

CONCEPTUAL STAGE RELOCATION PLAN

August 2021

FM NUMBER:	436903-1
STATE ROAD:	9 (I-95)
COUNTY:	Broward
DESCRIPTION:	Interchange Improvements along SR-9 (I-95) South of SR-858 (Hallandale Beach Blvd.) to North of SR-820 (Hollywood Blvd.)

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Samantha Au, Wendy Burch, Kelly Budhu, Kadian Foster

Managed by: Christina Brown

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation advisory services and resources are available to all residential and business displacees without discrimination.

CONCEPTUAL STAGE RELOCATION PLAN

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- A. Spreadsheets
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INTRODUCTION

The Florida Department of Transportation (FDOT), under a Project Development and Environmental (PD&E) study, is evaluating proposed interchange improvements at Interchange 95 (I-95) from the south of Hallandale Beach Boulevard (SR 858) to north of Hollywood Boulevard (SR 820). The interchange project limits are approximately three miles, beginning roughly 0.5 miles from Miami Dade County line into Broward County, Florida. The interchange improvements fall within the three city municipalities of Hallandale Beach, Pembroke Park, and Hollywood.

I-95 is the primary north-south interstate facility that links all major cities along the Atlantic Seaboard. It is one of the most important transportation systems in southeast Florida. I-95 is part of the State's Strategic Intermodal System and the National Highway System. It is designated as an evacuation route along the east coast of Florida. Within

the project limits, I-95 currently consists of eight general use lanes (four in each direction) and four express lanes (two in each direction).

The purpose of this project is to enhance mobility by modifying the existing on and off ramps at the three interchanges within the project limits. The improvements will serve the need to alleviate speed differential, traffic congestion and friction while eliminating motorist weaving movements between the interchanges.

The following analysis is a result of field observations, required for the Conceptual State Relocation Plan by the FDOT's Right of Way (R/W) Procedures Manual. The proposed relocation impacts are as follows:

Preferred Alternative:

Affected Properties: 38

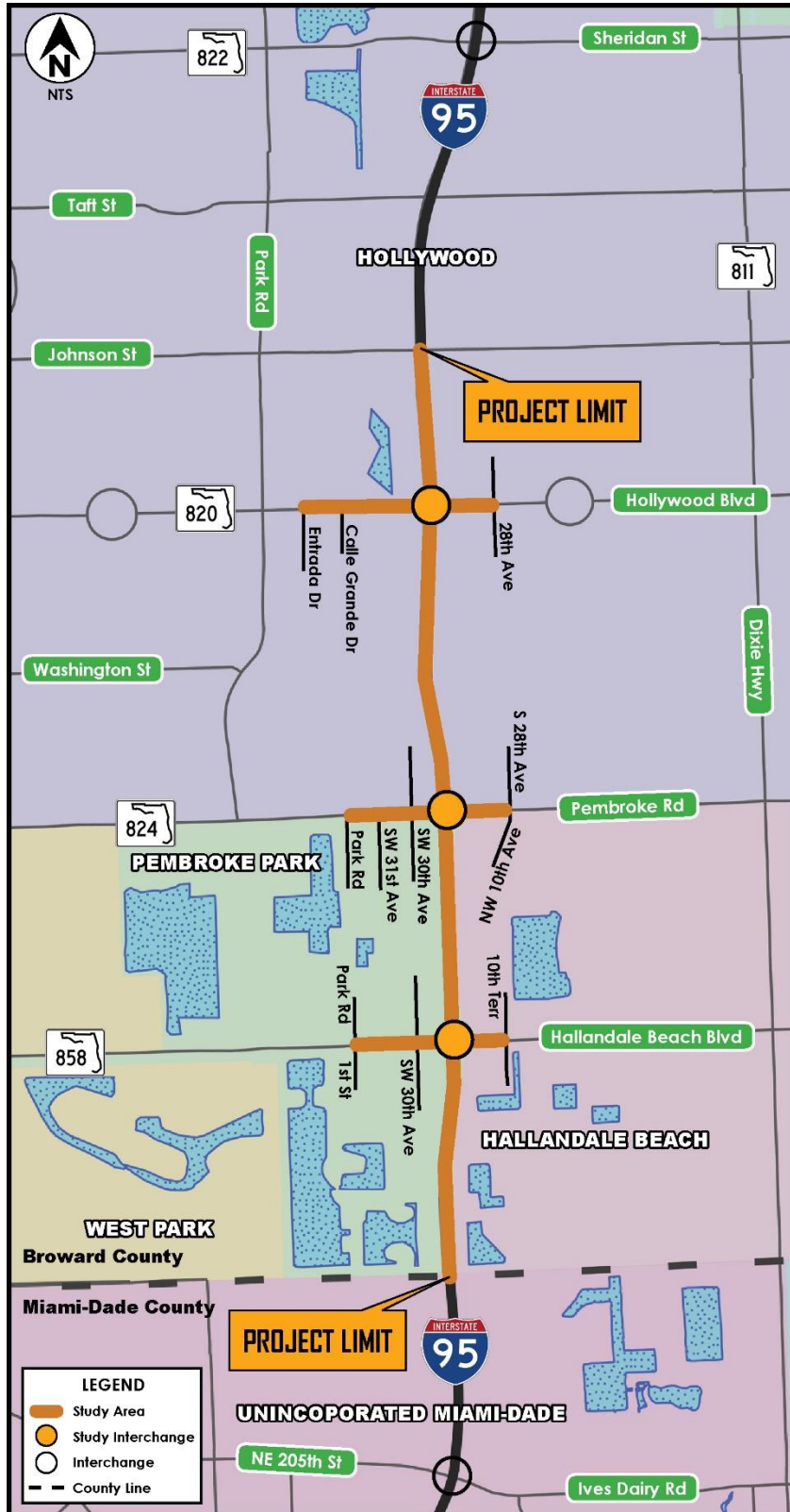
Potential Business Relocations: 3

Residential Relocations: 3

Personal Property Relocations: 2

Business Relocations: 68

PROJECT MAP



1. HOUSEHOLDS TO BE DISPLACED

Displaced households will be significantly affected by the area of acquisition resulting in full relocation benefits. If a substantial portion of the backyard or front yard is acquired and the right of way line is within close proximity to the structure, the occupants of the residence are considered potentially displaced. Potentially displaced households will possibly be affected by the area of acquisition and are potentially eligible for relocation benefits. There are two residential potential personal property relocations.

a) Displaced Households

Folio Number.	Address	Area of Acquisition (SF)
5142-16-02-8300	2931 Adams Street Hollywood, FL 33020	3,242.2
5142-16-02-8320	2932 Madison Street Hollywood, FL 33020	2,472.2
5142-16-02-8321	2930 Madison Street Hollywood, FL 33020	1,950.0

b) Personal Property Relocations

Folio Number.	Address	Area of Acquisition (SF)
5142-21-35-0090	2920 Wiley Street Hollywood, FL 33020	775.0
30-1233-054-0160	1835 NE 214 Terrace, North Miami, FL 33179	1440.9

c) Estimate of the Percentage of Minority (racial, national origin and ethnic Households to be Displaced)

According to the most recent data for zip code 33020 from Census.gov, in 2019 approximately 38.8% of the population are white, 38.9% are Hispanic or Latino (which could be of any race), 18.2% are African American, and 4.1% are other. Given these statistics, it is likely that any of the households could be occupied by a minority. Minority census statistics can be found in Exhibit B of this report.

d) Estimate of the Income Range (in dollars) of the Affected Neighborhoods or Communities

According to the most recent data for zip code 33020 from Census.gov, in 2019, the estimated median household income is \$54,251 per year in Hollywood, FL, which is below the Broward County average of \$59,547. Income census statistics can be found in Exhibit B of this report.

e) Estimate of the Tenure (or age) of the Structures that are Being Displaced, Taking into Consideration the Types and Effective and Chronological Ages

A review of the Broward County Property Appraiser data shows the age of the structures being displaced are between 63 and 68 years old.

f) Estimate of the Percentage of Elderly Households to be Displaced in Relationship to the Total Households Being Displaced

