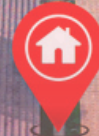




EXCLUSIVE OFFERING MEMORANDUM



**10-UNIT MULTIFAMILY
VALUE-ADD INVESTMENT
OPPORTUNITY
ND-1 ZONING**

**1927-1929 ROOSEVELT ST
HOLLYWOOD, FL 33020**

FULLY OCCUPIED | 8% PRO FORMA CAP RATE | BELOW-
MARKET RENTS WITH CLEAR VALUE-ADD UPSIDE

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01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Financials



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present 1927–1929 Roosevelt St, a 10-unit multifamily investment opportunity. The property offers a well-balanced unit mix that captures demand from a variety of tenant profiles, with a projected NOI of approximately \$168,000 and an estimated 8% cap rate at market rents.

The asset features impact windows, a durable tile roof, and ample on-site parking, helping minimize near-term capital expenditures while supporting long-term operational efficiency. The property is currently operated with below-market rents and predominantly month-to-month tenancies, providing a clear value-add opportunity for new ownership to bring rents to market levels and immediately grow NOI.

Located in one of South Florida's strongest rental markets, the property is approximately 5 minutes from Downtown Hollywood, 10 minutes from the beach, and 8 minutes from Fort Lauderdale-Hollywood International Airport, with convenient access to Interstate 95 and major transportation corridors. This is an attractive opportunity for investors seeking stable cash flow with significant upside potential.



\$2,100,000

LIST PRICE

\$168K

STABILIZED NOI

10 UNITS

TOTAL UNITS

6,450 SF

BUILDING SIZE

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Located minutes from Downtown Hollywood, the Hollywood Broadwalk, and the beach, with easy access to dining, retail, and local amenities
- Convenient access to US-1, I-95, and Fort Lauderdale-Hollywood International Airport

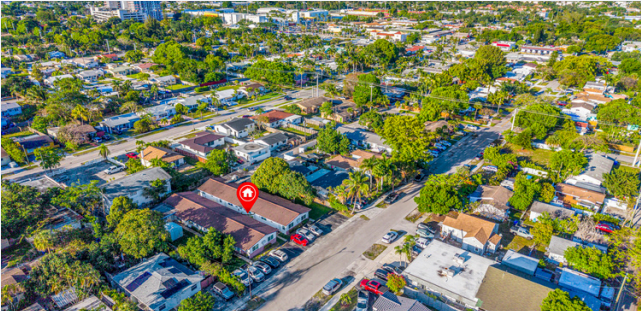
VISIBILITY

- Well-maintained 10-unit multifamily property within an established residential neighborhood in Hollywood, FL
- Walkable location near retail, dining, and Hollywood Beach amenities

DEVELOPMENT POTENTIAL

- 8% pro forma cap rate achievable by bringing current below-market rents to market levels
- Predominantly month-to-month tenancies provide new ownership with immediate flexibility to execute a value-add rental strategy

1927 & 1929 ROOSEVELT ST



FINANCIALS

1927-1929 ROOSEVELT ST

RENT ROLLS

LAYOUT	UNIT	Current	Pro-Forma
Studio	2 Units	\$21,600	\$36,000
1 Bed/1 Bath	4 Units	\$48,000	\$84,000
2 Bed/1 Bath	2 Units	\$28,800	\$51,600
2 Bed/2 Bath	2 Units	\$30,000	\$57,600
Gross Income		\$128,400	\$229,200

FINANCIALS

1927-1929 ROOSEVELT ST

OPERATING EXPENSES

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$30,000	\$30,000
Insurance	\$7,000	\$11,000
Water & Sewer	\$10,200	\$10,200
Electricity	\$1,250	\$1,500
Trash / Garbage	\$3,000	\$3,000
Repairs and Maintenance	\$0	\$5,500
Total Expenses	\$51,450	\$61,200
Net Operating Income	\$76,950	\$168,000

NEARBY RESIDENTIAL & MIXED-USE ACTIVITY

A SUBJECT BUILDING 1927 AND 1929 ROOSEVELT ST



Locations are approximate and provided for general reference.



NINE HOLLYWOOD

(2024) luxury mixed-use multifamily asset in Hollywood. 204 units with 7,142 SF of ground-floor NNN retail. Institutional-quality asset reflecting strong investor demand in Hollywood's emerging residential core.



REVV HOLLYWOOD

8-story, 180-unit luxury mixed-use multifamily completed December 2025 by The Calta Group. Includes 18 live/work residences and ground-floor retail along Hollywood Blvd. Managed by Bozzuto.



21 HOLLYWOOD

14-story, 200-unit mixed-use high-rise by Starlife Group. Recently broke ground between Miami and Fort Lauderdale, reflecting institutional confidence in Hollywood as South Florida's next major residential submarket.



JACKSON ST APARTMENTS

13-story, 200-unit rental apartment building proposed in Hollywood by Capital Group and ARK Ventures. 148,366 SF with ground-floor retail and 236 parking spaces. Reflects continued infill multifamily development momentum.



