

1652 Madison St

Hollywood, FL 33020

±0.4 Miles | Young Circle / Downtown Hollywood

±3 Miles | Hollywood Beach & Boardwalk



**Exclusively
Listed By**



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Property Overview

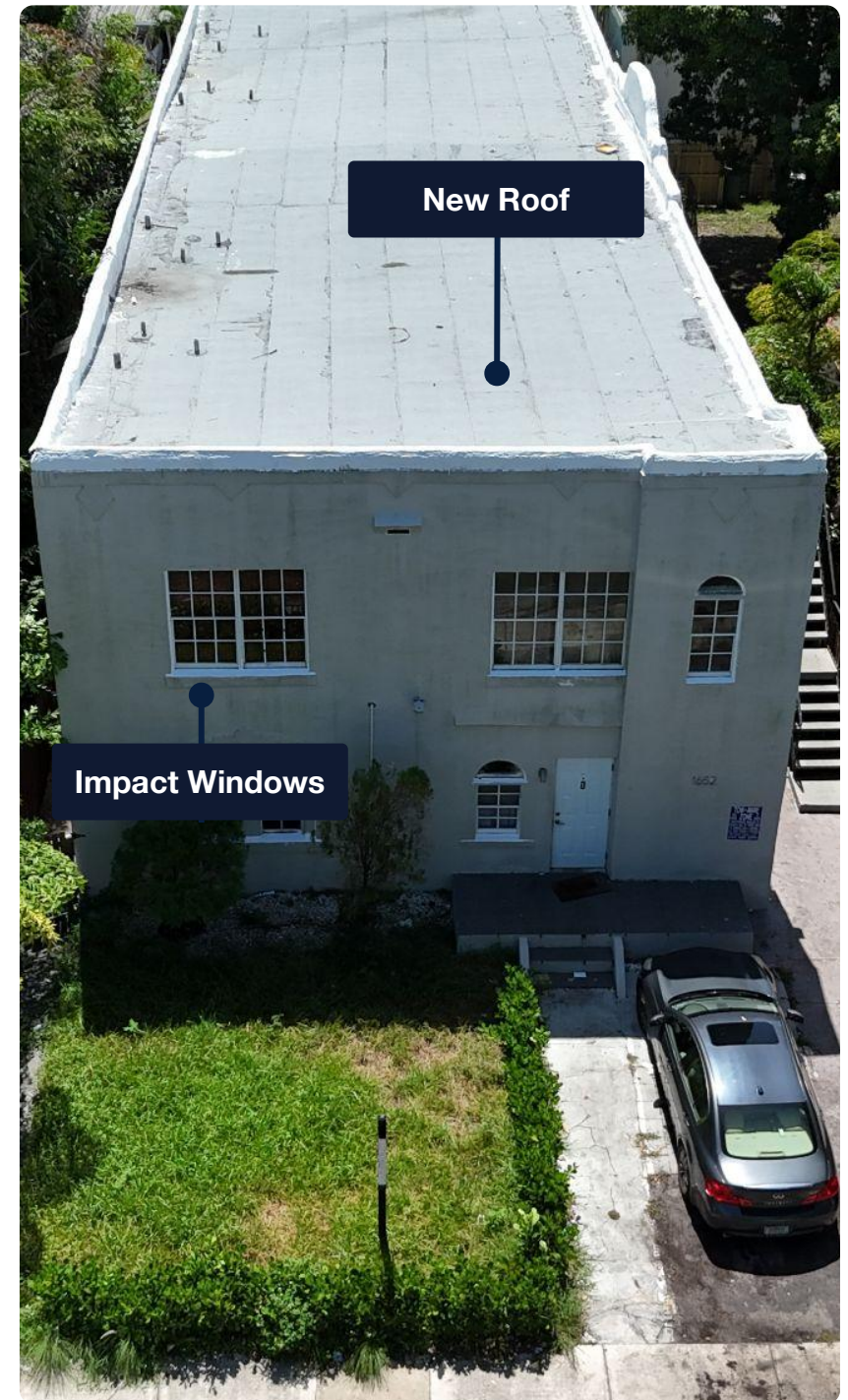
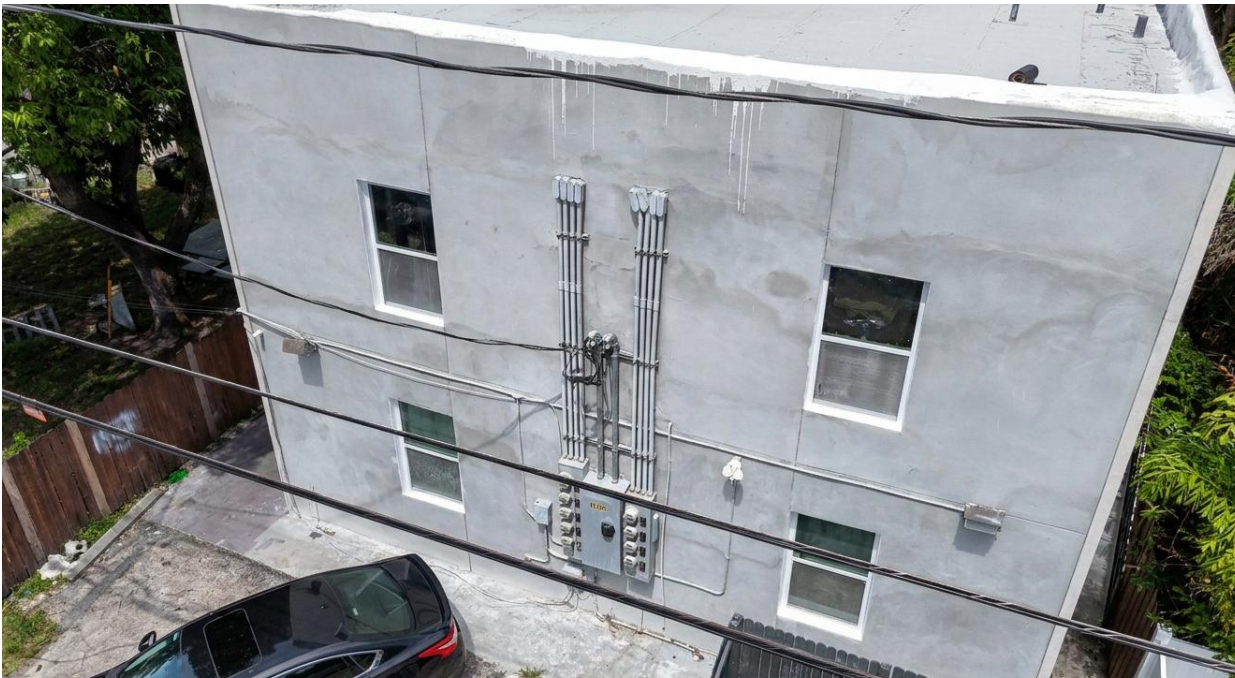
1652 Madison St
Hollywood, FL 33020



