OFFERING MEMORANDUM

2206 Fillmore St
Hollywood, Florida 33020

10-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

- 2 Buildings
- DH-2 Zoning
- Up to 4-Story , 45ft Development Opportunity
- 7 Min to Beach

ASKING PRICE
$2,255,000

CAP RATE
7.03%

TOTAL UNITS
10 Units

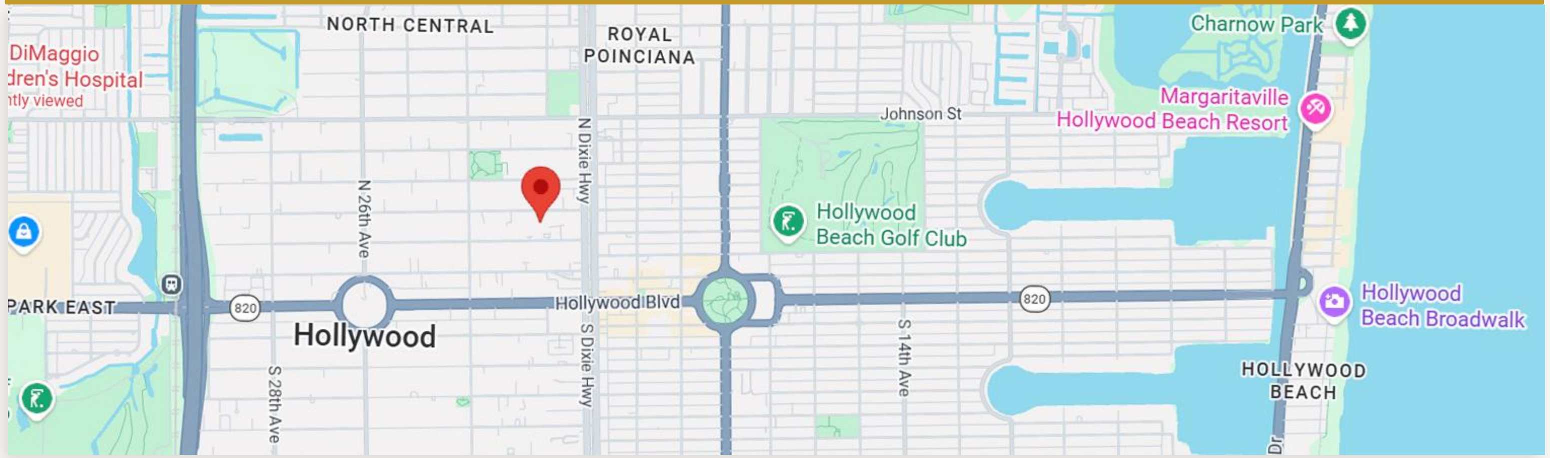
ANNUAL NOI
$158,414,00

EXECUTIVE SUMMARY

2206 Fillmore St · Hollywood, FL 33020

United Realty Group presents the exclusive opportunity to acquire 2206 Fillmore Street, a well-maintained 10-unit multifamily asset located in the heart of Hollywood, Florida. Offered at $2,255,000 with a 7.03% capitalization rate, this property delivers immediate cash flow with significant value-add and redevelopment upside.

$2,255,000 Asking Price	**7.03%** Cap Rate	**$158,414** Annual NOI
$222,427 Gross Income	**$225,500** Price / Unit	**10.0x** GRM



INVESTMENT HIGHLIGHTS

Prime Hollywood Location
Blocks from Downtown Hollywood & 7 min to beach

Immediate Cash Flow
10 occupied units generating $18,537/mo gross income

Value-Add Upside
Below-market rents with room to push on renewals

Redevelopment Potential
DH-2 zoning allows 4 stories / 45 ft — significant density play

Unit Mix Diversity
7×1BR, 2×2BR, 1×3BR — appeals to broad renter demographics

Stacked Parking
20 spaces — rare premium asset in urban Hollywood

PROPERTY DETAILS

Physical & Zoning Overview

PROPERTY SPECIFICATIONS

Property Address	2206 Fillmore Street, Hollywood, FL 33020
Property Type	Multifamily — Garden Style
Number of Units	10 Units (2 Buildings)
Unit Mix	7×1BR/1BA, 2×2BR/1BA, 1×3BR/2BA
Parking	20 Stacked Parking Spaces
HVAC	Individual Wall AC Units Per Unit
Asking Price	$2,255,000
Price Per Unit	$225,500
Year Renovated	Well-Maintained — Move-In Ready
County	Broward County

