

Address	City Name	Current Price	Sale Price	Closing Date	Days on Market	Tot Sqft	#Units	Unit Breakdown	PGI	Price per SQ FT	Price per UNIT	G R M	Cap Rate	Year Built
1701 Taft St Unit#1-6	Hollywood	\$650,000			325	3189	6	5 (0/1) \$950 (2/1) \$1450	\$74,500.00	\$203.83	\$108,333	8.72	6.5%	1956
2450 Garfield St	Hollywood	\$825,000			171	4990	5	4 (1/1) \$950 (3/2) 1450	\$63,000.00	\$165.33	\$165,000	13.10	4.4%	1957
1601 N 17th Ave	Hollywood	\$895,000			237	2697	5	(1/1) \$1500 5 (0/1) \$1060	\$81,600.00	\$331.85	\$179,000	10.97	5.2%	1933
923 SE 2nd Ave Unit#1-6	Hallandale	\$900,000			1,316	3157	6	Non Conforming Aptex 4 (1/1) 2 (0/1)	\$61,000.00	\$285.08	\$150,000	14.75	3.9%	1969
1950 TAFT STREET	Hollywood	\$1,300,000			447	4601	12	10 (0/1) 2 (1/1)		\$282.55	\$108,333		0.0%	1975
1916 Fletcher St Unit#12	Hollywood	\$1,398,000			681	6375	12	10 (1/1) \$1192 (2/2) \$1300 (0/1) \$975	\$162,745.00	\$219.29	\$116,500	8.59	6.6%	1953
50 SE 3rd Ave	Dania Beach	\$1,700,000			125	7,539	15	9 (0/1) \$1000 6 (1/1) \$1100	\$158,000.00	\$225.49	\$113,333	10.76	5.3%	1971
1944 Buchanan St	Hollywood	\$1,750,000					14	5 (1/1) 5 (2/1) (3/2) 3 (0/1)	\$189,000.00		\$125,000	9.26	6.2%	1950
1823 Dewey St	Hollywood	\$1,935,000			103	6,938	19	19 (0/1) \$995	\$210,204.00	\$278.90	\$101,842	9.21	6.2%	1951
2247 Simms St	Hollywood	\$750,000	\$725,000	10/31/2019	134	3164	7	7 (1/1) \$875	\$73,500.00	\$229.14	\$103,571	9.86	5.8%	1956
1927 Lincoln St	Hollywood	\$850,000	\$796,000	3/27/2020	137	3888	8	3 (2/1) \$1250 5 (0/1) \$800	\$96,300.00	\$204.73	\$99,500	8.27	6.9%	1956
955 Buchanan St Unit#1-6	Hollywood	\$850,000	\$850,000	4/1/2020	41	4830	6	5 (1/1) (2/2)	\$70,000.00	\$175.98	\$141,667	12.14	4.7%	1924
1947 Buchanan St	Hollywood	\$970,000	\$860,000	3/25/2020	349	4058	8	2 (0/1) \$800 4 (1/1) \$1195 (2/1) \$1200 (3/2) \$1356	\$107,232.00	\$211.93	\$107,500	8.02	7.1%	1953
227 SE 1st St	Dania Beach	\$1,075,000	\$1,010,000	8/15/2019	165	4973	8	4 (2/1) (1/1) 3 (0/1)	\$92,100.00	\$203.10	\$126,250	10.97	5.2%	1957
2102 Wilson St	Hollywood	\$1,189,000	\$1,030,000	4/22/2020	622	5436	7	Mixed Use 6 (1/1) Comm Bay \$3000	\$110,400.00	\$189.48	\$147,143	9.33	6.1%	
2325 Taylor St Unit#1-9	Hollywood	\$1,280,000	\$1,180,000	10/4/2019	79	4236	9	8 (1/1) (2/1)	\$116,400.00	\$278.56	\$131,111	10.14	5.6%	1952
530 N 20th Ave	Hollywood	\$1,300,000	\$1,200,000	3/13/2020	214	6119	11	11 (1/1) \$975	\$121,200.00	\$196.11	\$109,091	9.90	5.8%	1957
820 S 19th AVE	Hollywood	\$1,420,000	\$1,380,000	9/20/2019	39	7860	10	8 (1/1) 2 (2/2)	\$126,000.00	\$175.57	\$138,000	10.95	5.2%	1964
<b>Active Listings</b>										\$249.04	\$129,705	10.67	4.9%	
<b>Closed Sales</b>										\$207.18	\$122,648	9.95	5.8%	



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## HOLLYWOOD 5+ UNITS

# PRIMARY EMPHASIS

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Sold Neighborhood Apartment Buildings