Investment Highlights

Property Highlights

- **Eight Spacious Apartments** — All units feature two bedrooms and one bathroom, with approximately 5,581 square feet of total building area.
- **Fully Renovated Interiors** — Updated interiors throughout the property complement the two-bedroom floor plans.
- **New Roof** — Recently replaced roofing is a key component of the property's completed improvements.
- **Impact Windows** — Impact windows provide storm protection throughout the property.
- **PVC Plumbing** — Updated PVC plumbing adds to the property's building-system improvements.



New Roof

Impact Windows

Investment Highlights

Investment Highlights

- **East of Federal Highway** — Located east of US-1 in Hollywood, near downtown, Young Circle, and Hollywood Beach.
- **Established Rental Income** — Current scheduled rents total \$14,800 per month, representing \$177,600 in annual gross rental income.
- **Rental Upside** — Current rents average \$1,850 per unit. At the underwriting projected \$2,100 monthly rent, potential additional gross rental income totals \$24,000 annually—a 13.5% increase as leases permit.
- **Completed Capital Improvements** — Renovated interiors, a new roof, impact windows, and PVC plumbing address several major components a buyer would otherwise evaluate for future upgrades.
- **All Two-Bedroom Units** — A consistent mix of eight two-bedroom apartments offers investors a straightforward unit configuration at an asking price of \$1,695,000, or \$211,875 per unit.
- **Convenient Hollywood Location** — Access to downtown dining, shopping, beaches, and major roadways connects residents to local amenities and the broader South Florida region.



