



THE ROE: 27 LUXURY RESIDENCE DEVELOPMENT OPPORTUNITY IN HOLLYWOOD, FL

2242 Monroe St., Hollywood, FL 33020





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EXECUTIVE SUMMARY

TRYBAL GROUP LLC PLEASED TO PRESENT AN OUTSTANDING INVESTMENT OPPORTUNITY ON A SHOVEL READY DEVELOPMENT OPPORTUNITY AT 2242 MONROE ST, HOLLYWOOD, FL. OFFERING COMES COMPLETELY CONSRUCTION READY WITH ALL NECESSARY PERMITS TO BUILD 27 CONDIMINIUM QUALITY UNITS TO RENT OR SELL. DON'T MISS OUT ON THIS CHANCE TO JOIN THE HOLLYWOOD RUSH IN A FAST GROWING COMMUNITY THAT HAS BEEN DOUBLE DIGIT GROWTH CONSISTENLY OVER THE PAST 15 YEARS. NEXT DOOR TO MULTILE HIGHRISE DEVELOPMENTS THAT DRIVE SALES VALUES.

ADDRESS: 2242 MONROE ST, HOLLYWOOD, FL 33020

TOTAL COST: \$11,450,000

ESTIMATED VALUE AT DELIVERY: \$13,700,000+

- EQUITY MULTIPLE: 1.88x
- NET INVESTMENT RETURN: 88%
- IRR: 35%
- LAND SQUARE FEET: 15,375
- ZONING CODE: DH 2
- UNITS: 27
- PARKING: 34
- FLOORS: 4
- GROSS BUILDABLE SQUARE FEET: 55,146
- NET RENTABLE SQFT: 21,376
- GROSS RENTAL INCOME AT DELIVERY: \$1,000,000+





LOCATION HIGHLIGHTS

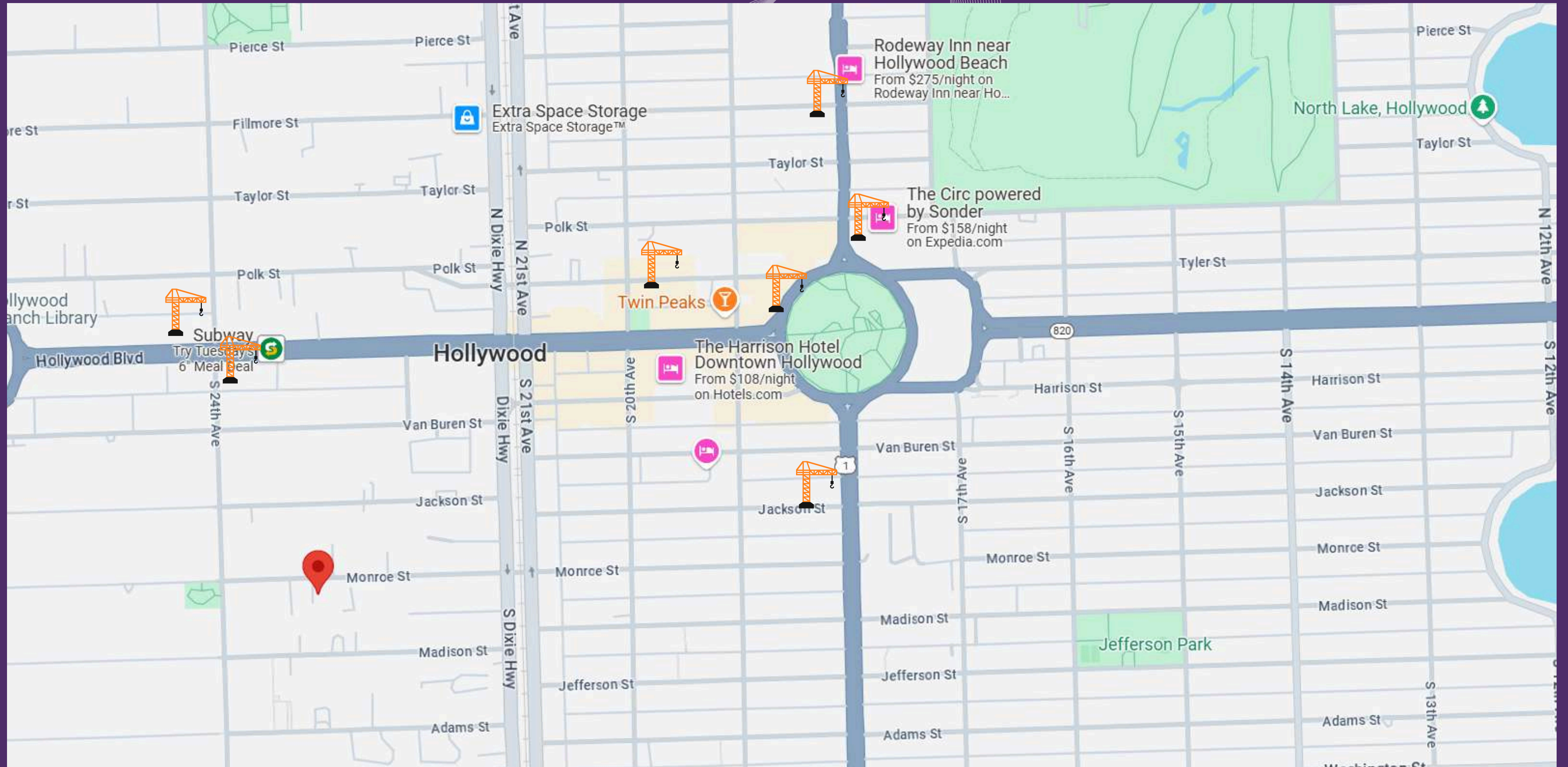
- THE PROPERTY ENJOYS A UNIQUE LOCATION IN THE HEART OF HOLLYWOOD.
- THE GOLDEN BEACHES FOR HOLLYWOOD ARE JUST 8 MIN DRIVE OVER THE BRIDGE.
- CENTRAL LOCATION LESS THAN 5 MIN WALK FROM YOUNG CIRCLE CITY CENTER FILLED WITH RESTAURANTS, AN ART PARK, GROCERY STORES, AND ENTERTAINMENT.
- NEW HIGH SPEED RAIL, BRIGHTLINE, COMING TO HOLLYWOOD TO PROVIDE SEAMLESS TRANSPORTATION OPTIONS.
- OPTIMAL TRANSPORT ACCESSIBILITY 5-10MIN