Property Address	Property City	Asking Price	Sale Price	Sale Date	Building SF	Land Area SF	# Units	Price Per Unit	Price Per SF	Cap Rate	Year Built	Zoning
2436 Van Buren St	Hollywood		\$2,300,043	4/17/2020	15,327	41020	19	\$121,054	\$150.06	4.88	1963	RM-18
2846 Fillmore St	Hollywood		\$2,300,000	4/14/2020	12,480	20059	19	\$121,052	\$184.29	6.00	1972	R-3, RM-18
820 SW 2nd St	Hallandale Beach		\$1,265,000	3/30/2020	6,584	21000	12	\$105,416	\$192.13		1965	RD-12, Hallandale
1943-1947 Buchanan St	Hollywood	897,000	\$860,000	3/20/2020	4,078	12196	8	\$107,500	\$210.89	8.19	1953	RMCRA-18, Hollywood
1927-1931 Lincoln St	Hollywood	850,000	\$796,000	3/20/2020	6,428	13608	8	\$99,500	\$123.83	6.26	1955	RM16
530 N 20th Ave	Hollywood	1,300,000	\$1,200,000	3/12/2020	7,597	14374	12	\$100,000	\$157.96	5.65	1957	RMCRA-18
2150 Madison St	Hollywood	5,295,000	\$5,000,000	3/10/2020	36,006	47253	40	\$125,000	\$138.87	5.50	1968	RMCRA-18
1842 Johnson St	Hollywood	1,099,000	\$925,000	2/28/2020	3,738	10454	8	\$115,625	\$247.46	6.36	1950	RMCRA-18
<b>718-722 NE 3rd St</b>	<b>Hallandale Beach</b>		<b>\$938,000</b>	<b>2/27/2020</b>	<b>2,742</b>	<b>8712</b>	<b>8</b>	<b>\$117,250</b>	<b>\$342.09</b>	<b>7.00</b>	<b>1955</b>	<b>Central RAC</b>
<b>1747 Funston St</b>	<b>Hollywood</b>		<b>\$750,000</b>	<b>2/24/2020</b>	<b>2,724</b>	<b>10890</b>	<b>8</b>	<b>\$93,750</b>	<b>\$275.33</b>		<b>1952</b>	<b>RM-18</b>
1848 Madison St	Hollywood		\$580,000	2/20/2020	3,779	10890	5	\$116,000	\$153.48		1952	RMCRA-18, Hollywood
2206 Fillmore St	Hollywood		\$1,100,000	2/5/2020	7,528	20298	10	\$110,000	\$146.12		1960	RM-18, Hollywood
1101 N 22nd Ave	Hollywood		\$1,550,000	2/3/2020	10,892	37622	18	\$86,111	\$142.31		1971	RM-9
<b>1729 Arthur St</b>	<b>Hollywood</b>	<b>1,750,000</b>	<b>\$1,735,000</b>	<b>1/30/2020</b>	<b>8,350</b>	<b>11325</b>	<b>14</b>	<b>\$123,928</b>	<b>\$207.78</b>	<b>4.76</b>	<b>1965</b>	<b>RM-18</b>
700 NE 6th St	Hallandale Beach		\$700,000	1/29/2020	4,284	8712	14		\$163.40		1958	RD-12
1812-1824 Taft St	Hollywood	2,500,000	\$2,360,000	1/6/2020	9,368	30056	20	\$118,000	\$251.92	6.58	1964	RM-18
<b>1005 NE 10th St</b>	<b>Hallandale Beach</b>	<b>599,900</b>	<b>\$550,000</b>	<b>1/6/2020</b>	<b>1,700</b>	<b>6098</b>	<b>5</b>	<b>\$110,000</b>	<b>\$323.53</b>	<b>6.24</b>	<b>1963</b>	<b>RD-12</b>
417-421 NE 3rd Ave	Hallandale Beach		\$930,000	12/16/2019	4,772	10890	8	\$116,250	\$194.89	6.50	1972	RM-18
1942 Rodman St	Hollywood		\$680,500	12/2/2019	4,416	10842	5	\$136,100	\$154.10		1955	RM-12
<b>915 NE 8th St</b>	<b>Hallandale Beach</b>	<b>2,400,000</b>	<b>\$2,225,000</b>	<b>11/25/2019</b>	<b>10,918</b>	<b>15245</b>	<b>14</b>	<b>\$158,928</b>	<b>\$203.79</b>	<b>5.72</b>	<b>1966</b>	<b>RD-12, Hallandale</b>
<b>1536-1538 Polk St</b>	<b>Hollywood</b>		<b>\$1,430,000</b>	<b>11/6/2019</b>	<b>4,056</b>	<b>7840</b>	<b>8</b>	<b>\$178,750</b>	<b>\$352.56</b>	<b>6.61</b>	<b>1941</b>	<b>RS-6, Hollywood</b>
820 S 19th Ave	Hollywood	1,420,000	\$1,380,000	9/19/2019	7,530	10454	10	\$138,000	\$183.27	6.73	1964	RMCRA-12, Hollywood
2545 Taft St	Hollywood		\$2,320,000	9/16/2019	14,194	13503	20	\$116,000	\$163.45	6.00	1969	RM-9
<b>227-235 SE 1st St</b>	<b>Dania Beach</b>	<b>1,075,000</b>	<b>\$1,010,000</b>	<b>8/15/2019</b>	<b>4,973</b>	<b>17859</b>	<b>8</b>	<b>\$126,250</b>	<b>\$203.10</b>	<b>4.89</b>	<b>1957</b>	<b>NBHD-RES*</b>
622 NE 7th St	Hallandale Beach		\$1,950,000	6/14/2019	8,894	30582	16	\$121,875	\$219.25		1952	RD-12, Hallandale
2000 Washington St	Hollywood	990,000	\$971,399	5/31/2019	4,392	12723	12	\$80,949	\$221.17	6.00	1950	RM-12, Hollywood

