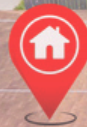




EXCLUSIVE OFFERING MEMORANDUM



**STABILIZED 7-UNIT  
MULTIFAMILY WITH RENT  
UPSIDE**

**2247 SIMMS ST  
HOLLYWOOD, FL 33020**

6.23% GOING-IN CAP RATE | 3,164 SF | 7 ONE-BED |  
TURNKEY ASSET | MINUTES TO BEACH & I-95

# TABLE OF CONTENTS

## 01

### ASSET OVERVIEW

Investment Summary  
Property Highlights  
Lot Breakdown  
Financials

## 02

### LOCATION & DEMAND DRIVERS

Visibility & Connectivity  
Demographics  
Local Market Profile

## EXCLUSIVELY LISTED BY

### ELIOR LEVI

Commercial Real Estate Advisor  
+1 954.743.7594  
elevi@faustocommercial.com

The information contained herein is proprietary and strictly confidential. It is intended solely for review by the party receiving it from Fausto Commercial and may not be shared with any other person or entity without the prior written consent of Fausto Commercial. This Marketing Brochure and/or Offering Memorandum has been prepared by Fausto Commercial and approved by its client. It is provided for informational purposes only and contains summary, unverified information intended solely to generate preliminary interest in the subject property. This material does not constitute a substitute for a comprehensive due diligence investigation. Prospective purchasers are encouraged to conduct their own independent analysis, including inspection of the property, review of market conditions, and evaluation of the surrounding competitive environment. Any financial information, projections, or conclusions are provided for reference purposes only and are based on assumptions that may change. Fausto Commercial makes no representation that such information will be accurate or achieved and does not intend for any party to rely upon this information as the basis for a purchase decision.

The information contained herein has been obtained from sources believed to be reliable; however, Fausto Commercial makes no warranty or representation, express or implied, as to the accuracy or completeness of the information provided. All prospective buyers are responsible for verifying all information independently. References to square footage, age, or condition are approximate. Photographs may have been enhanced for marketing purposes; however, no material alterations to the property have been made.



# 01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Financials



# INVESTMENT SUMMARY

## THE OFFERING

Fausto Commercial is pleased to present a 7-unit multifamily property at 2247 Simms St, a 3,164 SF asset comprised of seven 1-bedroom/1-bath units, currently operating at a 6.23% going-in cap rate. The property features impact windows, central A/C throughout, stainless steel appliances, and a 2016 roof — minimizing near-term capital expenditures and delivering a stabilized asset with additional upside through rent growth.

Located minutes from Downtown Hollywood, Fort Lauderdale-Hollywood International Airport, I-95, and the beach, the property benefits from exceptional connectivity and consistent tenant demand driven by nearby employment centers, shopping, dining, and entertainment in one of Broward County's most active rental markets.

**Property is income-producing with low near-term capex and meaningful rent upside, positioned for stable returns in a high-demand submarket.**



**\$1,295,000**

LIST PRICE

**7 UNITS**

TOTAL UNITS

**3,164 SF**

BUILDING SIZE

**\$93K**

STABILIZED NOI

# PROPERTY HIGHLIGHTS



## CONNECTIVITY

- Positioned along Simms St near US-1, one of Hollywood's most active corridors
- Convenient access to I-95, US-1, and Hollywood Beach
- Approximately 8 minutes from Fort Lauderdale-Hollywood International Airport

## VISIBILITY

- Walkable proximity to dining, retail, and entertainment along Hollywood's key corridors
- Strong, consistent tenant demand in one of South Florida's most active rental submarkets
- Fully leased, income-producing asset with immediate cash flow

## INVESTMENT

- 6.23% going-in cap rate (\$80,718 NOI) with upside to a 7.14% pro-forma cap (\$92,500 NOI)
- Rent upside: in-place rents of \$1,500–\$1,600 vs. \$1,700 pro-forma across all seven units
- Low near-term capex: impact windows, central A/C throughout, stainless steel appliances, and a 2016 roof

# DEVELOPMENT HIGHLIGHTS

## USE & ELIGIBILITY

### RS-1

USE	ELIGIBILITY
Multifamily Residential	Legal Nonconforming Use*
Accessory Dwelling Unit (ADU)	Permitted
Home Occupation / Home Office	Permitted
Religious / Community Facility	Special Exception
School / Child Care Facility	Special Exception



