1723 Liberty St

Hollywood, FL 33020

Fully Renovated & 100% Occupied 8-Unit Asset in Prime East Hollywood Offering Day-One Cash Flow and ±23% Rent Upside.

Multifamily Investment Opportunity

Offering Memorandum

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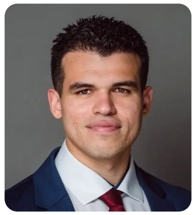

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Property Overview

Investment Highlights

- **In-Place Cash Flow from Day One**
  $141,600 gross operating income and $86,796 NOI on the trailing twelve, with the property fully occupied and fully renovated.
- **Immediate Mark-to-Market Upside**
  Current rents average $1,459/unit against a market of $1,688 — $21,900 of annual loss-to-lease, roughly 16% below market today and 23% to stabilization. One-bedrooms are in place at $1,450–$1,600 versus $1,800 market.
- **Upside Captured Without Renovation Risk**
  Because the units are already renovated, that spread is achieved through lease turnover alone — not another capital program. The buyer is paid to wait rather than paying to build.
- **Near-Term Lease Rollover Accelerates the Basis Step-Up**
  Four of eight leases roll within the next twelve months, letting a new owner mark a meaningful share of the rent roll to market in year one instead of waiting out a full cycle.
- **Lean, Controllable Expense Load**
  Taxes and insurance account for roughly 75% of total operating expenses. Controllable costs are minimal, and the renovated condition keeps repairs and maintenance suppressed.
- **Strong Rent-per-Foot Performance**
  $2.70 PSF in place against $3.09 market — outperforming large-format product in the submarket.
- **Scarce Product Type**
  Renovated, fully occupied 8-unit assets east of Federal in Hollywood rarely trade. Entry-level check size with institutional-quality condition.

Property Highlights

- **Prime East Hollywood Location — East of Federal Highway**
  1723 Liberty Street sits east of US-1 in Hollywood's 33020 core, one of the most supply-constrained rental pockets in southeast Broward. Minutes to Downtown Hollywood, Young Circle/ArtsPark, and Hollywood Beach, with direct access to Federal Highway, I-95, and Dixie Highway.
- **Fully Renovated — Turnkey, No Deferred Capital**
  The property has been fully renovated throughout. A buyer steps into a completed asset with no near-term capital plan required and none of the execution risk carried by a value-add renovation basis.
- **100% Occupied — All Eight Units Leased**
  Every unit is occupied and performing, delivering day-one cash flow with no lease-up exposure.
- **Efficient, High-Demand Unit Mix**
  Eight units — six 1BR/1BA and two studios — averaging 433 SF. Small-format units command the highest rent per square foot in the market and draw the deepest workforce tenant pool in East Hollywood.
- **Well-Located Infill Parcel**
  0.46-acre site, 17.4 units per acre, built 1958. APN 51-42-10-21-0430.

Oakwood Plaza
±1.5 Miles Away
BJ's Live Generously.
The Home Depot
HomeGoods
ROSS DRESS FOR LESS
FAMOUS footwear
crumbl cookies
Marshalls
PETSMART
Burlington
Beiruti Mediterranean
BAER'S
Fort Lauderdale-Hollywood International Airport
±3.2 Miles Away
N
Shenanigans
WHERE FRIENDLY PEOPLE MEET
SPORTS BAR & GRILL
± 31,500 VPD
TARKS of Dania Beach
Walmart Neighborhood Market
Olsen Middle School
±600 Students
SE 5th Ave ± 13,100 VPD
Moh Café
PORTUGUESE COFFEE HOUSE
1
MIAMI GRILL
N Dixie Hwy ± 11,000 VPD
822 ± 30,000 VPD
Hollywood Beach
±3.7 Miles Away
Pollo Tropical
CHIPOTLE MEXICAN GRILL
West Lake Park
±1 Miles Away
BERELI
Sheridan Road Lumber Company
Fire Service, Inc.
HED
HOME ENTERTAINMENT DESIGN
Sherman Street Industrial Corridor
±1,000 Total Employees
Subject Property
Publix
Miracle Playground
±1 Miles Away
Downtown Hollywood
±2.7 Miles Away
South Broward High School
±2,350 Students
Eco Golf Club
Golf Course
Google Earth