**\$117,732 \$204.12 6%**



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## HOLLYWOOD 5+ UNITS

# PRIMARY EMPHASIS

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Address	City Name	Current Price	Sale Price	Closing Date	DOM	Tot Sqft	Sq Ft Living	#Units	Unit Breakdown & Rent Analysis	Potential Gross Income	\$/SqFt	Price per Unit	G R M	Cap Rate	Year Built	Pool YN	
2439 Fillmore St	Hollywood	\$345,000			97		2,233	3	(2/1) \$1600 (1/1) \$900 (0/1) \$850	\$40,200.00	\$154.50	\$115,000	8.58	7.22%	1949	No	
1924 Fillmore St	Hollywood	\$370,000			44	1,540	1,540	3	2 (1/1) \$950 (0/1) 900	\$22,200.00	\$240.26	\$123,333	16.67	3.72%	1964	No	
2007 N 25th Ave	Hollywood	\$449,999			212		1,990	4	3 (0/1) \$795 (2/1) \$1900	\$51,420.00	\$226.13	\$112,500	8.75	7.08%	1958	Yes	
1948 Fillmore St	Hollywood	\$490,000			92	1,850	1,830	3	2 (2/1) \$1125 (1/1) \$950	\$37,800.00	\$267.76	\$163,333	12.96	4.78%	1943	No	
1833 Rodman St	Hollywood	\$499,999			51		2,786	5	(0/1) \$850 4 (1/1) \$925	\$54,900.00	\$179.47	\$100,000	9.11	6.81%	1958	No	
1944 Taylor St	Hollywood	\$510,000				2,052	2052	3	(4/1) \$1600 (2/1) \$1150 (1/1) \$875	\$43,500.00	\$248.54	\$170,000	11.72	5.29%	1938	No	
2516 Cleveland St	Hollywood	\$550,000						3	2 (1/1) \$1000 (3/2)	\$30,000.00		\$183,333	18.33	3.38%	1940	No	
315 N 26th Ave	Hollywood	\$595,000			184	4,293	4,293	4	2 (1/1) \$1050 (3/2) \$1500 (2/1) \$1000	\$55,200.00	\$138.60	\$148,750	10.78	5.75%	1939	No	
<b>2526 McKinley</b>	<b>Hollywood</b>	<b>\$339,993</b>	<b>Pending</b>		<b>107</b>	<b>1,460</b>	<b>1,424</b>	<b>3</b>	<b>2 (0/1) 825 (2/1) \$1100</b>	<b>\$33,000.00</b>	<b>\$238.76</b>	<b>\$113,331</b>	<b>10.30</b>	<b>6.02%</b>	<b>1952</b>	<b>No</b>	
2114 Mckinley St	Hollywood	\$325,000	\$270,000	2/28/2020	333	0	1,444	3	3 (1/1) \$875	\$31,500.00	\$186.98	\$90,000	8.57	7.23%	1952	No	
2338 Liberty St	Hollywood	\$399,800	\$422,500	2/7/2020	23	2,359	2359	4	2 (2/1) \$1125 2 (1/1) \$1012	\$51,288.00	\$179.10	\$105,625	8.24	7.53%	1965	No	
2119 Madison St	Hollywood	\$400,000	\$340,000	12/16/2019	75	2,449	2,530	3	2 (0/1) \$835 (3/2)	\$38,040.00	\$134.39	\$113,333	8.94	6.94%	1949	No	
2407 Mckinley St	Hollywood	\$409,500	\$375,000	2/28/2020	21	2,322	2322	3	2 (2/1) \$1050 (1/1) \$950	\$36,600.00	\$161.50	\$125,000	10.25	6.05%	1970	No	
1725 Rodman St	Hollywood	\$430,000	\$415,000	1/8/2020	35	2,107	2,064	4	2 (2/1) \$1200 2 (1/1) \$850	\$49,200.00	\$201.07	\$103,750	8.43	7.35%	1948	No	
2015 Coolidge St	Hollywood	\$550,000	\$500,000	3/11/2020	318	3,260	3,728	5			\$134.12	\$100,000			1949	No	
											<b>Average List</b>	<b>\$211.75</b>	<b>\$136,620</b>	<b>11.91</b>	<b>5.56%</b>		
											<b>Average Sold</b>	<b>\$166.19</b>	<b>\$106,285</b>	<b>8.89</b>	<b>7.02%</b>		

Active

Closed Sale



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## HOLLYWOOD 2PLEX-3PLEX SALES

### PRIMARY EMPHASIS

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