Based on 2019 United States Census data, 16.8% of the residents in Hollywood, FL are 65+ years of age while the statewide average is 20.9%. Given these statistics, it is unlikely that the households to be displaced may be elderly households. Elderly household Census statistics can be found in Exhibit B of this report.

g) Estimate of the Percentage of Households Containing Five or More Family Members

The 2019 city data for the City of Hollywood indicates the average number of persons in a household is 2.67. Therefore, it is unlikely that the potentially displaced household will contain more than five (5) individuals. Family member household Census statistics can be found in Exhibit B of this report.

h) Estimate of Handicapped or Disabled Residential Occupants for Whom Special Assistance Services May be Necessary

The 2019 United States Census Bureau data for the City of Hollywood indicates that 7.7% of the population has a disability while the county average is 6.6%. Given these statistics, a disabled occupant may occupy any of the displaced and potentially displaced households. However, visual observations of the properties to be acquired did not reveal any exterior accommodations for disabled occupants.

i) Estimate of Occupancy Status – Owner/Tenant

A review of Broward County Property Appraiser data indicates that two displaced households have a Homestead Exemption. While we realize that the absence of a Homestead Exemption is not a precise indication of whether or not a household is owner or tenant occupied, we estimate that the one remaining displaced household is likely to be tenant occupied.

2. COMPARISON OF AVAILABLE HOUSING

A review of the area revealed that there is a sufficient number of decent, safe and sanitary comparable single-family homes and duplexes located in the City of Hollywood (zip code 33020) available for both sale and lease at the present time. (Please see Exhibit C of this report for residential listings).

Sale prices for comparable single-family homes within the City of Hollywood area range from \$290,000 to \$2,000,000 for single family homes per listings available on Realtor.com and Zillow.com. Features of the homes vary as follows: gross living space from 993 to 2,671 square feet; 2 to 3 bedrooms; and 2 to 3 bathrooms.

Also, there are multiple homes available for lease in the City of Hollywood area. Monthly rental rates of comparable single-family homes range from \$1,800 to \$7,800 for single family homes per listings available on Realtor.com and Zillow.com. Features of the homes vary as follows: gross living space from 1,000 to 1,960 square feet; 2 to 3 bedrooms; and 2 to 3 bathrooms.

There is a wide range of income within the City of Hollywood area. Homes range from \$69,900 to in excess of \$3,200,000 (Realtor.com). There is currently no shortage of available housing near the project area.

The three (3) possible homes to be displaced are located in a unique area adjacent to I-95 and within walking distance of Hollywood Boulevard. It is anticipated that available single-family homes will continue to be plentiful within the project area. As relocation activities begin and the needs of individuals to be relocated are determined, a search for specific replacement units will be performed.

3. RELOCATION HOUSING REMEDY

There are three (3) possible residential displacees and they are geographically located within close proximity to one another. All of the homes are similarly constructed and relatively in the same condition. Research has revealed there is sufficient housing (see Exhibit C) within the immediate area for all potential displaced persons. If Housing of Last Resort becomes necessary, compensation greater than the current maximum

replacement housing payment of \$31,000 for owner/occupants and \$7,200 for tenants will be provided.

4. SPECIAL ADVISORY SERVICES

Relocation advisory services are extremely important in order to effectively accomplish business and residential relocation goals. A copy of the various community resources and services for Broward County is provided in Exhibit C of this report. Based on individual needs, appropriate advisory services will be provided.

A field visit of the proposed alignments revealed the need to provide special advisory services to three (3) businesses along the preferred pond sites. Table 4.1 provides information regarding the businesses requiring special services.

Table 4.1
 Special Advisory Services

Folio Number(s)	Property Owner	Business	Reason for Special Advisory Services
5142-28-64-0010 5142-28-74-0010	Timely Property Inc.	Chiptech, Inc.	Heavy equipment
5142-28-00-0102	Tharp, Barry D	E.M. Corson and Associates, Inc.	Heavy equipment
5142-28-00-0093	Bethel Investments Corp	Integrity Engineering Corp	Heavy equipment

With respect to residential relocations, our site visit did not reveal any obvious needs for specific special relocation advisory services. Nonetheless, a copy of the various community resources and services for Broward County is provided in Exhibit D of this report. Based on the services available, any special need that might be identified over the course of the project could be addressed.