Property Photos





Sheridan Plaza

Marshall's KOHL'S
Publix five BELOW
CHASE ROSS
Burlington LA FITNESS

Hollywood Hills Plaza

TARGET T-Mobile
STARBUCKS Orangetheory
Rainbow Publix
Yoga Joint™ GameStop



South Broward High School
±2,256 Students



Olsen Middle School
±602 Students



Radius Condos
±311 Units



Eco Golf Club
Golf Course



Little Flower Catholic School
±157 Students

The Radius
Shopping Center

LEMONICA FARMER'S MILK
IRON SUSHI PAPA JOHN'S SOSTA
Edward Jones

Publix

Top 19% of National Locations

Source: AlphaMap



Beachside Montessori Village
±775 Students



Circ Apartment Residences
±386 Units



Hollywood Beach Golf Club
Golf Course



Hollywood Beach
& Broadwalk
±2.3 Miles Away



Orangebrook Golf & Country Club
Golf Course

Downtown
Hollywood

Hollywood Blvd ± 50,000 VPD

Subject
Property



Hollywood Lakes
±1 Miles Away



Jefferson Park
±0.3 Miles Away

Hollywood Boulevard Dining
& Entertainment District

BLACK40 SUSHI SAKE TWIN PEAKS
AZIZA Tardes & Calenas TOTEM
ARTSPARK AT YOUNG CIRCLE THE CENTER
CANTINA HOLLYWOOD CINEMA PARADISO HOLLYWOOD



Memorial
Regional Hospital South

Memorial Regional Hospital South
±216 Beds | ±720 Employees

Walmart
Supercenter

S Ocean Dr ± 40,000 VPD



± 283,000 VPD

± 48,000 VPD

S Dixie Hwy
± 13,000 VPD



Shell Bay Club
Golf Course

The Village at Gulfstream Park

NORDSTROM JCPenney AMC
The Cheesecake Factory
Bath & Body Works NORTH ITALIA SALT & STRAW

Google Earth

Financial Overview

1652 Madison St
Hollywood, FL 33020



Financial Overview

\$1,695,000
List Price

5.12%
Cap Rate

\$211,875
Price Per Unit

\$303.71
Price Per SF

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
8	2+1	100%	697	\$2.65	\$1,850	\$2,100	\$3.01	\$2,200	\$14,800	\$16,800
8	Average		697	\$4,937.23	\$1,289,450	\$2,100	\$3.01	\$2,200	\$14,800	\$16,800
	Total		5,576	\$21.23	\$14,800	\$16,800	\$24.10	\$17,600	\$177,600	\$201,600



Rent Roll

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)
2+1	1	1	697	\$1,800.00	\$2.58	\$2,100	\$3.01	-\$300	17%
2+1	2	1	697	\$1,850.00	\$2.65	\$2,100	\$3.01	-\$250	14%
2+1	3	1	697	\$1,800.00	\$2.58	\$2,100	\$3.01	-\$300	17%
2+1	4	1	697	\$1,800.00	\$2.58	\$2,100	\$3.01	-\$300	17%
2+1	5	1	697	\$1,750.00	\$2.51	\$2,100	\$3.01	-\$350	20%
2+1	6	1	697	\$1,850.00	\$2.65	\$2,100	\$3.01	-\$250	14%
2+1	7	1	697	\$1,750.00	\$2.51	\$2,100	\$3.01	-\$350	20%
2+1	8	1	697	\$2,200.00	\$3.16	\$2,100	\$3.01	\$100	-5%
Totals		8	5,576	\$14,800	\$21.23	\$16,800		-\$2,000	14%
Averages			697	\$1,289,450	4937	\$2,100	\$3.01	-\$250	

Financial Summary

Annual Operating Summary

	Pro Forma Estimates	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent	0% Over Actual	\$177,600		\$201,600	Market Rent	\$213,877	20% Upside
Less Vacancy	-5.0%	\$0	0.00%	-\$10,080	-5.0%	-\$10,694	-5.0%
Loss/Gain to Lease	Actual	\$0	0.00%	-\$24,000	-11.9%	-\$4,278	-2.0%
Gross Operating Income		\$177,600		\$167,520		\$198,906	
Expenses		\$72,759	41.0%	\$80,766	45.48%	\$86,000	41.03%
Net Operating Income		\$104,841	\$13,105	\$86,754	\$10,844	\$112,906	\$14,113
Loan Payments		\$68,845		\$68,845		\$68,845	
Pre-Tax Cash Flow		\$35,996	5.1%	\$17,908	2.52%	\$44,060	6.19%
Plus Principal Reduction		\$12,647		\$12,647		\$12,647	
Total Return Before Taxes		\$48,643	6.83%	\$30,555	4.29%	\$56,707	7.97%

