



**5740 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021**

OFFERING SUMMARY

Price	\$1,800,000
Down Payment	All Cash
Rentable SF	10,538
Year Built	1984
Lot Size	0.57 acre(s)
Price/SF	\$170.81

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	1.49%	8.10%
Net Operating Income	\$26,800	\$145,742
Net Cash Flow After Debt Service	\$26,800	\$145,742
Total Return	1.49% / \$26,800	8.10% / \$145,742



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Ample Covered Parking
- Significant Upside in Occupancy
- Directly on Hollywood Boulevard, Which Provides Traffic Counts of Over 35,000 VPD
- Easy Access to the Florida Turnpike and I-95 (Interstate-95)

EXCLUSIVELY LISTED BY:

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HOLLYWOOD, FL 33021**



REVENUE				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$88,712	\$8.42	\$222,456	\$21.11
Potential Gross Revenue	\$88,712	\$8.42	\$222,456	\$21.11
General Vacancy			(\$11,123)	(\$1.06)
Effective Gross Income	\$88,712	\$8.42	\$211,333	\$20.05

EXPENSES				
Real Estate Taxes	\$26,868	\$2.55	\$26,868	\$2.55
Insurance	\$7,200	\$0.68	\$7,200	\$0.68
Management Fee	\$2,661	\$0.25	\$6,340	\$0.60
Non-Reimbursable Expenses	\$61,912	\$6.00	\$65,591	\$6.00
Total Expenses	\$61,912	\$5.88	\$65,591	\$6.22

NET OPERATING INCOME				
Net Operating Income	\$26,800	\$3.00	\$145,742	\$14.00