GAIA RESIDENCES

Luxury condominium by Alta Developers, wellness-focused. 2 acres of landscaped amenities, private beach club access, and membership to Hollywood Beach Golf Club currently undergoing a \$15 million renovation.



MEMORIAL REGIONAL HOSPITAL

\$670 million expansion approved by the South Broward Hospital District Board, including a new Surgical and Patient Bed Tower. Reinforcing long-term employment and residential demand in the Hollywood submarket.

Fort
Lauderdale-Hollywood
International Airport



Fort
Lauderdale



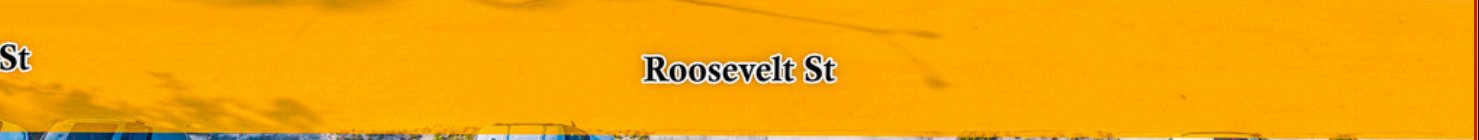
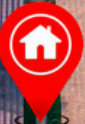
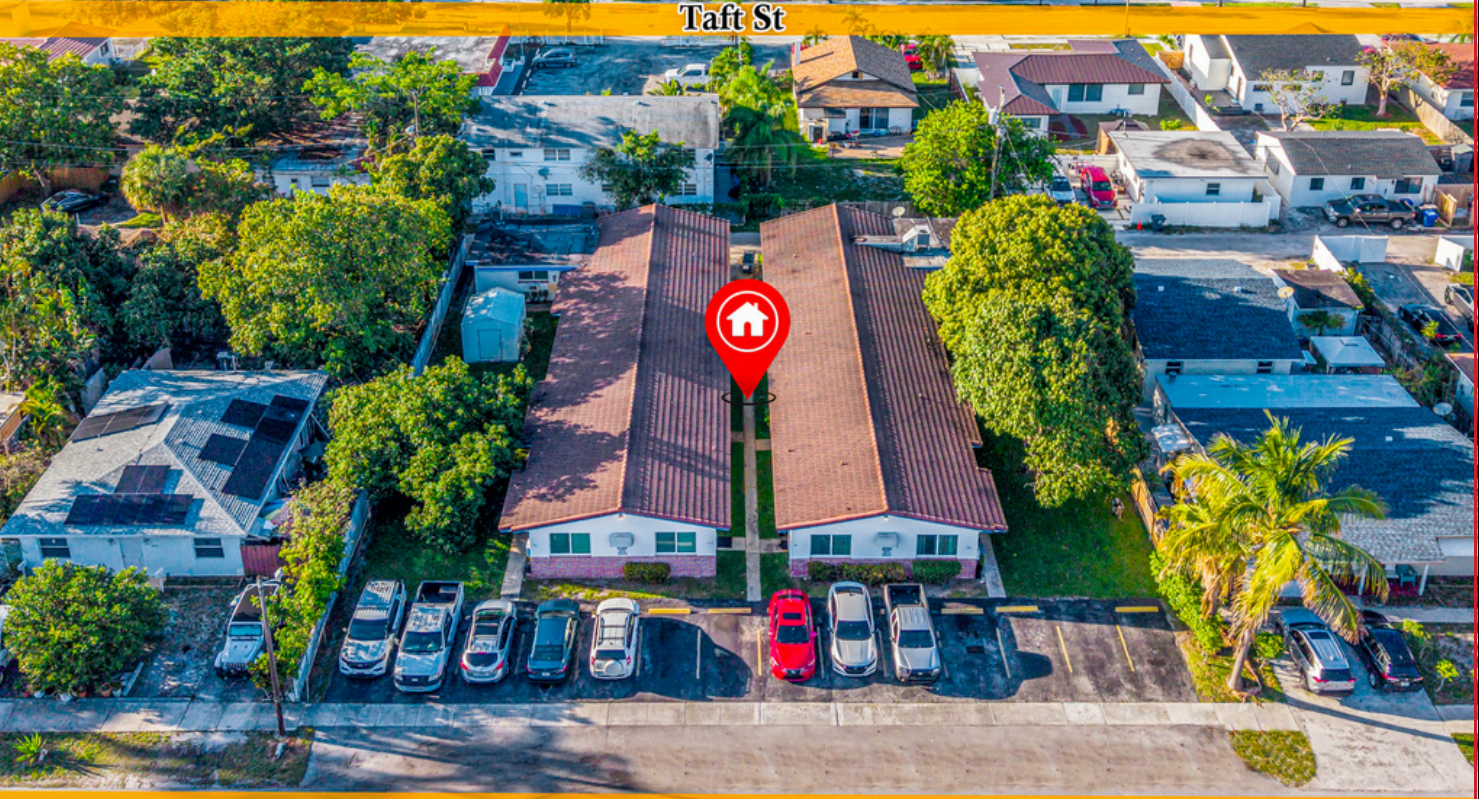
RIO VISTA