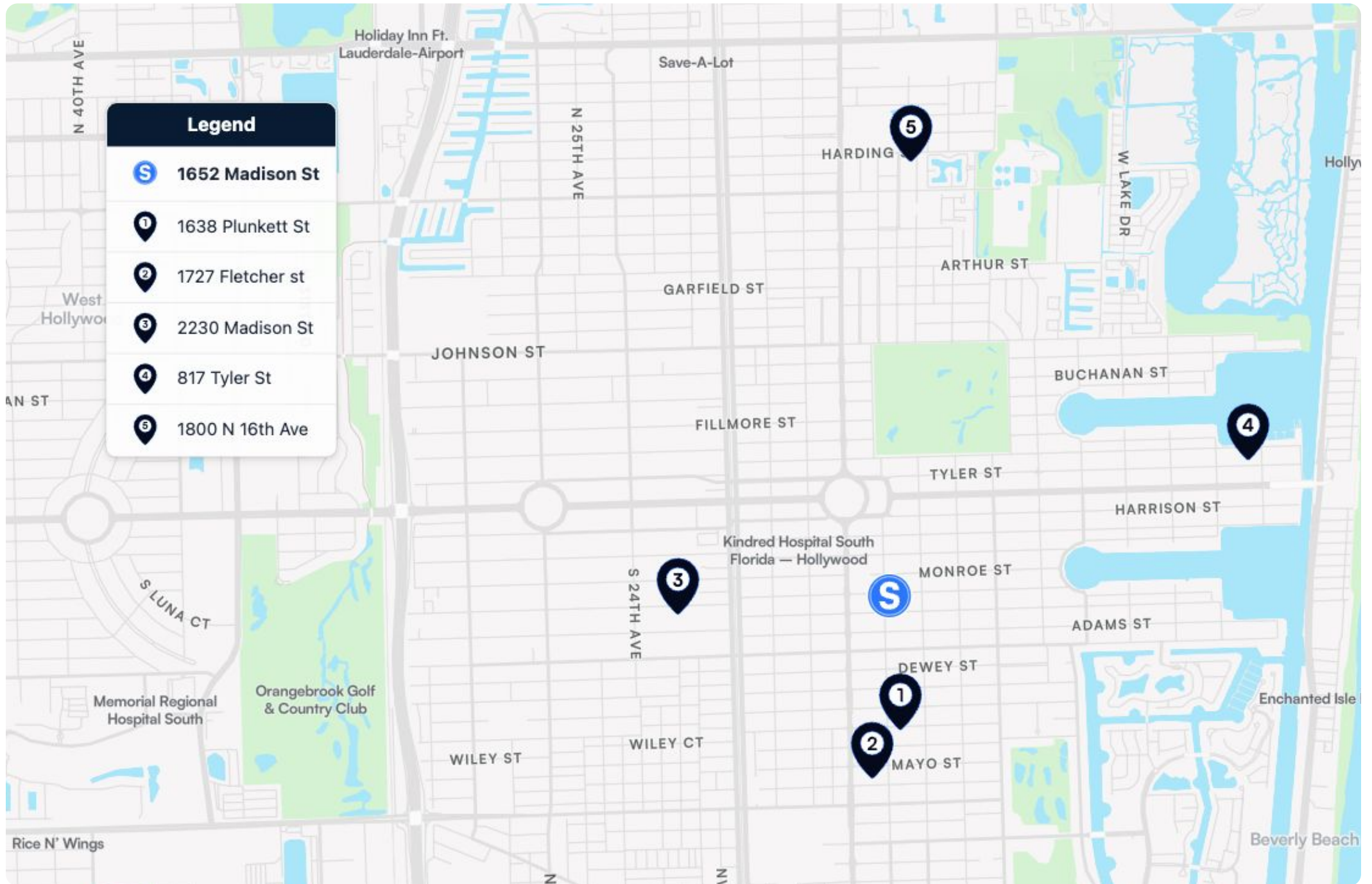
Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	Total	17.25%	\$30,633	\$3,829	\$33,065	\$4,133	\$34,739	\$4,342	16.2%
Property Management Fee	5.0% GOI	0.00%	\$0	\$0	\$8,376	\$1,047	\$9,945	\$1,243	4.7%
Insurance	\$2,000.00 Per Unit	16.14%	\$28,670	\$3,584	\$16,000	\$2,000	\$16,810	\$2,101	7.9%
General and Administrative	\$350.00 Per Unit	0.00%	\$0	\$0	\$2,800	\$350	\$2,942	\$368	1.4%
Landscaping/Grounds	\$100.00 Per Unit	0.00%	\$0	\$0	\$800	\$100	\$841	\$105	0.4%
Turnover	\$150.00 Per Unit	0.00%	\$0	\$0	\$1,200	\$150	\$1,261	\$158	0.6%
Repairs & Maintenance	\$400.00 Per Unit	0.00%	\$0	\$0	\$3,200	\$400	\$3,362	\$420	1.6%
Water/Sewer	2% Over Actual	7.58%	\$13,456	\$1,682	\$13,725	\$1,716	\$14,420	\$1,802	6.7%
Reserves	\$200.00 Per Unit	0.00%	\$0	\$0	\$1,600	\$200	\$1,681	\$210	0.8%
Total Expenses		40.97%	\$72,759	\$9,095	\$80,766	\$10,096	\$86,000	\$10,750	40.2%
			Current	Per Unit	% of SGI				
Non-Controllable Expenses Taxes, Ins., Reserves			\$59,303	\$7,413	29.4%				
Total Expense without Taxes & Reserves			\$42,126	\$5,266	20.90%				