ZONING & DEVELOPMENT POTENTIAL

Zoning District:	DH-2 (Downtown Hollywood)
Max Height Allowed:	4 Stories / Up to 45 Feet
Development Opportunity:	Demolish & Redevelop for Higher Density
Land Use:	Multifamily Residential / Mixed-Use Potential

LOCATION HIGHLIGHTS

- 7 Minutes to Hollywood Beach & Boardwalk
- Blocks from Downtown Hollywood's ArtsPark & Dining
- ✈ 15 Minutes to Fort Lauderdale–Hollywood Int'l Airport (FLL)
- Easy I-95 & US-1 Access — Miami 25 min / Boca 30 min
- Proximity to Broward College & Nova Southeastern University
- Memorial Regional Hospital & Joe DiMaggio Children's Hospital nearby

RENT ROLL

Current Leases & Additional Income Summary

Unit	Type	Bed/Bath	Monthly Rent	Annual Rent	Market Rent Est.	Upside
1	Residential	2BR/1BA	$2,025	$24,300	$2,126	**+$101**
2	Residential	2BR/1BA	$1750	$21,000	$1,838	**+$88**
3	Residential	1BR/1BA	$1,699	$20,388	$1,784	**+$85**
4	Residential	1BR/1BA	$1,850	$22,200	$1,943	**+$93**
5	Residential	1BR/1BA	$1,700	$20,400	$1,785	**+$85**
6	Residential	1BR/1BA	$1,800	$21,600	$1,890	**+$90**
7	Residential	1BR/1BA	$1,650	$19,800	$1,733	**+$83**
8	Residential	1BR/1BA	$1,700	$20,400	$1,785	**+$85**
9	Residential	1BR/1BA	$1,650	$19,800	$1,733	**+$83**
10	Residential	3BR/2BA	$2,500	$30,000	$2,625	**+$125**
TOTAL		**10 Units**	**$18,324**	**$219,888**	**$19,240 Est.**	**+$916/mo**

	Additional Income		Monthly	Annually		
1	Convenience Fee		$43	$509		
2	Late Fee		$107	$1,280		
3	Pet Fee Income		$63	$750		
			$213	**$2,539**		
		GROSS INCOME	**$18,537**	**$222,427**		

 VALUE-ADD OPPORTUNITY: Current rents are estimated 5% below market. At full market rents, monthly gross income increases to ~$19,240 (+$916/mo), adding approximately ~$110,000 in value at the same 7.03% cap rate.

FINANCIAL ANALYSIS

Cash Flow & Capitalization Rate Summary

INCOME & EXPENSE SUMMARY

Gross Monthly Income	$18,536.00
Annual Gross Income	$222,427.00

MONTHLY EXPENSES

Cleaning	$225
Property Tax	$3,329
Property Insurance	$650
Water & Sewer	$342
Garbage	$418
Electric	$122
Lawn Maintenance/ Landscaping	$150
Pest Control	$98
Total Monthly Expenses	**$5,334**
Total Annual Expenses	**$64,013**