# FINANCIALS

2247 SIMMS ST

## RENT ROLL

UNITS	CURRENT	PRO FORMA
1 Bed/1 Bath	\$1,500	\$1,700
1 Bed/1 Bath	\$1,500	\$1,700
1 Bed/1 Bath	\$1,600	\$1,700
1 Bed/1 Bath	\$1,600	\$1,700
1 Bed/1 Bath	\$1,500	\$1,700
1 Bed/1 Bath	\$1,600	\$1,700
1 Bed/1 Bath	\$1,500	\$1,700
Gross Income	\$129,600	<b>\$142,800</b>

## OPERATING EXPENSES

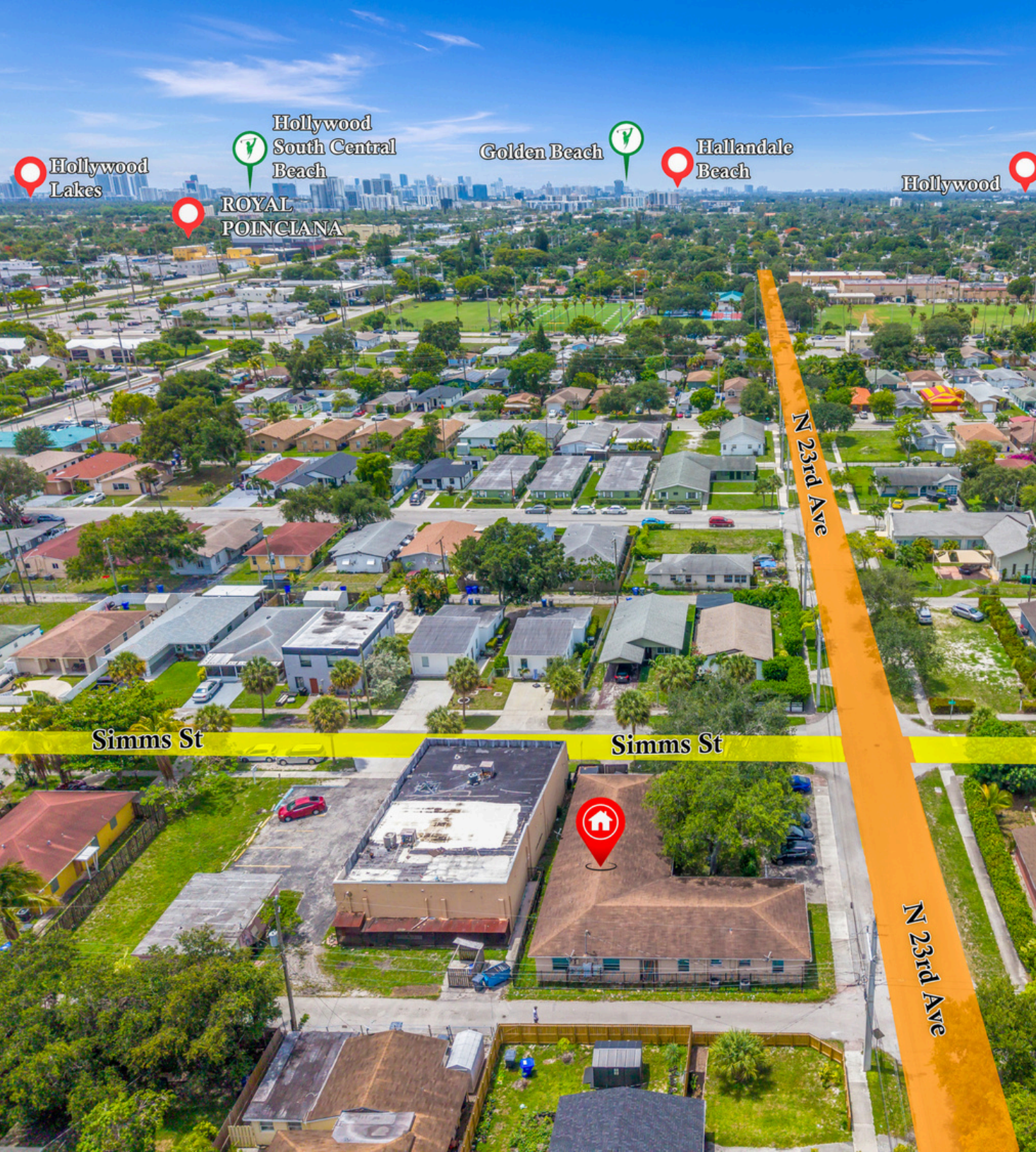
EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$24,482	\$25,900
Insurance	\$8,000	\$8,000
Water	\$4,200	\$4,200
Trash	\$7,200	\$7,200
Maintenance	\$5,000	\$5,000
Total Expenses	\$48,882	\$50,300
Net Operating Income	\$80,718	<b>\$92,500</b>
Cap Rate	6.23%	<b>7.14%</b>