Convenient Access to Nearby Urban Centers

Bright, Contemporary Living Space

1723 Liberty St Hollywood, FL 33020

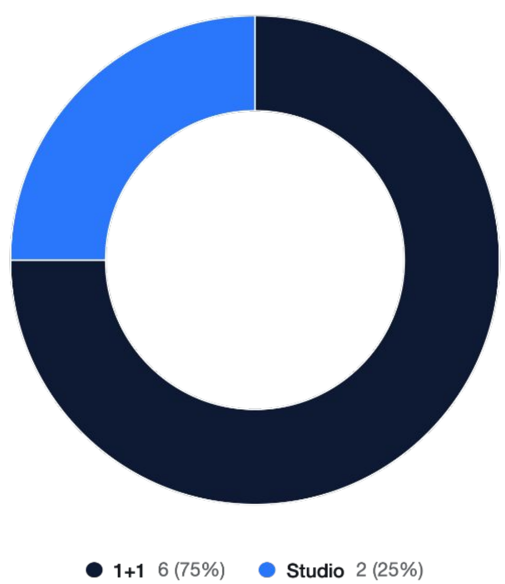
Property Overview

Financial Overview

$1,800,000	$225,000	$519.33	±550	4.82%
List Price	Price Per Unit	Price Per SF	Avg Unit Size (SF)	Cap Rate

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. SF	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
6	1+1	75%	600	$2.53	$1,517	$1,800	$3.00	$1,600	$9,100	$10,800
2	Studio	25%	400	$3.22	$1,288	$1,350	$3.38	$1,375	$2,575	$2,700
	Average		**550**	**$2.70**	**$1,459**	**$1,688**	**$3.09**	**$1,544**	**$11,675**	**$13,500**
8	**Total**		**4,400**	**$21.60**	**$11,675**	**$13,500**	**$24.75**	**$8,470**	**$140,100**	**$162,000**



Financial Summary

Annual Operating Summary

	Pro Forma Estimates		Total	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent			$140,100		$162,000	Market Rent	$171,866	23%
Less Vacancy	-5.0%		$0	0.00%	-$8,100	-5.0%	-$8,593	-5.0%
Loss/Gain to Lease	Actual		$0	0.00%	-$21,900	-13.5%	-$23,234	-13.5%
Parking Fees	$225	Per Unit	$0	$0	$1,800	$225	$1,873	$234
Laundry Fees	2%	Over Actual	$1,500	$188	$1,530	$191	$1,592	$199
Gross Operating Income			**$141,600**		**$135,330**		**$143,503**	
Expenses			**$54,804**	**38.7%**	**$59,051**	**41.17%**	**$62,094**	**40.83%**
Net Operating Income			**$86,796**	**$10,849**	**$76,279**	**$9,535**	**$81,410**	**$10,176**
Loan Payments			$60,505		$60,505		$60,505	
Pre-Tax Cash Flow			$26,291	3.6%	$15,774	2.14%	$20,905	2.84%
Plus Principal Reduction			$11,115		$11,115		$11,115	
Total Return Before Taxes			$37,406	5.08%	$26,889	3.65%	$32,020	4.35%

