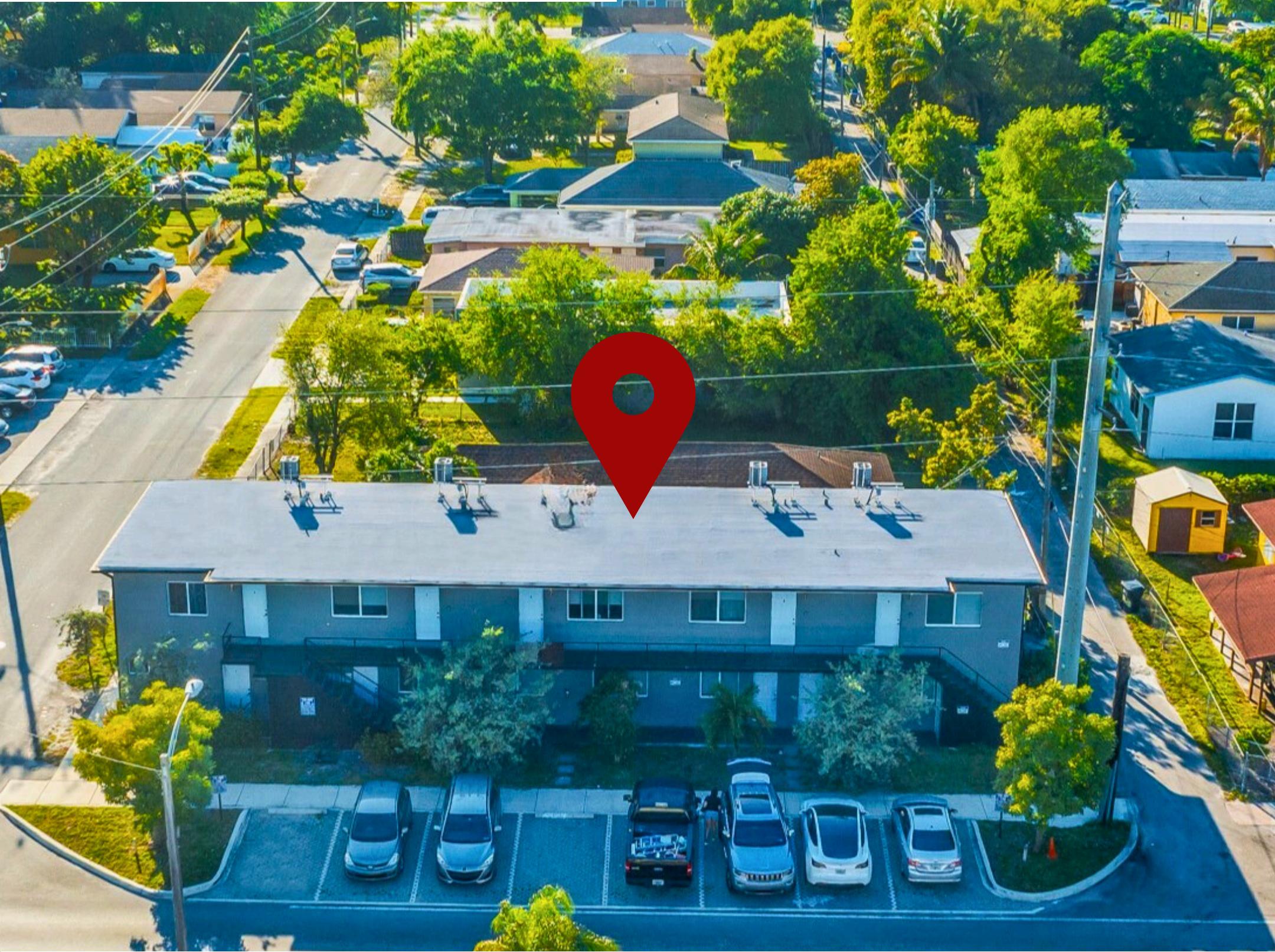


# FULLY RENOVATED 9 UNIT MULTIFAMILY

## \$2,100,000

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:** 7.7%



- **NOI:** \$162,600

# 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	Year lease
2	2BR/1BA	\$2,300	Year lease
3	2BR/1BA	\$2,300	Year lease
4	2BR/1BA	\$1,800	Year lease
5	1BR/1BA	\$1,700	Year lease
6	1BR/1BA	\$1,700	Month-to-Month
7	1BR/1BA	\$1,700	Year lease
8	1BR/1BA	\$1,800	Year lease
9	1BR/1BA	\$1,800	Year lease

**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
<b>Total Expenses</b>	<b>\$3,750</b>	<b>\$45,000</b>

## Financial Summary

	Monthly	Annual
<b>Gross Income</b>	<b>\$17,300</b>	<b>\$207,600</b>
<b>Operating Expenses</b>	<b>(\$3,750)</b>	<b>(45,000)</b>
<b>Net Operating Income (NOI)</b>	<b>\$13,550</b>	<b>\$162,600</b>

# 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.

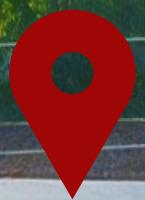
## Nearby Attractions

- 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
- 7.7% **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

HARDROCK GUITAR



HARDROCK GUITAR



HOLLYWOOD BEACH



HOLLYWOOD BEACH



GOLDEN BEACH











# HOLLYWOOD BEACH



**FT LAUDERDALE  
AIRPORT**

**STIRLING RD**

**SHERIDAN ST**