**7.14%**

PROFORMA CAP RATE

**\$93K**

STABILIZED NOI



## 02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

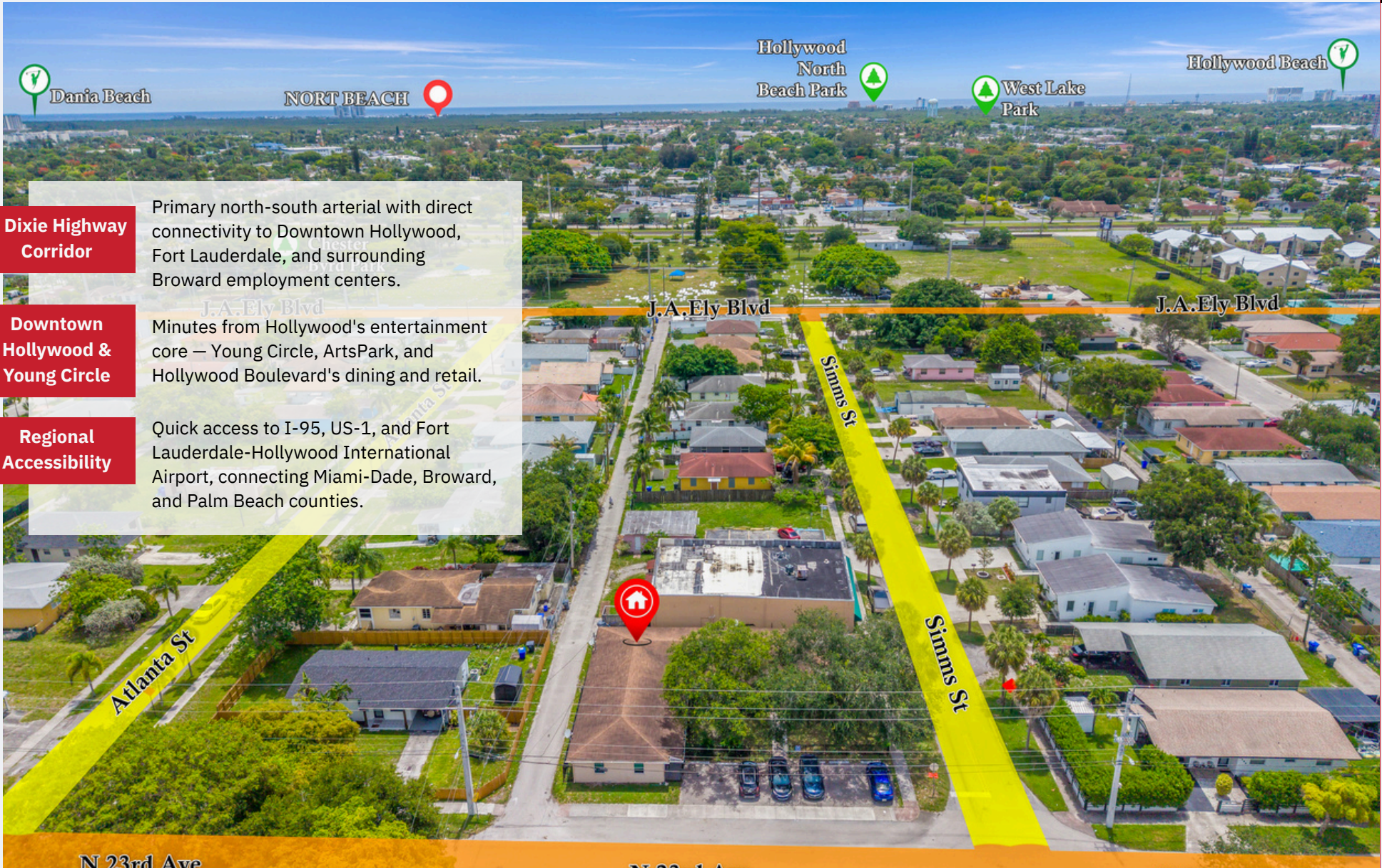
Demographics

Local Market Profile



# VISIBILITY & CONNECTIVITY

Property located just off US-1 in Hollywood, Florida. Income-producing 7-unit multifamily positioned on a high-demand residential corridor with strong tenant demand and quick access to some of Broward County's most active employment and lifestyle destinations.