Rent Comparables

	Address	Location	Zip	Year Built	Units	Floorplan	Avg Unit Size	Rent Per Unit	Rent PSF
	1652 Madison St	Hollywood	33020	1950	8	2+1	697	\$1,800	\$2.58
	1638 Plunkett St	Hollywood	33020	1966	14	2+1	650	\$2,100	\$3.23
	1727 Fletcher St	Hollywood	33020	1953	7	2+1	900	\$1,975	\$2.19
	2230 Madison St	Hollywood	33020	1959	6	2+1	650	\$2,000	\$3.08
	817 Tyler St	Hollywood	33020	1940	11	2+1	900	\$2,100	\$2.33
	1800 N 16th Ave	Hollywood	33020	1965	condos	2+1	900	\$2,100	\$2.33
Total/Average				1957	38		768	\$2,061	\$2.63

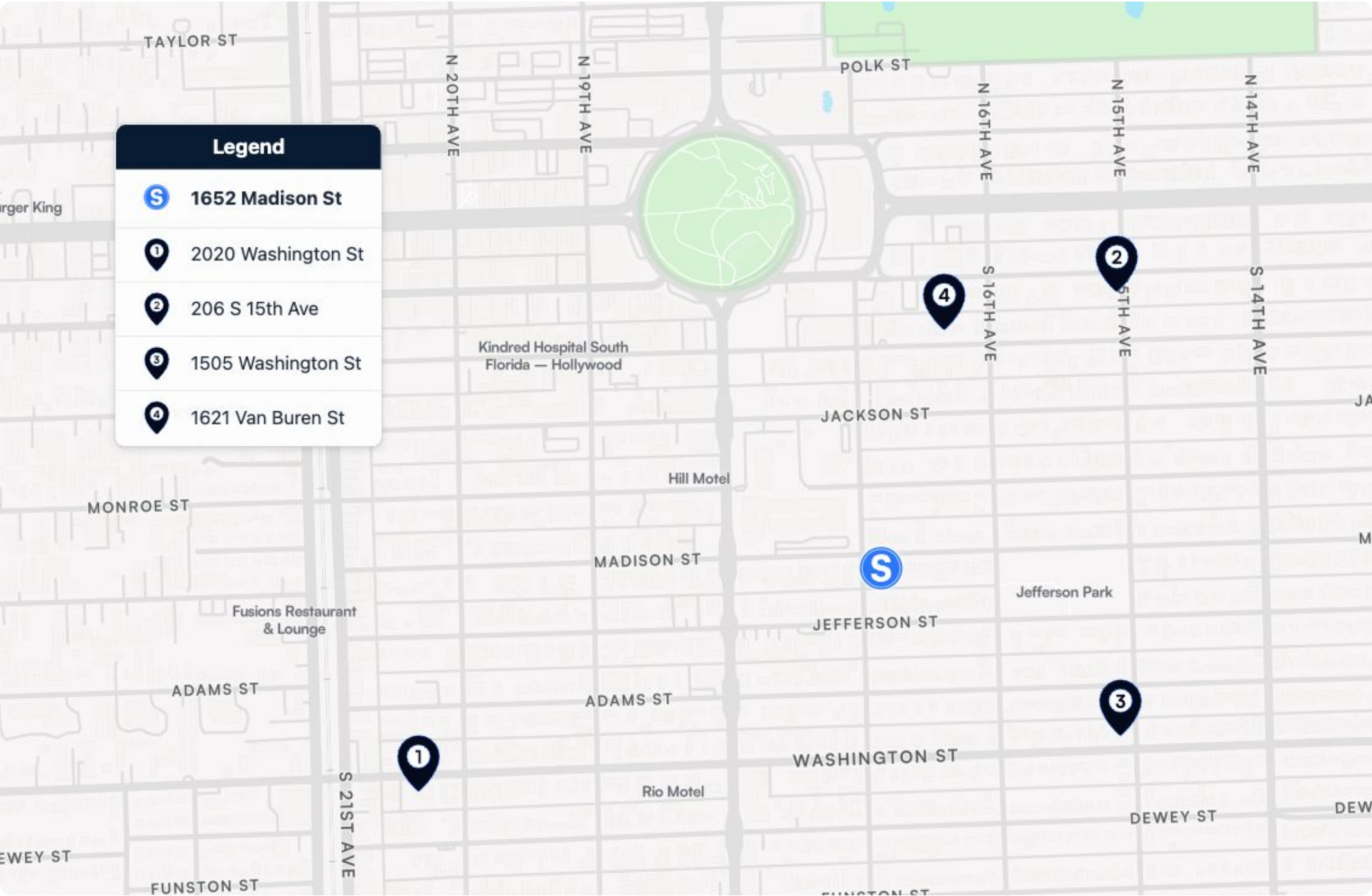
Rent Comparables



Sales Comparables

	Address	City	State	Postal Code	# of Units	Sale Price	Price Per Unit	Sale Date	Building Size (SF)	\$ Per SF	Year Built	Cap Rate
	1652 Madison St	Hollywood	FL	33020	8	\$1,650,000	\$206,250.00	-	5,576	\$303.71	1932	5.12%
	2020 Washington St	Hollywood	FL	33020	8	\$1,720,000	\$215,000.00	2/24/26	4,712	\$365.03	1926	4.80%
	206 S 15th Ave	Hollywood	FL	33020	6	\$1,550,000	\$258,333.33	2/19/26	3,686	\$420.51	1930	6.37%
	1505 Washington St	Hollywood	FL	33020	12	\$2,265,000	\$188,750.00	12/18/25	3,767	\$601.27	1935	-
	1621 Van Buren St	Hollywood	FL	33020	11	\$2,100,000	\$190,909.09	12/17/25	5,058	\$415.18	1937	6.47%
Total/Average					37	\$1,857,000	\$211,848.48		4,306	\$450.50	1,932	5.74%