Pro Forma Annual Operating Summary

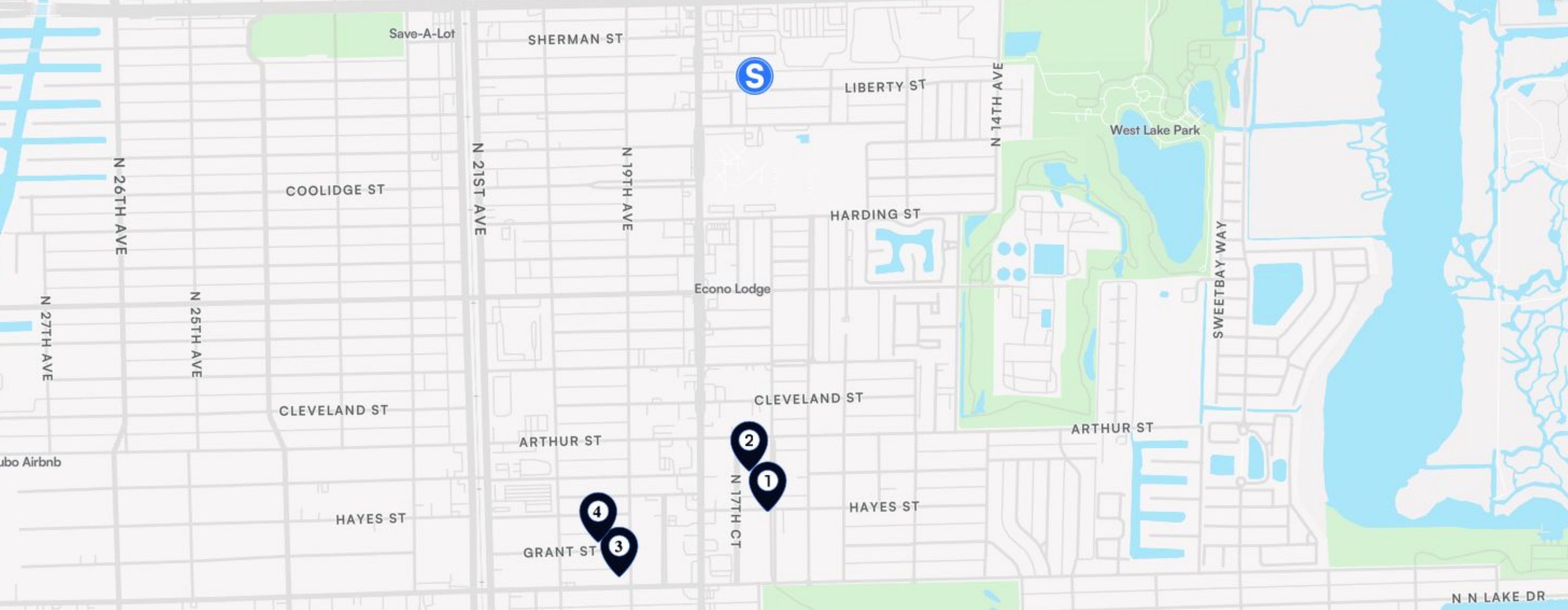
	Pro Forma Estimates	% of Current SGI	Total	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	Sales Price x 80% Reassessmentx 2026 Millage Rate minus 4% pre-payment	19.45%	$27,253	$3,407	$24,075	$3,009	$25,294	$3,162	14.7%
Property Management Fee	4.0% GOI	0.00%	$0	$0	$5,413	$677	$5,740	$718	3.3%
Insurance	$1,500 Per Unit	9.70%	$13,588	$1,699	$12,000	$1,500	$12,608	$1,576	7.3%
General and Administrative	$100 Per Unit	0.00%	$0	$0	$800	$100	$841	$105	0.5%
Contract Services	Owner P&L	0.34%	$480	$60	$480	$60	$504	$63	0.3%
Landscaping/Grounds	Owner P&L	1.03%	$1,440	$180	$1,440	$180	$1,513	$189	0.9%
Repairs & Maintenance	$350 Per Unit	0.00%	$0	$0	$2,800	$350	$2,942	$368	1.7%
Water/Sewer	Owner P&L	3.69%	$5,167	$646	$5,167	$646	$5,429	$679	3.2%
Trash Removal	Owner P&L	3.78%	$5,292	$662	$5,292	$662	$5,560	$695	3.2%
Other Utilities/Fuel/Gas	Owner P&L	1.13%	$1,584	$198	$1,584	$198	$1,664	$208	1.0%
Total Expenses		**38.70%**	**$54,804**	**$6,851**	**$59,051**	**$7,381**	**$62,094**	**$7,762**	**36.1%**
			Current	Per Unit	% of SGI				
Non-Controllable Expenses Taxes, Ins., Reserves			$42,281	$5,285	26.1%				
Total Expense without Taxes & Reserves			$27,551	$3,444	17.01%				

