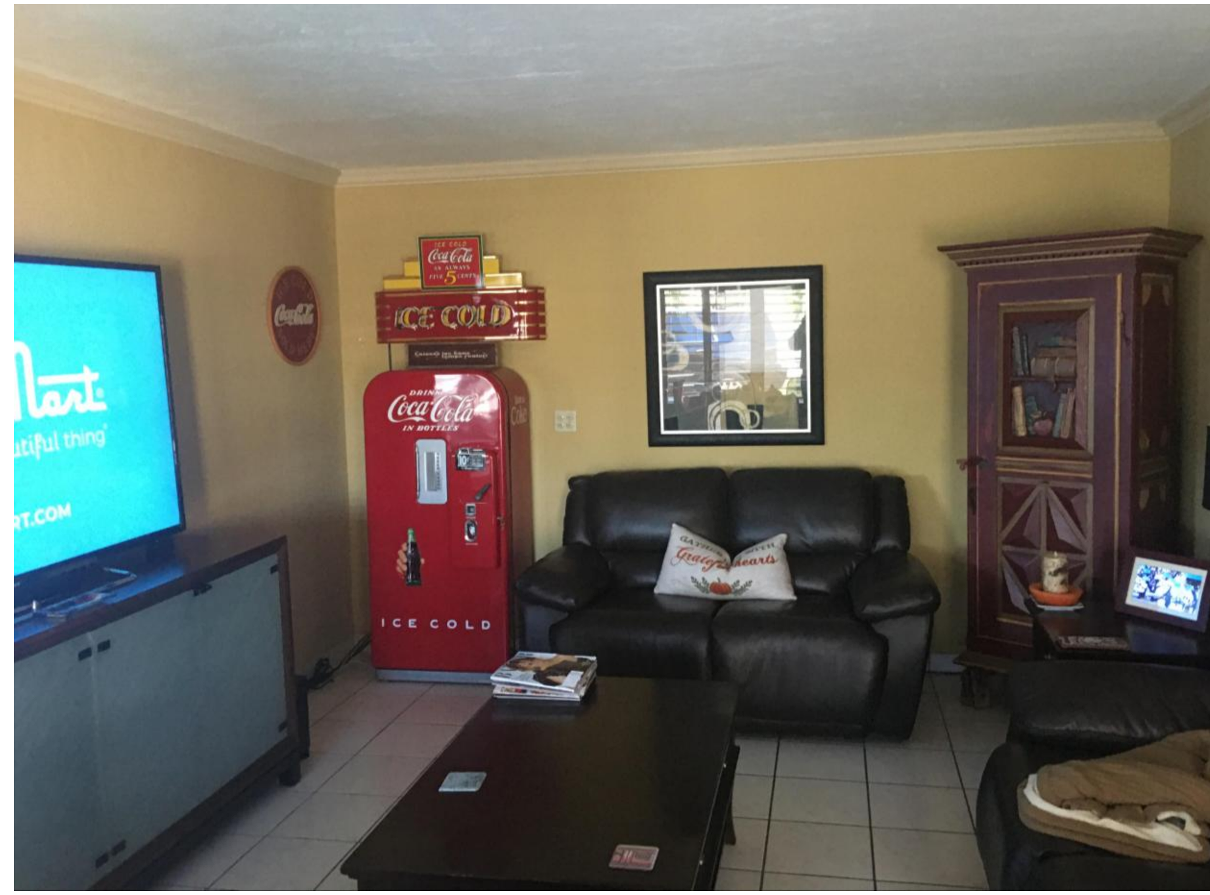
Hollywood, FL

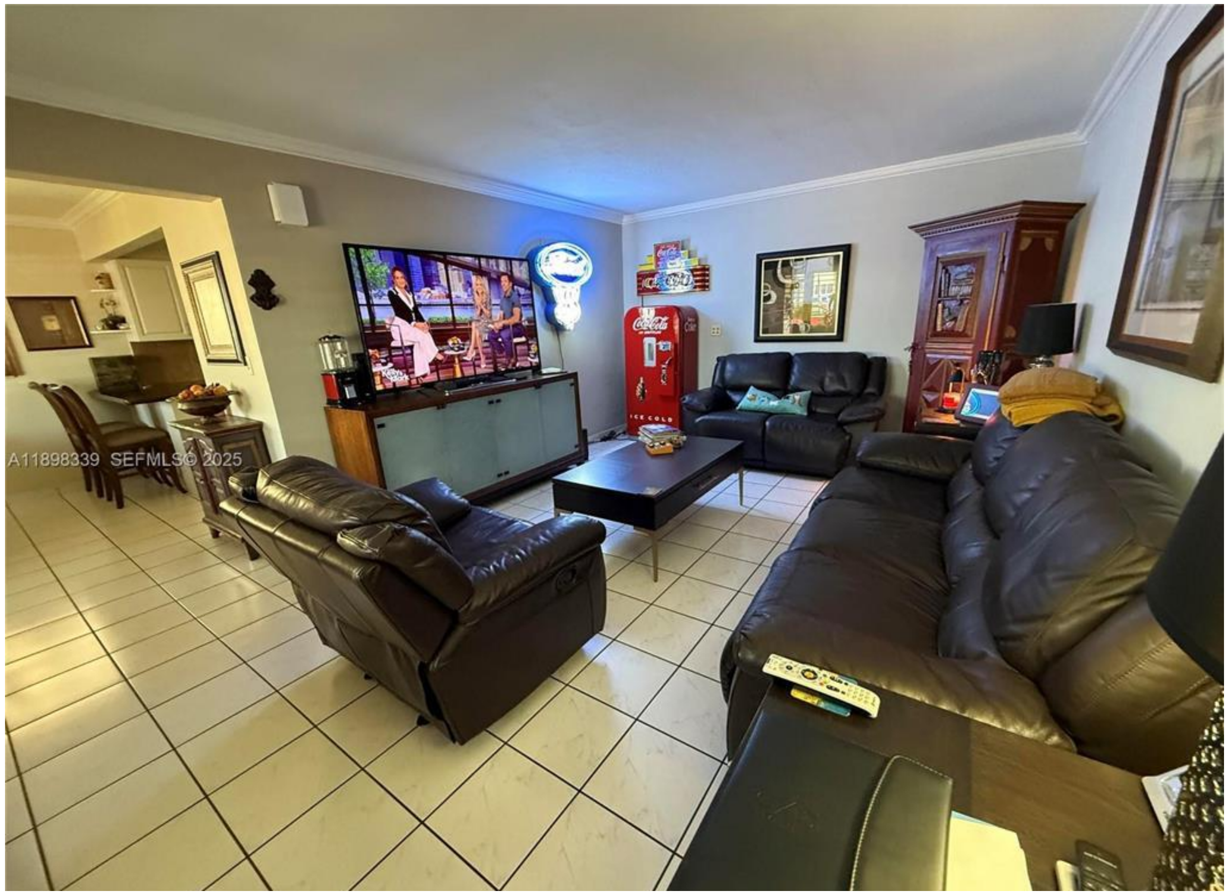

15








ICE COLD
Coca-Cola
ICE COLD

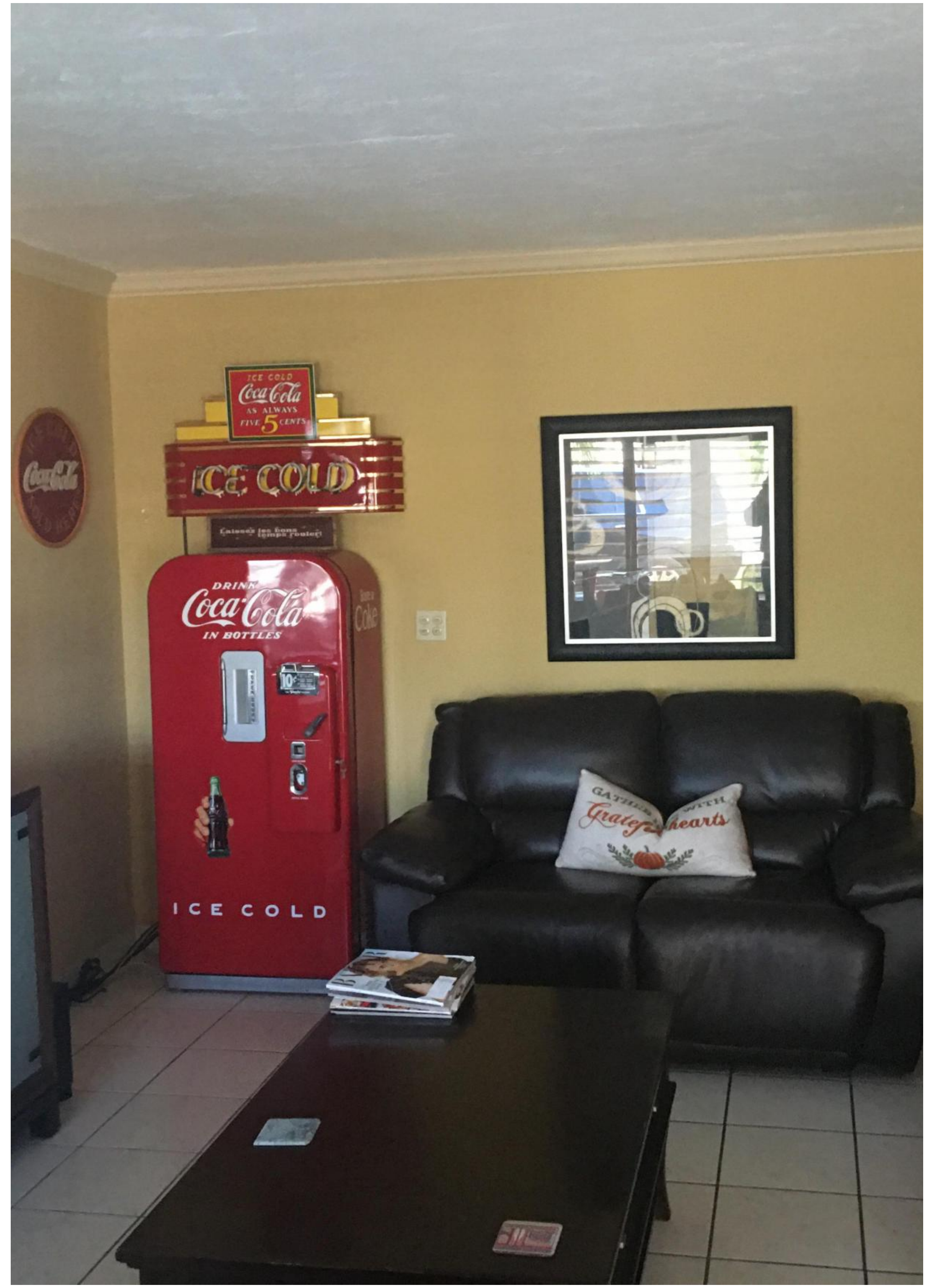

A11898339 SEFMLS© 2025

A11898339 SEFMLS© 2025

A11898339 SEFMLS© 2025

A11898339 SEFMLS© 2025


Sierra
MOTEL


ICE COLD
Coca-Cola
AS ALWAYS
FIVE 5 CENTS
ICE COLD
DRINK
Coca-Cola
IN BOTTLES
ICE COLD

MEDIA realty Mid-Core

MARKETEDGE

LEASE ANALYSIS

DETAILED INSIGHTS.
STRONGER DECISIONS.