HOLLYWOOD FLORIDA

- THE CITY OF HOLLYWOOD IS A BEACHFRONT COMMUNITY LOCATED IN SOUTHEASTERN BROWARD COUNTY MIDWAY BETWEEN MIAMI AND FORT LAUDERDALE
- HOLLYWOOD ATTRACTS CONSISTENT DEVELOPMENT AND RESIDENTS AS THE CENTER POINT BETWEEN FORT LAUDERDALE AND MIAMI.
- OVER \$1.5 BILLION IN REAL ESTATE DEVELOPMENT IS CURRENTLY IN PROCESS AROUND YOUNG CIRCLE.
- HOME PRICES IN HOLLYWOOD FLORIDA HAVE BEEN INCREASING YEAR OVER YEAR FOR THE PAST 12 YEARS ANNUALLY.
- MULTIPLE HIGH END RESIDENTIAL DEVELOPMENTS DELIVERING OVER THE NEXT THREE YEARS

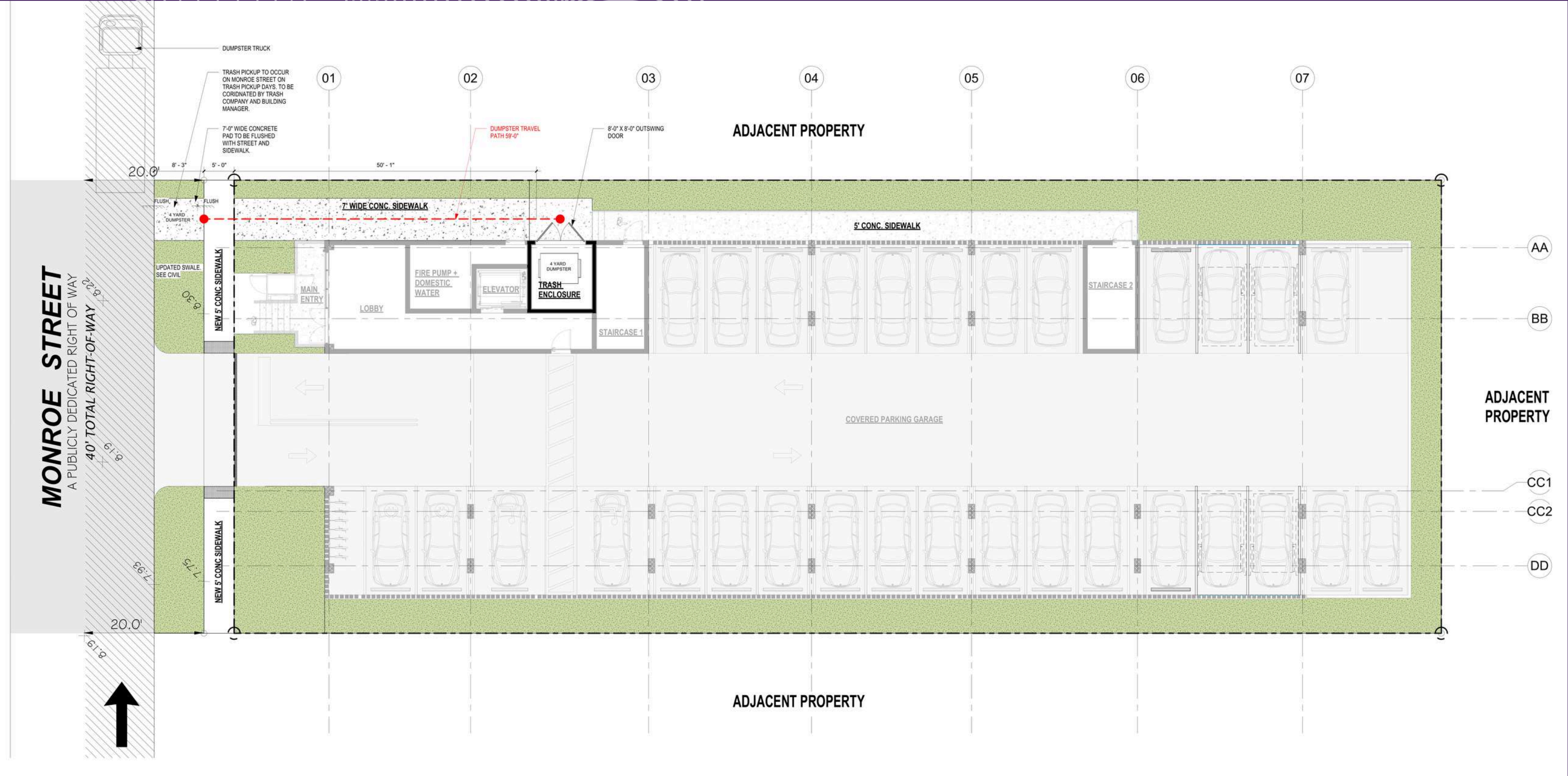


NEW DEVELOPMENTS MAP



Each Crane is a New development of between 30 and 200 units as of year end 2025.

BUILDING AND FLOORPLANS



BUILDING AND FLOORPLANS



BUILDING AND FLOORPLANS



BUILDING AND FLOORPLANS



① NE CORNER



② NW CORNER



BUILDING AND FLOORPLANS



PROPERTY ADDRESS
2242-2246 MONROE ST HOLLYWOOD, FL 33020

FOLIO
514216612019

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
THE WEST 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AKA LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,375 SQ. FT. 0.35 ACRES	N/A
GROSS LOT AREA:	16,387 SQ. FT. 0.36 ACRES	N/A
BASE FLOOD ZONE:	AL- 0.0 NAVD	
100 YEAR FLOOD:		FFE 11.50' NAVD

UNIT TYPE:	PROVIDED
1 BED / 1 BATH	23
2 BED / 2 BATH	3
3 BED / 2 BATH	1
TOTAL	= 27 UNITS

PARKING CALCULATION:	REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT		
ONE - BEDROOM (23)	1 SPACE x 23 = 23	23 SPACES
TWO - BEDROOM (3)	1.5 SPACE x 3 = 4.5	6 SPACES (3 CAR LIFTS)
THREE - BEDROOM (1)	1.5 SPACE x 1 = 1.5	2 SPACES (1 CAR LIFT)
GUESTS : 1 SPACE PER EVERY 10	27 UNITS/10 = 3	3 SPACES
TOTAL	= 32 SPACES	= 34 SPACES
ADA:		
HANDICAPPED SPACE	2	2
LOADING:		