5. DISCUSSION RESULTS WITH LOCAL OFFICIALS/ SOCIAL AGENCIES

The Department is coordinating with the impacted municipalities, the City of Hollywood, the Town of Pembroke Park, Hallandale Beach, along with the Florida Department of Environmental Protection (FDEP) and Environmental Protection Agency (EPA) in the development and scheduling of this project.

A public kick-off meeting was presented by the Department on August 18, 2016, and November 18, 2016. In addition, I-95 at Hollywood Boulevard Interchange Alternatives Public Workshop with the City of Hollywood was held May 8, 2018, May 16, 2018, with the Town of Pembroke Park, and May 30, 2018, with the City of Hollywood. FDOT also presented at the Broward MPO meeting held on May 24, 2018.

Additional meetings have been held with local municipalities and environmental associations within the area. The meetings held are listed below:

- Cyriacks Environmental Consulting Services (CECOS) Teleconference - May 8, 2018
- Drainage Coordination with City of Hollywood – November 10, 2020

A two-part Public Hearing is scheduled. The meetings to be held are listed below:

- Virtual – August 26, 2021
- In-Person – September 2, 2021

6. BUSINESSES TO BE DISPLACED

Seven business sites have a structure within the acquisition area and may be eligible for relocation. Three business sites have more than one business operating onsite. All of these businesses are eligible for relocation. NOTE: The project will affect parking for other businesses although buildings are not in the area of acquisition.

a) Displaced Businesses (see next page)

436903-1 Conceptual Stage Relocation Plan
I-95 Interchange Improvements
Broward County

Folio ID	Property Owner	Business Name(s)	Address	Bus. #
5142-28-64-0010	Timely Property Inc.	SGF Legacy LLC dba Tax Doctor of Hallandale, K&V Properties, Inc. , 75 & 595, Inc., 95 WHSE, Inc., 595 Park of Commerce, Inc., Cooper City Commerce Center, Inc., Cterra, Inc., Eau Gallie Property Acquisition, LLC, Gina Designs, Inc., Hama Management III LLC, Hindsight 2020 LLC, Jazatlanta 438 LLC, Jazayri Construction, Inc., Jazayri Realty LLC, JoJack Distributors, Inc., Mims Property Development LLC, Nob Hill Group, Inc., Nova 95, Inc., Prestige Duke JV II, LLC, SamJaz Welleby, LLC, Starfish Homes LLC, Tavone Family Holdings, LTD., SamJack Lakewood, LLC, SamJack Prodeco Investments, LLC, SamJack, Inc., SamJaz Daytona Sun Pointe II, LLC, SamJaz Sundale Acquisitions, LLC, and Winkler Holdings Lot 9, L.L.C., Tavone Holdings, LLC, SAR Colony Woods LLC, SamJaz Doral Campus, LLC, SamJaz Davie 25, LLC, SamChez Holdings, LLC, SamChez Holdings3, LLC, JazSam Homes, LLC, Jazbrow Homes, LLC, Jazatlanta 298, LLC, Jazatlanta 519, LLC, Envirosorbents, LLC, Cloud2Talk LLC, Amza Grove Atlanta, LLC, Adriana Homes, LLC, Six Hundred Thirteen, LLC and The Helping Place, LLC, Stellar Talent Agency, Inc., Pinetree Consulting Incorporated, Law & Mediation, LLC, Matrimony Entertainment L.L.C., 4Him Society Inc, Telesphere Solutions, Inc., Supreme Acquisitions Group, LLC, New Era Transportation Solutions LLC, CLCS Investments LLC, Movens LLC , MyWill LLC, SLM Engineering, Inc.	3001 W Hallandale Beach Blvd	59
5142-28-74-0010	Timely Property Inc.	Chiptech Inc., the parent company of Vertical Cable	2885 SW 30 th Ave	1
5142-28-00-0102	Tharp, Barry D	E.M. Corson and Associates, Inc. d/b/a Cors-Air	2865 SW 30 th Ave	1
5142-28-71-0010	BH 2550 LLC	BH 2550 LLC	2550 SW 30 th Ave	1
5142-21-01-0131	Rob Investment Property LLC	Dr's Toy Store and Wholesale Stone, LLC d/b/a Travertine Mart	2512 - 2516 SW 30 th Ave	2
5142-28-00-0093	Bethel Investment Corp	Integrity Engineering Corp d/b/a Integrity Marine	301 W Ansin Blvd	1
5142-28-00-0092	Giant Properties II LLC	Cabinets Liquidator and KBR Design and Build	305-313 Ansin Blvd	2
5142-28-00-0083	Five Brothers LLC	Five Brothers, LLC dba Exxon	1080 W Hallandale Beach Blvd	1