Sales Comparables



Market Overview

1652 Madison St
Hollywood, FL 33020



Hollywood, FL

Local Market Overview

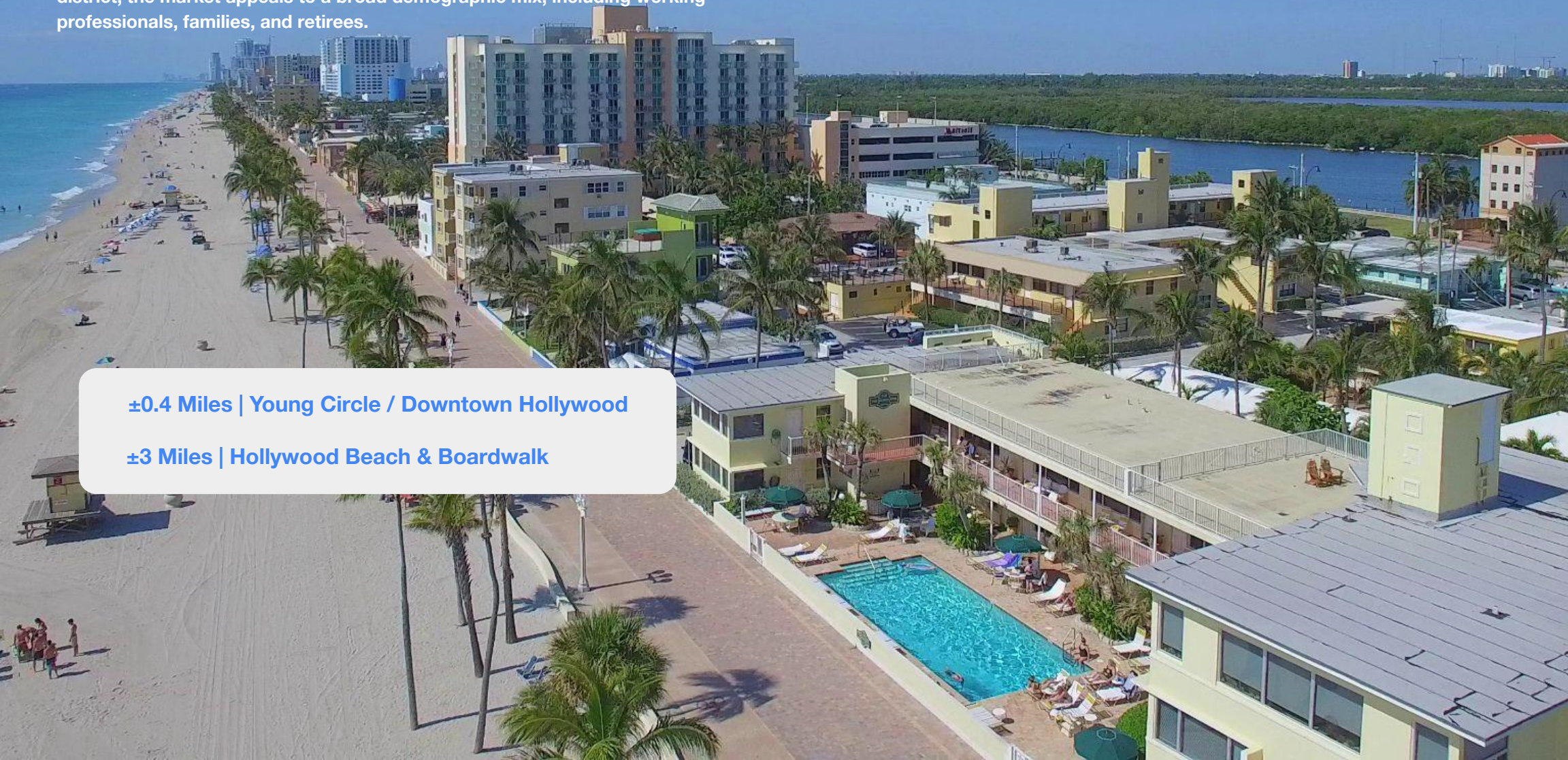
Hollywood, Florida is a coastal city positioned between Miami and Fort Lauderdale along Florida's southeastern shoreline. As part of the greater Miami-Fort Lauderdale-Pompano Beach metropolitan area, it offers direct access to major transit corridors, including I-95 and Florida's Turnpike, as well as 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

±0.4 Miles | Young Circle / Downtown Hollywood

±3 Miles | Hollywood Beach & Boardwalk



Proximity to Major Employment & Transportation Hubs

Proximity to Major Employment & Transportation Hubs

1652 Madison St | Hollywood, FL is strategically positioned near major employment centers, healthcare systems, commuter rail, and regional transportation infrastructure.

Memorial Regional Hospital: ±3.2 miles — Major healthcare and employment hub serving the greater South Florida region.

Hollywood Tri-Rail Station: ±2.4 miles — Convenient commuter rail access connecting Hollywood with major employment centers throughout Miami-Dade, Broward, and Palm Beach counties.

Fort Lauderdale-Hollywood International Airport: ±7.5 miles — Major South Florida transportation hub providing extensive domestic and international connectivity.

Port Everglades: ±8 miles — Major cruise, cargo, logistics, and maritime employment hub serving Broward County and the broader South Florida economy.

Downtown Hollywood: ±0.5 mile — Immediate access to one of Hollywood's primary commercial districts, with restaurants, entertainment, professional services, and local employers; the property is just blocks from the downtown core.

Miami Employment Market: Strategic location between Fort Lauderdale and Miami provides residents access to two of South Florida's largest employment centers and a broad regional 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 1652 Madison 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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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