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE
BICYCLE PARKING:		7 SPACES

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	1.75(26,846.86 SF)
A/C AREA:	N/A	24,597 SF
BUILDING FOOT PRINT	N/A	7,367 SF (EVECS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	27 UNITS
NUMBER OF FLOORS	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
ALLOWABLE ELEVATOR & STAIR HEIGHT ENCROACHMENT (25%)		

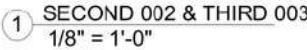
SETBACKS:	REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (-5%)		
(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-5"
AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS		
(a) FRONTAGE (MONROE) (NORTH)	19'-0"(QUEING)	19'-0"(QUEING)
(b) SIDE INTERIOR (EAST)	5'-0"	10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"	6'-4"
(d) REAR (SOUTH)	5'-0"	5'-5"

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	N/A	12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE	3,077 S.F. (20%)	6,354 S.F. (41.3%)
TOTAL INCLUDES ROOF DECK		
VEHICULAR USE AREA:	267 S.F. (25%)	602 S.F. (56%)

UNIT SQ. FOOTAGE TABLE:	
UNIT TYPE:	AVERAGE A/C SE
1 BED / 1 BATH (23 UNITS)	697 SF
2 BED / 2 BATH (3 UNITS)	1,122 SF
3 BED / 2 BATH (1 UNITS)	1,375 SF

SITE PLAN NOTES:
a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.
d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
e) PROPOSED SIGNAGE - ART SCULPTURE TO BE SUBMITTED AS A SEPERATE PERMIT.
f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT AND INSPECTION. SEPERATE PERMITS ARE REQUIRED FOR EACH SIGN.
g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

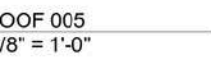
MONROE STREET



BUILDING AND FLOORPLANS



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