Rent Roll

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)
1+1	UNIT1	1	600	$1,450.00	$2.42	$1,800	$3.00	-$350	24%
1+1	UNIT3	1	600	$1,550.00	$2.58	$1,800	$3.00	-$250	16%
1+1	UNIT4	1	600	$1,500.00	$2.50	$1,800	$3.00	-$300	20%
1+1	UNIT5	1	600	$1,600.00	$2.67	$1,800	$3.00	-$200	13%
Studio	UNIT6	1	400	$1,375.00	$3.44	$1,350	$3.38	$25	-2%
1+1	UNIT7	1	600	$1,550.00	$2.58	$1,800	$3.00	-$250	16%
Studio	UNIT8	1	400	$1,200.00	$3.00	$1,350	$3.38	-$150	13%
1+1	UNIT2	1	600	$1,450.00	$2.42	$1,800	$3.00	-$350	24%
Totals		**8**	**4,400**	**$11,675**	**$21.60**	**$13,500**	**$3.09**	**-$1,825**	**16%**
Averages			**550**	**$1,459**	**$2.70**	**$1,688**	**$3.09**	**-$228**	

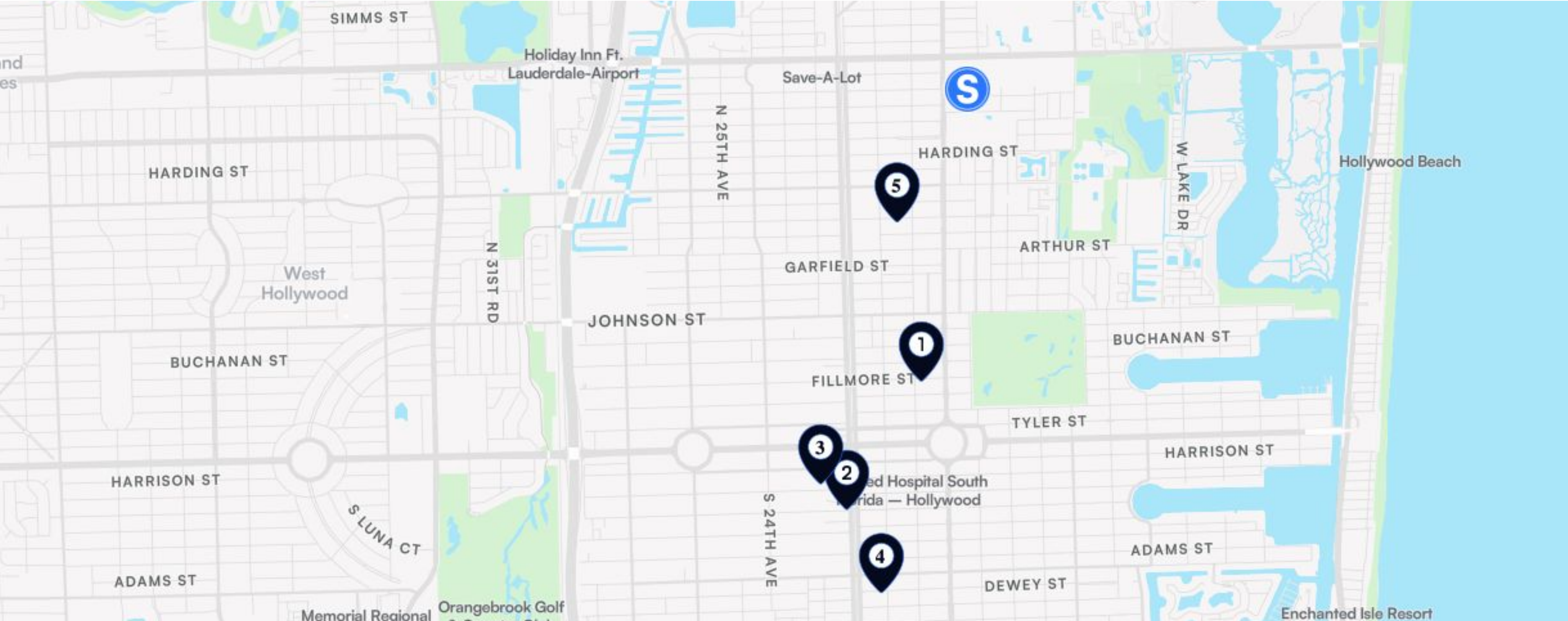
Sales Comparables

	Street Address	City	State	Postal Code	Number of Units	Sale Price	Price Per Unit	Sale Date	Building Size (SF)	Price Per SF	Year Built	Cap Rate
S	**1723 Liberty St**	**Hollywood**	**Fl**	**33020**	**8**	**$1,800,000**	**$225,000**	**-**	**3,466**	**$519.33**	**1958**	**4.82%**