Dania Beach



Taft St



Roosevelt St

02

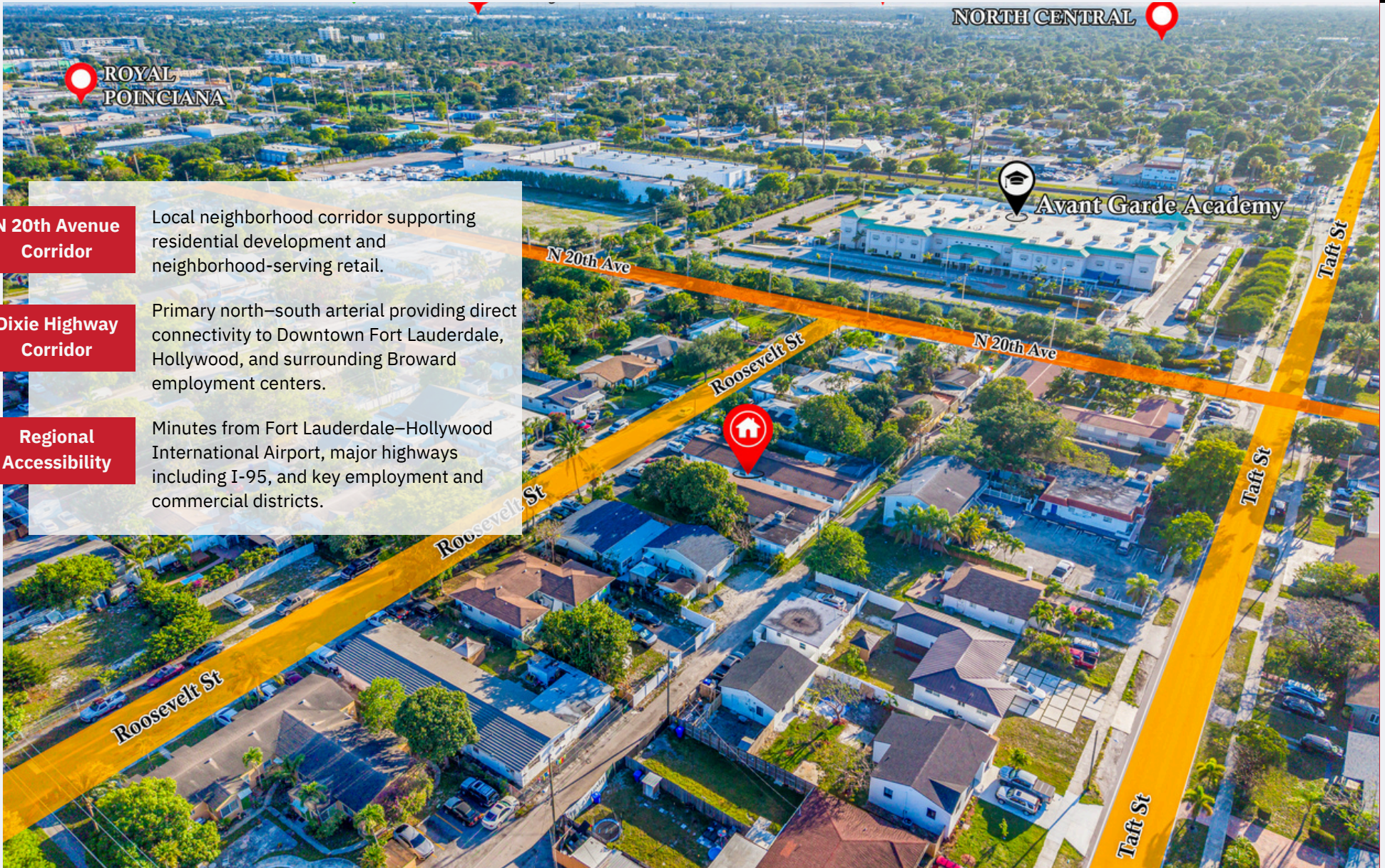
LOCATION & DEMAND DRIVERS

- Visibility & Connectivity
- Location Context
- Demographics
- Local Market Profile



VISIBILITY & CONNECTIVITY

Property located near the Dixie Highway corridor in Hollywood, Florida. Asset positioned within a residential neighborhood street grid with convenient access to major regional transportation routes.



N 20th Avenue Corridor

Local neighborhood corridor supporting residential development and neighborhood-serving retail.

Dixie Highway Corridor

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

Regional Accessibility

Minutes from Fort Lauderdale-Hollywood International Airport, major highways including I-95, and key employment and commercial districts.

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

1927–1929 Roosevelt St represents a rare opportunity to acquire a value-add multifamily asset with below-market rents and month-to-month tenancies — a fully occupied property with proven rental demand, strong cash flow upside, and a clear path to market-rate returns.

155K+

RESIDENTS IN THE
CITY OF HOLLYWOOD

61K+

HOLLYWOOD
HOUSEHOLDS

\$67K

MEDIAN HOUSEHOLD
INCOME

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



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