DATA DRIVEN.
VALUE FOCUSED.

MAXIMIZE PERFORMANCE.
MINIMIZE RISK.

Mid-Core Specialist

MEDIA realty Mid-Core MARKETEDGE

GRID DEFINITION

ADOM:	Agent Days on Market: This number describes how long a property for sale has been on the market. This gets broken down even further with CDOM and ADOM. CDOM, or Current Days on Market, is the time between when the home is listed and the present day. ADOM, or Accumulated Days on Market, also accounts for whether a listing was withdrawn or expired before being placed back on the market. (A CDOM may be 4 days while the ADOM is 154.) If a property is taken off the market for 60 days before it's relisted, then ADOM goes back down to zero.
Adj. SqFt	Adjusted Square Feet = Square Feet of Living Area + 1/3 of the SF for all covered patios/porches + 1/2 of the garage SF. This is the standard number use when calculating "Sale Price/Square Foot".
SqFt Living:	Total finished living area (with AC) Not to include open porches, balconies, terraces carports or garages.
Total Sq Ft:	The sum total of all measured areas including living area, covered porches, covered patios, carports & garages.
P G I:	Potential Gross Income The income generated by the subject property assuming 100% occupancy
G R M:	Gross Rent Multiplier; The list price/sale price divided by the potential gross income. This metrics does not take into account debt service, vacancy or expense.
Cap Rate:	Cap rate is one of the best ways to quickly assess a real estate investment deal. Cap rate is a measure that makes it possible to compare properties even though they produce different levels of operating earnings. It serves the same purpose as an earnings multiplier does for stock investors. The ratio of price/earnings, often called a PE ratio, allows investors to compare one company to the next. A cap rate is simply the inverse of the PE ratio. It is the first-year operating earnings divided by the price or value.

MEDIA realty Mid-Core

MARKETEDGE

RENT ROLL

Current Configuration

Tenants are responsible for electric

Note: the 2 / 2 is currently owner occupied

1743 Rodman St	
Unit Type	**Monthly Rent**
Studio	$1,225.00
Studio	$1,225.00
Studio	$1,225.00
Studio	$1,225.00
Two Bed/2 Bath	$2,000.00
TOTAL	**$6,900**

Address	City	Postal Code	Current Price	Close Price	Close Date	DOM	Furnished	Bedrooms Total	Full Baths	Year Built
720 NE 7th Street Unit#2a	Hallandale E	33009	$1,500			32	Unfurnished	0	1	1953
1821 Thomas Street Unit#2	Hollywood	33020	$1,450			0	Unfurnished	0	1	1957
1639 Madison Street Unit#5	Hollywood	33020	$1,425			0	Unfurnished	0	1	1925
700 NE 1st Court Unit#2	Hallandale E	33009	$1,350			26	Unfurnished	0	1	1958
26 SE 13th Terrace Unit#6	Dania Beach	33004	$1,350			11	Unfurnished	0	1	1957
615 NE 4th Street Unit#3	Hallandale E	33009	$1,300			13	Furnished	0	1	1947
31 SE 13th Street Unit#1-2	Dania Beach	33004	$1,400			25	Partially	0	1	1940
31 SE 13th Street Unit#1-2	Dania Beach	33004	$1,500			37	Partially	0	1	1982
1723 Liberty Street Unit#6	Hollywood	33020	$1,350			39	Unfurnished	0	1	1953
1822 Cleveland Street Unit#1rear	Hollywood	33020	$1,050			5	Furnished	0	1	1952
709 NE 8th Street Unit#1	Hallandale E	33009	$1,450			25	Unfurnished	0	1	1959
1832 Rodman Street Unit#12	Hollywood	33020	$1,450	$1,450	4/1/2026	30	Unfurnished	0	1	1969
1707 Thomas Street Unit#4	Hollywood	33020	$1,400	$1,400	6/8/2026	0	Unfurnished	0	1	1957
1727 Fletcher Street Unit#E3	Hollywood	33020	$1,400	$1,400	1/1/2026	0	Unfurnished	0	1	1953
1821 Thomas Street Unit#7	Hollywood	33020	$1,525	$1,395	2/17/2026	0	Unfurnished	0	1	1957
1741 Moffett Street Unit#1	Hollywood	33020	$1,375	$1,350	5/1/2026	19	Unfurnished	0	1	1953
1723 Moffett Street Unit#12A	Hollywood	33020	$1,400	$1,350	2/27/2026	22	Unfurnished	0	1	1945
720 NE 7th Street Unit#1A	Hallandale E	33009	$1,375	$1,350	1/6/2026	0	Unfurnished	0	1	1964
1639 Fletcher Street Unit#C	Hollywood	33020	$1,350	$1,350	3/1/2026	124	Unfurnished	0	1	1951
1723 Moffett Street Unit#16	Hollywood	33020	$1,350	$1,300	5/1/2026	67	Unfurnished	0	1	1945
1205 N 15th Court Unit#West	Hollywood	33020	$1,449	$1,299	1/8/2026	34	Unfurnished	0	1	1957
1850 Rodman Street Unit#4	Hollywood	33020	$1,600	$1,295	1/29/2026	205	Unfurnished	0	1	1952
1850 Rodman Street Unit#2	Hollywood	33020	$1,600	$1,250	12/26/2025	180	Unfurnished	0	1	1952
1729 Moffett Street Unit#17	Hollywood	33020	$1,600	$1,225	12/19/2025	29	Unfurnished	0	1	1945
1536 Polk Street Unit#5	Hollywood	33020	$1,200	$1,200	5/31/2026	4	Unfurnished	0	1	1940
26 SE 3th Terrace Unit#1	Dania Beach	33004	$1,300	$1,200	2/1/2026	0	Unfurnished	0	1	1957
1723 Liberty Street Unit#8	Hollywood	33020	$1,400	$1,200	2/1/2026	0	Unfurnished	0	1	1953
			$1,404	**$1,313**						