## N Dixie Highway Corridor

Primary north-south arterial with direct connectivity to Downtown Hollywood, Fort Lauderdale, and surrounding Broward employment centers.

## Downtown Hollywood & Young Circle

Minutes from Hollywood's entertainment core — Young Circle, ArtsPark, and Hollywood Boulevard's dining and retail.

## Regional Accessibility

Quick access to I-95, US-1, and Fort Lauderdale-Hollywood International Airport, connecting Miami-Dade, Broward, and Palm Beach counties.

# DEMOGRAPHICS

## City of Hollywood

Established Broward County coastal city with strong residential density, proximity to major employment centers, and continued demand for rental housing.

### POPULATION

- Approximately 155,000 residents within the City of Hollywood
- Diverse workforce supporting Broward County's service, tourism, and logistics sectors

### HOUSEHOLDS

- Over 61,000 households supporting neighborhood retail and residential demand
- Established residential neighborhoods surrounding the development site

### INCOME

- Household income levels supporting workforce and market-rate rental housing
- Diverse economic base across hospitality, healthcare, logistics, and professional services

### EMPLOYMENT

- Located near major employment centers including Fort Lauderdale-Hollywood International Airport, Downtown Hollywood, and Broward County commercial corridors

### HOUSINGS

- Growing demand for multifamily housing across the Hollywood / Dania Beach submarket
- Continued residential and mixed-use development activity throughout the area

# 155,000

POPULATION  
CITY OF HOLLYWOOD

# 61,197

HOUSEHOLDS

# \$67,000

(rounded market reference)

MEDIAN  
HOUSEHOLD  
INCOME

# 42

MEDIAN AGE

# 3.12

AVERAGE  
HOUSEHOLD SIZE

# LOCAL MARKET PROFILE

## NEIGHBORHOOD

**Hollywood, Florida** is a mature Broward County market experiencing steady redevelopment driven by its central location between **Fort Lauderdale and Miami**, proximity to major employment hubs, and continued residential demand. The area benefits from established housing stock, active commercial corridors, and access to regional transportation infrastructure including **I-95, US-1, and Fort Lauderdale, Hollywood International Airport.**

Infill development opportunities in central Hollywood are increasingly limited, particularly for parcels positioned along major corridors with strong visibility and access.



## CULTURE & RECREATION

Hollywood offers a mix of urban amenities and coastal lifestyle assets that support long-term residential demand.

The surrounding area includes neighborhood retail, regional parks, entertainment venues, and the well-known Hollywood Beach Broadwalk, creating a balanced live-work-recreation environment.

Nearby civic, hospitality, and recreational destinations contribute to consistent activity throughout the year, supporting retail and service uses.

---

Direct access to US-1, I-95, and major Broward east-west corridors

---

---

Minutes from Fort Lauderdale–Hollywood International Airport

---

---

Established residential communities with long-term stability

---

---

Strong demand for workforce and market-rate rental housing

---

---

Limited availability of infill development sites in central Hollywood

---

2247 Simms St represents a rare fully renovated, income-producing asset positioned for immediate returns in one of Broward County's most active submarkets.

**155K+**

RESIDENTS IN THE  
CITY OF HOLLYWOOD

**61K+**

HOLLYWOOD  
HOUSEHOLDS

**\$67K**

MEDIAN HOUSEHOLD  
INCOME

Source: U.S. Census Bureau / City of Hollywood Economic Development



## EXCLUSIVELY LISTED BY



**ELIOR LEVI**  
Commercial Real Estate Advisor  
+1 954.743.7594  
[elevi@faustocommercial.com](mailto:elevi@faustocommercial.com)

Fausto Commercial 1761 W Flagler St | Miami, FL 33135

[www.FaustoCommercial.com](http://www.FaustoCommercial.com)

