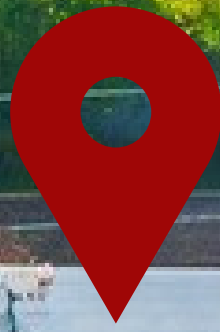


FULLY RENOVATED 9 UNIT MULTIFAMILY

\$2,500,000

2201 Greene Street, Hollywood, FL 33020

HARDROCK GUITAR



Investment Summary



• **Units:** 9 (**Four:** 2BR/1BA & **Five:** 1BR/1BA)



• **Building Size:** ±4,658 SF



• **Lot Size:** ±4,617 SF



• **Year Built:** 1960 (Concrete Block Construction)



• **Fully Renovated - Turn key**



• **Cap Rate:** 6%



• **NOI:** \$150,600

CAMPOS 
COMMERCIAL
REAL ESTATE

TABLE OF CONTENTS

Pg. 3: Property Overview & Highlights

Pg. 4: Financials

Pg. 5: Property Details, Location Overview, Nearby attractions, Investment Highlights

Pg. 6-12: Drone and Interior Pictures

Pg. 13: Areal map

Pg. 14 Contact Information

Property Overview

Campos Commercial Real Estate is pleased to exclusively present **2201 Greene Street**, a **fully renovated, turn-key 9-unit multifamily property** located in **Hollywood, Florida**.

Situated **east of I-95**, this property benefits from proximity to **Hollywood Beach, Fort Lauderdale Airport, Hard Rock Hotel & Casino**, and the high-end **Dania Pointe** retail and entertainment development.

Property Highlights

- **Turn-Key Asset** - Fully renovated & furnished
- **Stainless Steel Appliances** in every unit
- **Impact Windows & New Roof**
- **New Plumbing & Separate Electric Meters**
- **Central Air Conditioning**
- **8 On-Site Parking Spaces**
- **Concrete Block Construction (CBS)**
- **Located East of I-95**
- **Opportunity Zone** (Tax Incentives)
- **Minutes to Beach, FLL Airport, and Dania Pointe**



FINANCIALS

Unit	Type	Rent (Monthly)	Lease Term
1	2BR/1BA	\$2,200	Month-to-Month
2	2BR/1BA	\$2,300	Month-to-Month
3	2BR/1BA	\$2,300	Month-to-Month
4	2BR/1BA	\$1,800	Month-to-Month
5	1BR/1BA	\$1,700	Month-to-Month
6	1BR/1BA	\$1,700	Month-to-Month
7	1BR/1BA	\$1,700	Month-to-Month
8	1BR/1BA	\$1,800	Month-to-Month
9	1BR/1BA	\$1,800	Month-to-Month

Monthly Gross Income: \$17,300
Annual Gross Income: \$207,600

Operating Expenses

Expense	Monthly	Annual
Property Taxes	\$1,666.67	\$20,000
Garbage	\$250	\$3,000
Lawn Maintenance	\$83.33	\$1,000
Water	\$500	\$6,000
Insurance	\$1,250	\$15,000
Miscellaneous	\$1,000	\$12,000
Total Expenses	\$4,750	\$57,000

Financial Summary

	Monthly	Annual
Gross Income	\$17,300	\$207,600
Operating Expenses	(\$4,750)	(\$57,000)
Net Operating Income (NOI)	\$14,216.67	\$150,600

Property Details

- **Building Size:** 4,658 SF
- **Lot Size:** 4,617 SF
- **Stories:** Two
- **Construction:** Concrete Block (CBS)
- **Year Built:** 1960
- **Utilities:** Separately metered electric; city water/sewer
- **Parking:** 8 designated spaces

Location Overview

Hollywood, Florida is strategically located between Miami and Fort Lauderdale, providing easy access to major employment hubs, beaches, and key transportation routes. With new residential and mixed-use developments underway throughout the area, rental demand remains among the highest in Broward County.