MEDIA realty Mid-Core

Rent Survey

Studio Apt

Click Here to View Full Report

Address	City	Postal Code	Current Price	Close Price	Lease Amount Frequency	Close Date	DOM	Beds	Bath	Year Built
1770 S Young Circle Unit#1020	Hollywood	33020	$3,773		Annually		13	2	2	2025
812 NE 2nd Street Unit#12	Hallandale	33009	$2,500		Annually		4	2	2	1974
1520 Mckinley Street Unit#210E	Hollywood	33020	$2,800		Annually		77	2	2	1964
900 NE 12th Avenue Unit#401	Hallandale	33009	$2,300		Annually		66	2	2	1973
218 NE 12th Avenue Unit#302	Hallandale	33009	$2,399		Annually		43	2	2	1969
1001 NE 14th Avenue Unit#201	Hallandale	33009	$2,200		Annually		34	2	2	1973
1715 N 16th Avenue Unit#102	Hollywood	33020	$2,150		Annually		35	2	2	1969
2010 Taylor Street Unit#7b	Hollywood	33020	$2,380		Annually		84	2	2	2001
1849 Sherman Street Unit#1	Hollywood	33020	$2,350		Annually		7	2	2	1959
1657 Tyler Street Unit#204	Hollywood	33020	$2,400		Annually		43	2	2	2000
1711 Funston Street Unit#2	Hollywood	33020	$2,900	$2,750	Annually	3/6/2026	0	2	2	1955
1950 Fletcher Street Unit#306	Hollywood	33020	$2,500	$2,500	Annually	12/31/2025	24	2	2	2021
1835 Sherman Street	Hollywood	33020	$2,450	$2,450	Annually	5/1/2026	0	2	2	1980
1950 Fletcher Street Unit#305	Hollywood	33020	$2,450	$2,450	Annually	3/30/2026	12	2	2	2021
1950 Fletcher Street Unit#206	Hollywood	33020	$2,500	$2,450	Annually	2/11/2026	9	2	2	2021
47 SE 13th Street	Dania Beac	33004	$2,395	$2,395	Annually	5/5/2026	0	2	2	1979
323 S 21st Avenue Unit#a5	Hollywood	33020	$2,200	$2,300	Annually	2/23/2026	117	2	2	1950
1849 Sherman Street	Hollywood	33020	$2,295	$2,290	Annually	5/25/2026	0	2	2	1959
724 NE 6th Street Unit#9	Hallandale	33009	$2,100	$1,995	Annually	3/25/2026	42	2	2	1965
1518 Grant Street Unit#1	Hollywood	33020	$2,100	$1,925	Annually	1/2/2026	31	2	2	1960
2000 Madison Street Unit#1-4	Hollywood	33020	$1,800	$1,800	Annually	2/1/2026	0	2	2	1960
1750 N 17th Court Unit#112	Hollywood	33020	$1,995	$1,695	Annually	3/30/2026	184	2	2	1967
1750 N 17th Court Unit#102	Hollywood	33020	$1,800	$1,650	Annually	4/6/2026	204	2	2	1967
			$2,380	**$2,204**						

Rent Survey

Two Bedroom Apt

Click Here to View Full Report

MEDIA realty Mid-Core

Mid-Core MARKETEDGE

HOSPITALITY

MEDIA realty Mid-Core

MARKETEDGE

DATA. INSIGHT. ADVANTAGE.

A practical 2026 market range for weekly lodging in South Broward, primarily Hollywood, Hallandale Beach and Dania Beach. These figures are intended for underwriting or market-positioning purposes rather than as quoted rates from one specific property.

South Broward's primary **in-season period is generally December through April.** The softer period is generally May through November, with September through early November often producing the lowest hotel rates.

ESTIMATED WEEKLY RATES

TYPICAL EFFECTIVE NIGHTLY RATES

ACCOMMODATION TYPE	OUT OF SEASON	IN SEASON
Standard hotel/motel room—no kitchen	$550–$800/week	$800–$1,200/week
Studio/efficiency with kitchenette	$650–$950/week	$950–$1,400/week
One-bedroom apartment or hotel suite with kitchen	$850–$1,250/week	$1,250–$1,850/week

ACCOMMODATION TYPE	OUT OF SEASON	IN SEASON
Standard room	$79–$114/night	$114–$171/night
Kitchen studio	$93–$136/night	$136–$200/night
One-bedroom unit	$121–$179/night	$179–$264/night

Figures reflect 2026 market estimates for South Broward (primarily Hollywood, Hallandale Beach & Dania Beach).
For underwriting or market-positioning purposes only—not quotes from a specific property.