1	1700 Hayes St	Hollywood	Fl	33021	15	$2,700,000	$180,000	2/13/26	9,104	$296.57	1956	6.80%
2	1203 N 17th Ct	Hollywood	Fl	33020	8	$1,650,000	$206,250	5/20/25	3,489	$472.91	1951	9.01%
3	1901 Johnson St	Hollywood	Fl	33020	14	$3,425,000	$244,642	4/8/25	11,931	$287.07	1975	6.00%
4	1917-1927 Grant St	Hollywood	Fl	33020	9	$1,775,000	$197,222	4/7/25	6,227	$285.05	1968	7.71%
					46	**$2,387,500**	**$207,028.77**		**7,688**	**$335.40**	**1,963**	



Rent Comparables

Location	Zip	Year Built	Units	Floorplan	Avg Unit Size	Rent Per Unit	Rent PSF
1723 Liberty St	**33020**	**1958**	**8**	**studios** **1+1**	**400** **600**	**$1,288** **$1,517**	**$3.22** **$2.53**
1840 Fillmore St	33020	1962	5	1+1	600	$1,550	$2.58
22388 Monroe St	33020	1969	30	1+1	660	$1,600	$2.42
2207 Jackson St	33020	1985	14	1+1	600	$1,550	$2.58
2010 Dewey St	33020	1957	6	studios	400	$1,400	$3.50
1922 Mckinley St	33020	1942	3	studios	475	$1,300	$2.74
		1963	**58**		**604**	**$1,547.41**	**$2.77**