Nearby Attractions

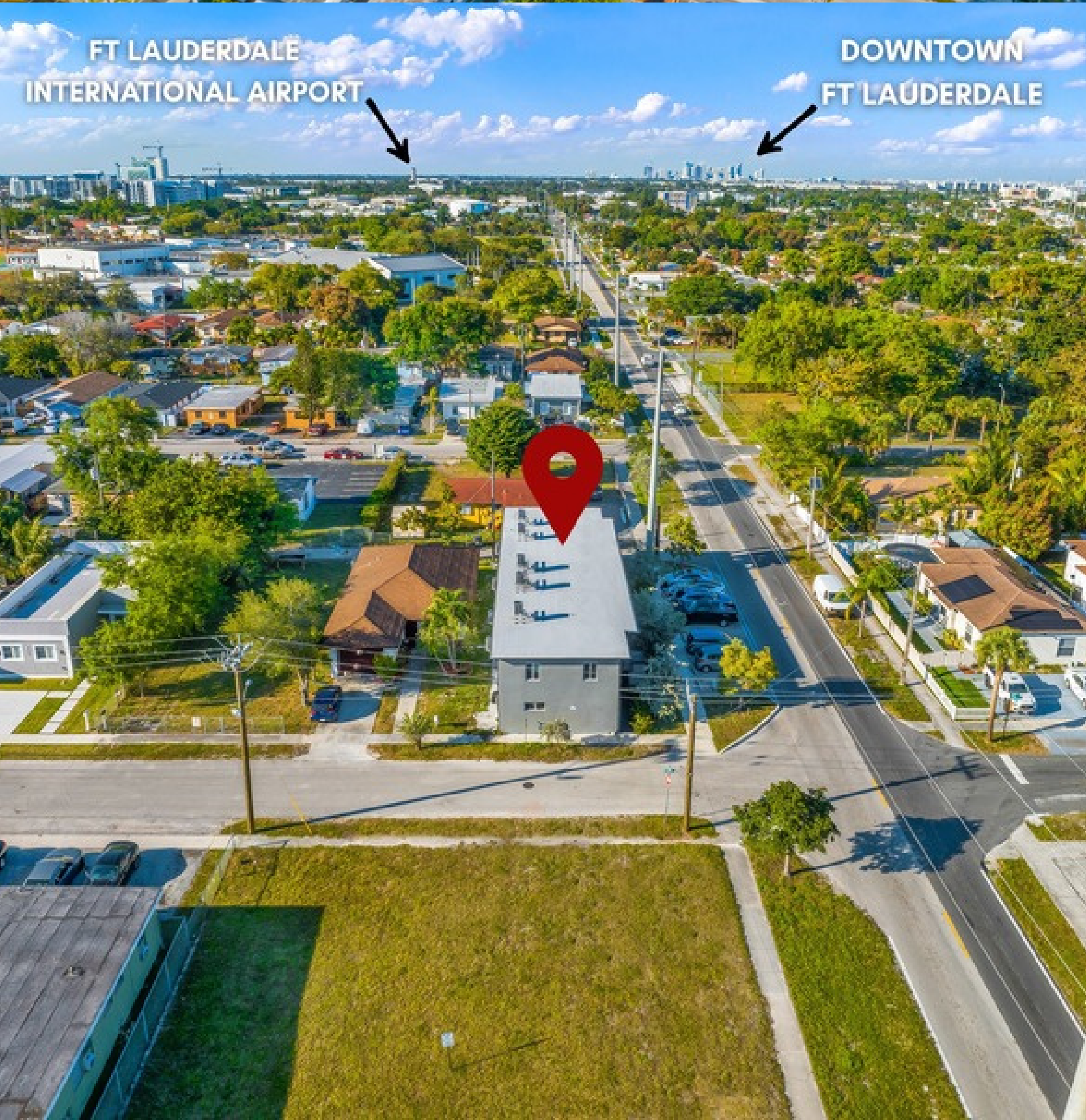
- 10 mins → Hollywood Beach
- 10 mins → Fort Lauderdale-Hollywood International Airport
- 5 mins → Seminole Hard Rock Hotel & Casino
- 2 mins → Dania Pointe & Oakwood Plaza

Investment Highlights

- 100% occupied **turn-key** asset
- **6% cap rate** with stable cash flow
- **Short-term rental flexibility** for higher yield potential
- **Fully renovated** with all new systems
- **Prime location** in high-demand rental corridor
- **Opportunity Zone** investment













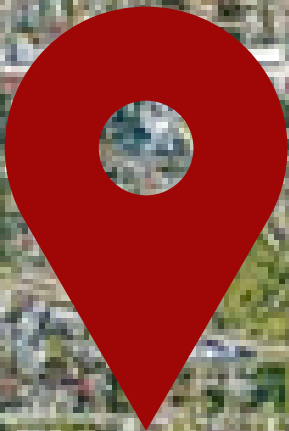


HOLLYWOOD BEACH

**FT LAUDERDALE
AIRPORT**

STIRLING RD

SHERIDAN ST





SELLER FINANCING AVAILABLE

Contact Information:

Donna Emma Ternus

(954) 643-6531

donnaemmat@gmail.com

Francisco Campos

(786) 805-7408

camposcommercial@gmail.com

CAMPOS 
COMMERCIAL
REAL ESTATE

Disclaimer
The information contained in this Offering Memorandum is provided for general reference only and is subject to change without notice. All figures, projections, and zoning data are based on public and third-party sources deemed reliable; however, Campos Commercial Real Estate LLC makes no representation or warranty as to their accuracy or completeness. Prospective purchasers and agents are strongly advised to conduct independent due diligence, including verification of zoning, permits, financials, and all other development factors. Campos Commercial Real Estate LLC and its affiliates shall not be liable for any actions or decisions made based on this material. By reviewing this document, you acknowledge and accept these terms in full.