MEDIA realty Mid-Core

MARKETEDGE

DATA. INSIGHT. ADVANTAGE.

Estimated South Broward Weekly Rate Survey

Property	Unit Type	Out of Season	In Season
Richard's Motel 1219 S Federal Hwy, Hollywood	Standard motel room	$500–$650	$700–$950
	Studio/efficiency with kitchen	$625–$800	$850–$1,150
	One-bedroom apartment	$800–$1,000	$1,050–$1,400
Richard's Motel Studios 1770 Plunkett St, Hollywood	Studio/efficiency	$600–$800	$825–$1,100
Richard's Motel Extended Stay 611 NE 2nd Ct, Hallandale Beach	Standard room	$500–$625	$700–$900
	Studio with kitchenette	$600–$800	$825–$1,100
Richard's Motel Courtyard 922 S 17th Ave, Hollywood	Room or kitchen unit	$475–$700	$700–$1,000
Curtis Inn & Suites 1501 S Federal Hwy, Hollywood	Standard room	$550–$750	$750–$1,050
	Kitchen room/studio	$650–$850	$900–$1,200
	One-bedroom suite	$800–$1,050	$1,100–$1,450
Hollywood Beach Suites 334 Arizona St, Hollywood	Room/mini-kitchen suite	$550–$850	$1,050–$1,700
Hyatt House Fort Lauderdale Airport 90 SW 18th Ave, Dania Beach	Studio suite with kitchen	$900–$1,200	$1,250–$1,700
	One-bedroom suite	$1,050–$1,400	$1,450–$2,000
Comfort Suites Airport & Cruise Port 302 N Federal Hwy, Dania Beach	Hotel suite, microwave/refrigerator	$800–$1,050	$1,200–$1,800
Sunset Inn 417 NE 3rd Ave, Hallandale Beach	Studio with kitchen	$700–$1,000	$1,000–$1,500
	One-bedroom apartment	$850–$1,200	$1,200–$1,750
South City Suites 1830 S Ocean Dr, Hallandale Beach	Beach-area apartment suite	$1,000–$1,500	$1,500–$2,400

Figures reflect 2026 market estimates for South Broward (primarily Hollywood, Hallandale Beach & Dania Beach).
For underwriting or market-positioning purposes only—not quotes from a specific property.

COMPARABLE SALES

ACCURATE DATA. | SMART ANALYSIS. | STRONGER DECISIONS.

MEDIA realty Mid-Core

MARKETEDGE

COMMENTS DIRECT SALES COMPARISON

THE MARKET APPROACH TO VALUE

COMPARABLE SALE

A comparable sale is property that is similar to the subject property in most respects. It is located in a nearby location. It has recently sold for a fair market value.

The selection of comparable sales is in most appraisals is the single most determining factor in establishing the value. The responsibility is to fully research the local real estate market and determine which comparable sales represent the best value characteristics of the subject property.

MARKET APPROACH

The market or direct sales comparison approach to an estimate of value is a process of comparing market data, that is, prices paid for similar properties, prices asked by owners, and offers made by prospective buyers or the tenants willing to buy or lease.

Typically a comparison grid is used and adjustments are made to each comparable sales used for major differences between the comparable and the subject property for such items as location, construction quality and significant amenities, etc.

In the market approach, the attempts are made to both gauge and reflect the anticipated reaction by a typical purchaser to the subject property.

DETAILED INSIGHTS. STRONGER DECISIONS.

DATA DRIVEN. VALUE FOCUSED.

MAXIMIZE PERFORMANCE. MINIMIZE RISK.

Address	City	Current Price	Close Price	Close Date	DOM	# Total Units		Building Area Total	P G I	Price Per Unit	$/Bldg SqFt	G R M	Cap Rate	Year Built	Flood Zone
930 N 14th Court	Hollywood	$4,000,000			667	14	13 (1/1) (2/1)	10,529	$378,600	$285,714	$379.90	10.57	5.8%	1965	
724 NE 4th Street	Hallandale	$2,995,000			220	12	8 (1/1) 4 (2/1)	8,140		$249,583	$367.94			1977	AE
1730-1734 Fletcher Stree	Hollywood	$2,000,000			28	8	8 (2/1)	4,888	$153,600	$250,000	$409.17	13.02	4.7%	1956	AE
705-713 NE 3rd Street	Hallandale	$1,950,000			59	9	5(1/1) (2/1) 3 (0/1)	3,824	$126,776	$216,667	$509.94	15.38	4.0%	1951	AE
1948 Buchanan Street	Hollywood	$1,875,000			17	9	7 (1/1) 2 (0/1)	5,613	$173,100	$208,333	$334.05	10.83	5.6%	1964	Zone X
26 SE 13th Terrace	Dania Beac	$1,475,000			16	7	4 (0/1) 3 (1/1)	2,524	$120,300	$210,714	$584.39	12.26	5.0%	1950	X
2212 Johnson Street	Hollywood	$1,295,000			1,468	4	2 (1/1) 2 (2/1)	3,387	$74,100	$323,750	$382.34	17.48	3.5%		X
24 SW 13th Street	Dania Beac	$950,000			42	5	2 (1/1) 3 (0/1)	2,371	$85,200	$190,000	$400.67	11.15	5.5%	1959	AH,X
2000 Monroe Street	Hollywood	$4,200,000	$3,600,000	3/31/2026	18	13		8,823		$276,923	$408.02			1960	X
2314 Polk Street	Hollywood	$2,900,000	$2,900,000	3/12/2026	19	13	10 (1/1) 2 (2/1) (0/1)	7,632	$215,400	$223,077	$379.98	13.46	4.5%	1972	X
206 S 15th Avenue	Hollywood	$1,600,000	$1,550,000	2/19/2026	226	7	2 (2/1) 3 (1/1) (0/1)	3,686	$124,140	$221,429	$420.51	12.49	4.9%		AE
615 NE 7 Street	Hallandale	$1,500,000	$1,365,000	12/9/2025	45	7	7 (1/1)	3,646		$195,000	$374.38			1952	
101 SE 4th Ave	Hallandale	$1,600,000	$1,400,000	5/26/2026	720	7	7 (1/1)	4,001		$200,000	$349.91				
									On Market	**$228,422**	**$409.77**	**12.70**	**4.9%**		
									Closed Sale	**$212,877**	**$376.47**	**12.97**	**4.7%**		