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Market Overview

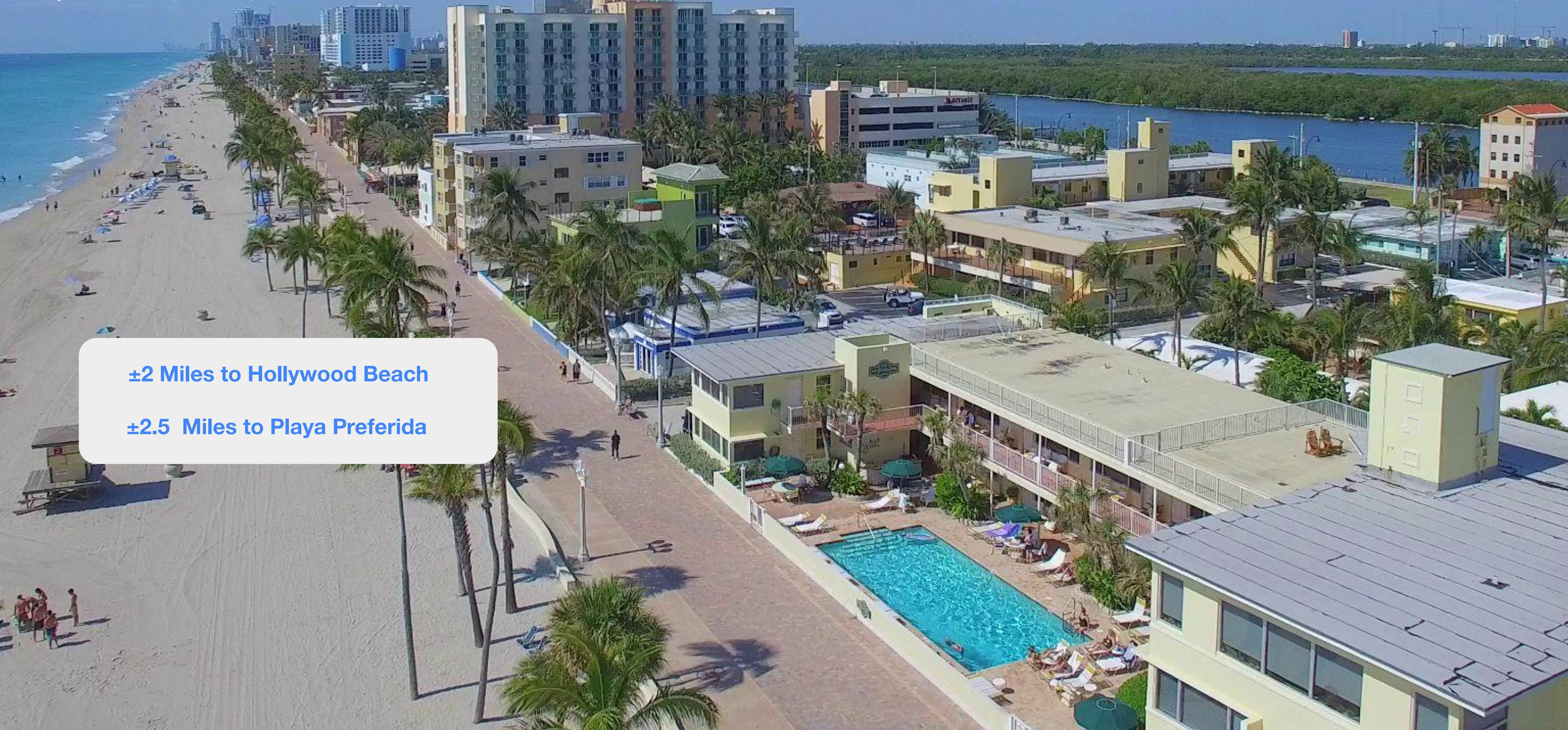
Hollywood, FL

Local Market Overview

Hollywood, Florida is a coastal city positioned between Miami and Fort Lauderdale along Florida's southeastern shoreline. As part of the greater Miami–Fort Lauderdale–Pompano Beach metropolitan area, it offers direct access to major transit corridors, including I-95 and Florida's Turnpike, as well as proximity to Fort Lauderdale-Hollywood International Airport. The area surrounding ZIP Code 33020 blends established residential neighborhoods with walkable retail corridors, local services, and hospitality businesses. Steady population growth, bolstered by migration and lifestyle-driven relocation, continues to fuel housing demand across product types. With coastal amenities, recreational parks, and an active downtown district, the market appeals to a broad demographic mix, including working professionals, families, and retirees.

Economic Drivers

- Major Healthcare Hub — Memorial Healthcare System anchors local employment
- 30 Minutes to 2 International Airports — FLL & MIA
- Port Everglades Access — Major trade, cruise & logistics hub
- Strong Tourism Economy — Beaches, resorts & hospitality drive demand
- Regional Connectivity — I-95, Florida's Turnpike & US-1



±2 Miles to Hollywood Beach

±2.5 Miles to Playa Preferida

Proximity to Major Employment & Transportation Hubs

Proximity to Major Employment & Transportation Hubs

1723 Liberty St | Hollywood, FL is strategically positioned near major employment centers and transportation infrastructure supporting a large regional workforce.

Memorial Regional Hospital: ±3 miles — Major healthcare employment hub and part of Memorial Healthcare System, one of the region's largest employers.

Fort Lauderdale–Hollywood International Airport: ±6.5 miles — Major regional employment center supporting thousands of aviation, logistics, hospitality, and service jobs.

Port Everglades: ±8 miles — Significant employment hub supporting logistics, maritime, distribution, and transportation jobs.

Downtown Fort Lauderdale: ±10 miles — Major concentration of professional services, finance, healthcare, government, and corporate employment.

Miami Employment Market: Convenient access to one of South Florida's largest employment centers, expanding the property's commuter workforce base.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1723 Liberty St Hollywood, FL 33020** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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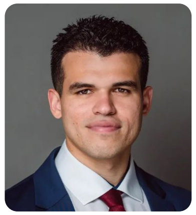

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