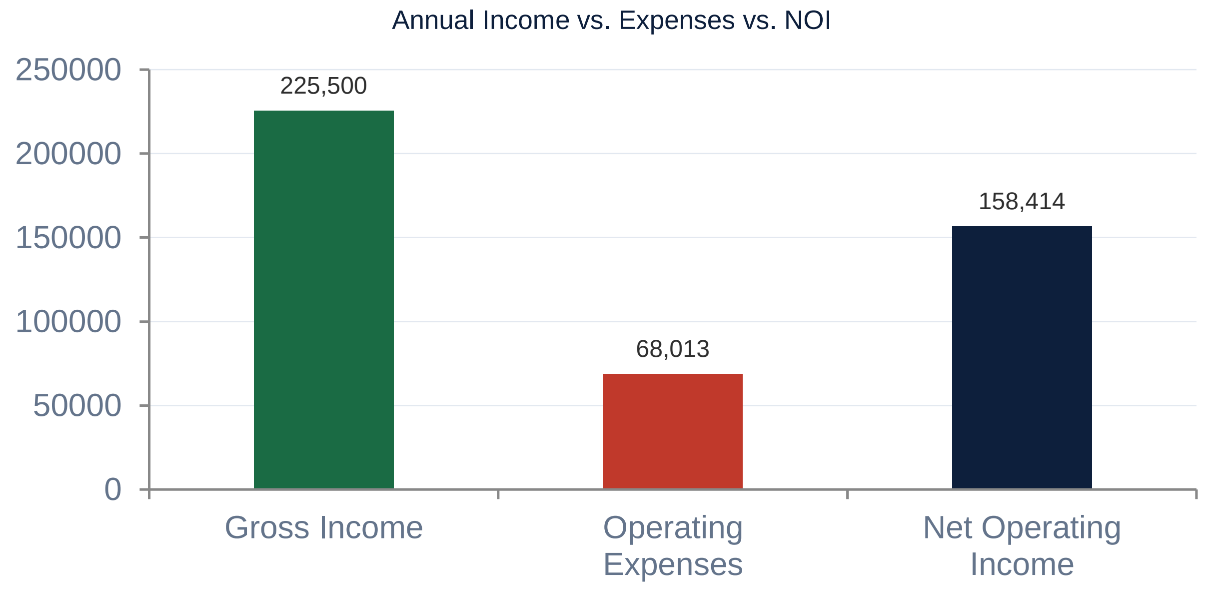
Annual NOI

$158,414

Cap Rate: 7.03%

VALUATION METRICS

Capitalization Rate:	**7.03%**
Competitive for South Florida multifamily	
Gross Rent Multiplier:	**10.0x**
Based on $225,600 gross income	
Price Per Unit:	**$225,500**
Well below replacement cost	
Implied Value at Market Rents:	**$2,365,000**
+$112K upside at full occupancy	




MARKET OVERVIEW

Hollywood, FL & Broward County Multifamily Market

98.2%	$1,983	+5%	25M+
Broward Co. Occupancy Rate	Avg. Market Rent Mar – Apr, 2026 (Zip code 33020)	YoY Rent Growth (Broward Co.)	South FL Metro Population

WHY HOLLYWOOD, FL

High-Demand Rental Market

Hollywood is one of the fastest-growing cities in Broward County, driven by strong in-migration from the Northeast and Midwest. Renter demand consistently outpaces new supply, keeping vacancy rates near historic lows.

✈ Major Employment Hub

Fort Lauderdale–Hollywood International Airport (FLL) employs 10,000+ workers nearby. The Port Everglades cruise terminal and Broward Health system add thousands more permanent jobs within a 10-minute radius.

Lifestyle & Tourism Destination

The award-winning Hollywood Beachfront Broadwalk and ArtsPark attract millions of visitors annually, boosting short-term and long-term rental demand alike. Walkable, vibrant, and culturally rich.

Rent Growth Trajectory

Broward County rents grew 6.8% YoY, significantly outpacing national averages. Hollywood's proximity to Miami and limited new supply supports continued rent appreciation for years ahead.

INVESTMENT THESIS

Why 2206 Fillmore Street is a Compelling Buy

01 Immediate Day-One Cash Flow

Fully occupied, 10-unit property generating $18,537/month gross income from day one. A 7.03% cap rate delivers superior yield versus comparable South Florida multifamily assets currently trading at 5.5–6.3%.

02 Proven Value-Add Play

Rents are 5% below market comparables. A strategic lease renewal program can push rents to market without capital-intensive renovations, adding ~$936,25/month in gross income and $112K+ in asset value.

03 Significant Redevelopment Optionality

DH-2 zoning allows 4-story, 45-foot development. As land values in Hollywood escalate, the site presents a long-term redevelopment play into higher-density multifamily or mixed-use — a true "land bank" asset.

04 Prime Location with Permanent Demand Drivers

Hollywood Beach, FLL Airport, Port Everglades, and a dynamic Downtown corridor create permanent, multi-segment rental demand. This market does not suffer from the oversupply risks seen in other Florida metros.

CONTACT US TO SCHEDULE A TOUR OR REQUEST FINANCIALS

Offers Due Upon Receipt · All Qualified Buyers Welcome · Financing Available