COMPARABLE GRID

PRIMARY EMPHASIS

[Click Here](#) to View Full Report

FINANCIALS

INCOME & EXPENSE

SEASONAL

Summary			Proposed Financing		
Price:		**$1,265,000**	Obtain New Mortgage		$948,750
Down Payment:	**25.00%**	**$316,250**	Terms:	6.50% interest	
Number of Units:		**5**		25 yr. amortization	
Price per Unit		$253,000			
Current GRM:		**6.1**	Monthly Payment:		$6,481.66
Current CAP:		**8.73%**			
Annual Rent per Square Foot:		$109.60			
Approximate Age:		1956			
Approximate Lot Size:		10,836.0 SQ FT			
Approximate Net RSF:		2,585			
Cost per Net RSF:		**$489.36**			

Annualized Operating Data

	Current Rents	
Scheduled Gross Income:	**$283,320**	
Less Vacancy Rate Reserve:	$76,496	27%
Gross Operating Income:	$206,824	
Less Expenses:	96,369	47%
Net Operating Income:	**$ 110,455**	
Less Loan Payments:	77,780	
Pre Tax Cash Flow:	$ 32,675	10.33% *
Plus Principal Reduction:	11,573	
Total Return Before Taxes:	**$ 44,248**	**14.0% ***

Scheduled Income

		IN SEASON 16 Weeks 95% Occupancy			Off Season 32 Weeks 70% Occupancy		
UNIT NUM	**BDRMS/ BATHS**	**Weekly Rent**	**Monthly Rent/Unit**	**Total Seasonal Income**	**Weekly Rent/Unit**	**Monthly Income**	**Total Off Season Income**
2	0/1 Large	1,050	$3,780	$30,240	$650	$1,957	$125,216
2	0/1 Small	900	$3,240	$25,920	$550	$1,656	$105,952
1	2/2	2,500	$9,000	$36,000	$1,850	$5,569	$178,192
				$92,160			$409,360

NOTE Occupancy is estimated at
95% for 16 Weeks In Season
70% for 32 Week Off Season

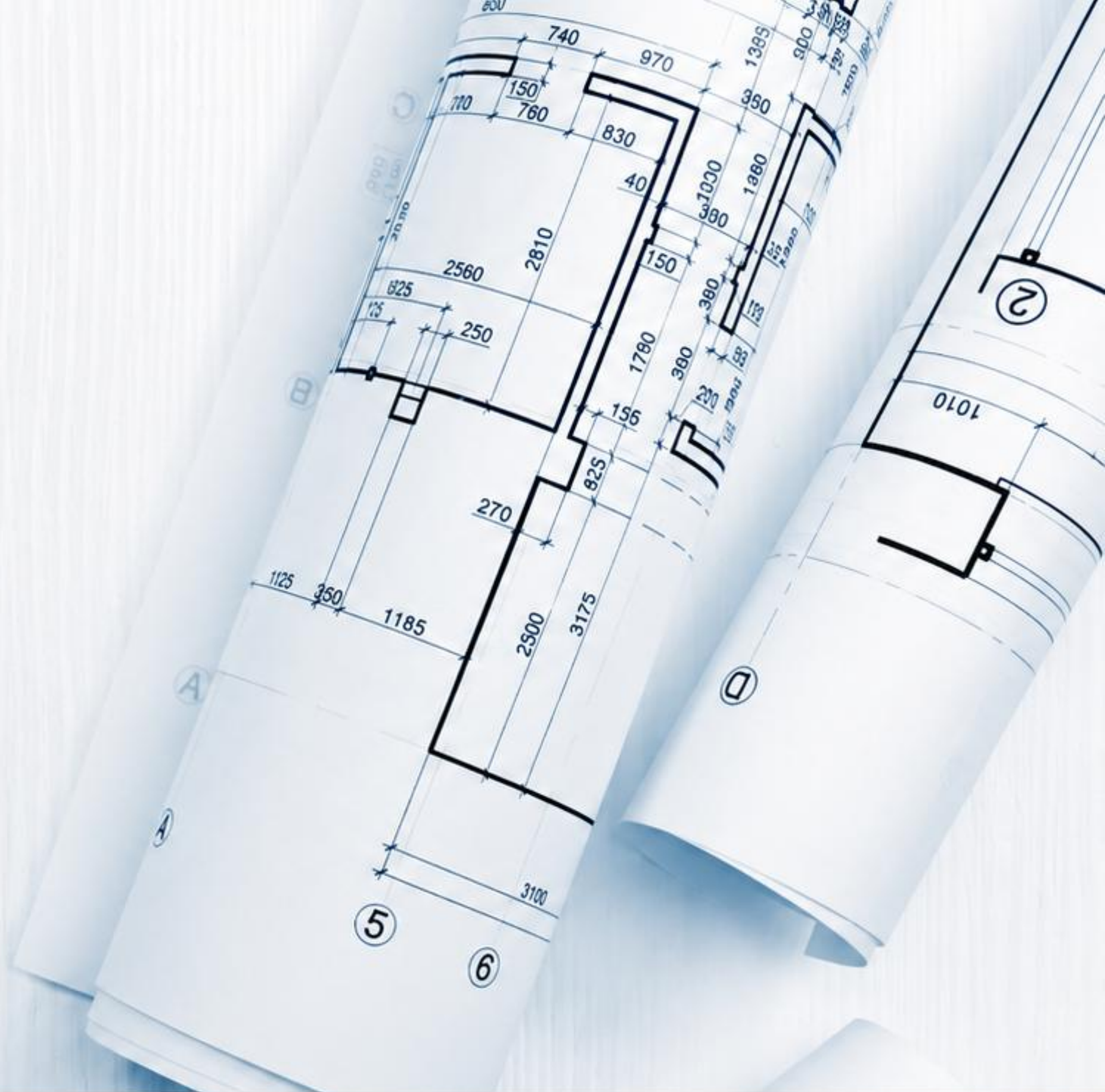
Total Scheduled Rent:	$16,020	$9,181
Monthly Scheduled Gross Income:	**$16,020**	**$9,181**
	In Season	**Off Season**
Scheduled Gross Income per Season:	**$64,080**	**$293,776**

Annualized Expenses

Taxes:	$ 24,277
Insurance:	15,000
Maintenance:	8,500
Water & Trash	3,500
Landscaping	1,000
Licenses	200
Labor	20,800
Management	10,341
Electric	4,250
Cable & WiFi	2,500
Supplies	6,000
Total Expenses:	**$ 96,369**
Per Net Sq.Ft.:	**$37.28**
Per Unit:	**$19,273.71**

MEDIA realty Mid-Core

MARKET EDGE. MID-CORE FOCUS. MAXIMUM VALUE.



CONSTRUCTION/ DEVELOPMENT PIPELINE

HOLLYWOOD, FL

STRONG MARKET FUNDAMENTALS.
CLEAR DEVELOPMENT MOMENTUM.

HOLLYWOOD DEVELOPMENT MOMENTUM

BILLIONS OF DOLLARS OF NEW RESIDENTIAL INVESTMENT ARE TRANSFORMING HOLLYWOOD

Hollywood is undergoing one of the most significant urban redevelopment cycles in South Florida. Once viewed primarily as a suburban community between Fort Lauderdale and Miami, the city has emerged as a major destination for multifamily, mixed-use, and transit-oriented development. Developers are actively investing throughout Downtown Hollywood, the Young Circle district, the Federal Highway corridor, and surrounding redevelopment areas, creating thousands of new residential units and permanently reshaping the marketplace.

Within the immediate Polk Street and Downtown Hollywood corridors, transformative projects such as **Circ Residences**, **University Station**, **Soleste La Piazza**, and the proposed **Young Circle Redevelopment District** have established a new benchmark for density, walkability, and urban living. Together, these developments represent more than 1,600 residential units and millions of dollars of private investment, reinforcing Hollywood's position as one of Broward County's fastest-growing urban centers.

CIRC RESIDENCES
1776 Polk Street

25-STORY LUXURY TOWER
Studios – 3 Bedrooms
COMPLETED

UNIVERSITY STATION
2031 Polk Street

216 UNITS
Workforce Housing
COMPLETED (2025)

ONE HOLLYWOOD RESIDENCES
1817 Taylor Street

23-STORY CONDOMINIUM TOWER
248 RESIDENCES
APPROVED / PRE-CONSTRUCTION

GAIA RESIDENCES
401 N Federal Highway

TWO 18-STORY TOWERS
466 CONDOMINIUM RESIDENCES
APPROVED / PRE-CONSTRUCTION

DEVELOPMENT PIPELINE SNAPSHOT

- 5,000+ residential units completed, approved, under construction, or proposed
- Multiple luxury high-rise and mixed-use developments
- Significant investment along Federal Highway, Young Circle, and Downtown Hollywood
- Continued expansion of transit-oriented and walkable urban neighborhoods
- Strong support for long-term property appreciation and redevelopment values

The momentum extends well beyond Downtown Hollywood. Major projects including **One Hollywood Residences**, **Gaia Residences**, **The Tropic**, **21 Hollywood**, **Revv Hollywood**, and the proposed **400 South Dixie Highway Development** continue to add residential density throughout the city. Meanwhile, large-scale master-planned communities near the Seminole Hard Rock corridor and Federal Highway redevelopment districts are expected to contribute thousands of additional housing units over the coming years.

Collectively, projects currently completed, under construction, approved, or in advanced planning stages account for more than **5,000 residential units** throughout Hollywood. This unprecedented level of development reflects growing investor confidence in the city's long-term economic outlook, transportation infrastructure, employment growth, and lifestyle appeal.

For property owners, this investment wave is significant. As new residents, employers, retailers, and capital continue to flow into the marketplace, demand for strategically located real estate has increased substantially. Properties located within redevelopment corridors are increasingly being evaluated not only for their current income stream but also for their future highest-and-best-use potential. As available development sites become scarcer, well-positioned assets may command premiums driven by redevelopment opportunities, assemblage potential, and long-term land value appreciation.

Through Media Realty & Advisors' **Mid-Core MarketEdge Advantage™**, we leverage these market trends to position properties within their optimal Transaction Zone—communicating not only current performance but also the broader economic forces and development activity driving value throughout the Hollywood marketplace.

21 HOLLYWOOD
2100 N Federal Highway

14-STORY MIXED-USE
200 RESIDENTIAL UNITS
UNDER CONSTRUCTION
(EST. COMPLETION 2026/27)

THE TROPIC
DOWNTOWN HOLLYWOOD

18-STORY RESIDENTIAL TOWER
223 APARTMENTS
UNDER CONSTRUCTION

SOLESTE LA PIAZZA
YOUNG CIRCLE

23-STORY LUXURY APARTMENTS
378 UNITS
UNDER CONSTRUCTION

YOUNG CIRCLE
REDEVELOPMENT DISTRICT

APPROX. 850 UNITS
125,000 SF RETAIL | 30,000 SF OFFICE
PLANNED

400 S DIXIE HIGHWAY
DIXIE HIGHWAY CORRIDOR

387 APARTMENTS
8-STORY DEVELOPMENT
APPROVED / PRE-CONSTRUCTION

KUSHNER MULTIFAMILY COMMUNITY
STIRLING RD & STATE ROAD 7

APPROX. 470 APARTMENTS
7-STORY PARKING STRUCTURE
APPROVED

Project information is based on publicly available data and is subject to change.

NEW DEVELOPMENT ALONG THE FEDERAL HIGHWAY CORRIDOR

Hallandale Beach | Hollywood | Dania Beach

Selected project snapshot and corridor trends

HALLANDALE BEACH

- **Village at Atlantic Shores / Atlantic Village – 701 N. Federal Hwy**
  - Phase I delivered 31,144 SF of retail and office space.
  - Phase II adds 37,684 SF of retail / restaurant / office space, including a two-story building on Federal Highway and a six-story component on NE 8th Street; nearly completed.
- **Optima Office North – 1010 S. Federal Hwy**
  - Approved mixed-use tower: 23 stories, 320 residential units, 150 hotel keys, and 5,871 SF of commercial space.

Trend: Federal Highway is evolving into a higher-density mixed-use corridor tied to CRA revitalization.

HOLLYWOOD

- **The Tropic – downtown Hollywood near Federal Highway**
  - 18-story, 223-unit mixed-income / workforce housing project.
  - The RAC / Federal Highway corridor continues to attract transit-oriented residential and mixed-use redevelopment.
  - Notable nearby infill examples include 2323 Polk Street (approved 27-unit multifamily project) and 2455 Polk Street (entitled 30-unit multifamily project).

Trend: redevelopment is moving from small parcels to mid-rise multifamily nodes serving downtown and beach access.

DANIA BEACH

- **Soleste Seaside – 4 N. Federal Hwy**
  - 8-story mixed-use project with 340 residential units, about 13,000 SF of retail, on-site parking, and a public park.
  - Opened in 2023 and helped anchor new investment at the Dania Beach Boulevard / Federal Highway intersection.
- **Atlantica at Dania Beach**
  - 124-unit garden-style residential community in the East Federal Highway district.

CRA vision: a more walkable East Federal Highway corridor with landscaping, public-realm upgrades, and an Arts, Entertainment & Innovation District.

CORRIDOR TAKEAWAY

Across all three cities, the Federal Highway corridor is transitioning from lower-scale strip commercial frontage toward more walkable, mixed-use, and higher-density residential development, especially near CRA districts, downtown nodes, and key intersections.

Selected public / official project examples; not a complete inventory.

MEDIA realty Mid-Core

HOLLYWOOD PIPELINE

DEVELOPMENT ACTIVITY

DOWNLOAD FULL REPORT

Hollywood is a global tourism destination. The city offers a high quality of life with more than 60 parks, five golf courses, and a variety of recreational amenities, including a nearly 10-acre urban park in the heart of Downtown Hollywood with outdoor concerts, special events, and a growing arts scene.

From its beaches to its lively downtown and distinctive neighborhoods, Hollywood is a city focused on the future, where businesses benefit from a welcoming climate for economic growth and sustainable development. Florida's Hollywood offers the amenities of a global tourism destination combined with the resources national and international companies seek when choosing the right location to call home.

60+ PARKS

5 GOLF COURSES

~10 ACRE URBAN PARK

OUTDOOR CONCERTS & SPECIAL EVENTS

GROWING ARTS SCENE

MEDIA realty Mid-Core

MARKETEDGE

PRICING

MARKET INTELLIGENCE.
ACTIONABLE INSIGHT.

MID-CORE FOCUS.
MAXIMUM VALUE.

STRATEGIC PRICING.
BETTER OUTCOMES.

DATA DRIVEN.
RESULTS PROVEN.


MEDIA
realty
Mid-Core
MARKETEDGE
LIST PRICE
$1,265,000
East of
Federal
FH-2
Zoning
3.0
FAR
Pride of
Ownership

MEDIA realty *Mid-Core*

OFFERING MEMORANDUM

Presented by:

PETER DACKO
Executive Managing Director of Investments

954.923.2325
954.232.7714
PDacko@MediaRealty.net
License FL BK0600065

Web Site
www.MediaRealty.net

MarketEdge
MORE REACH. BETTER TARGETING. SUPERIOR RESULTS.