FOLIO: 5142-28-64-0010 (3001 W Hallandale Beach Blvd) – Business Relocation

Owned by - Timely Property Inc.

This property is a 22,836SF condominium style office building. There were 59 active businesses found to be using this location as their principal business address, according to the Florida Department of Corporations (Sunbiz). Of the 59 businesses identified, 41 are alleged to be operating out of a single suite (#300). This location is identified as a potential pond site. While this may cause all businesses to need relocation, it is believed that not all 59 businesses identified are conducting business onsite.

FOLIO: 5142-28-74-0010 (2885 SW 30th Ave) – Business Relocation

Owned by - Timely Property Inc.

Chiptech Inc., the parent company of Vertical Cable, is currently conducting business at this location. Vertical Cable is a low voltage cable manufacturer and distributor serving the computer technology and telecommunications cable industries. This location is their corporate headquarters. The warehouse is a one-story building with ceiling heights greater than 16' housing large manufacturing equipment. The building will be demolished as a proposed pond site location. It appears there is no adequate onsite space for continued operation, and the business may qualify for relocation assistance.

FOLIO: 5142-28-00-0102 (2865 SW 30th Ave) – Business Relocation

Owned by - Tharp, Barry D

E.M. Corson and Associates, Inc. d/b/a Cors-Air is currently conducting business at this location. Cors-Air is manufacturers' representative in the HVAC industry. This property is their only Broward County location for offices and warehouse facilities. The building is a one story with ceiling heights greater than 16'. The building will be demolished as a proposed pond site location. It appears there is no adequate onsite space for continued operation, and the business may qualify for relocation assistance.

FOLIO: 5142-28-71-0010 (2550 SW 30th Ave) – Business Relocation

Owned by – BH 2550 LLC

BH 2550 LLC is currently a vacant commercial building. There is also an ODA onsite. The ODA will be handled through the acquisition process and would not be considered eligible for relocation benefits. The building will be demolished as a proposed pond site location. The building and other improvements will be affected by the acquisition. There does not appear to be adequate onsite space to relocate the building. While this building is not

currently occupied, it is possible a business could move in at the time of acquisition and they may qualify for relocation assistance.

FOLIO: 5142-21-01-0131 (2512 - 2516 SW 30th Ave) – Business Relocation

Owned by - Rob Investment Property LLC

Two businesses operate at this location. The buildings will be demolished as a proposed pond site location. It appears there is no adequate onsite space for continued operation, and the businesses may qualify for relocation assistance.

Dr's Toy store provides new and used medical equipment. They boast that their 27,000 square foot showroom is located between Fort Lauderdale and Miami Airports so doctors from around the world can visit.

Wholesale Stone, LLC dba Travertine Mart is a flooring company specializing in travertine pavers, tiles, and pool coping. The building is approximately 5,000 square feet.

FOLIO: 514228000093 (301 W Ansin Blvd) – Business Relocation

Owned by - *BETHEL INVESTMENTS CORP*

Integrity Engineering Corp dba Integrity Marine is currently conducting business at this location. Integrity Marine provides ship repair. The facility consists of a 6,000 square foot machine shop with a partially covered fabrication area. The building will be demolished as a proposed pond site location. It appears there is no adequate onsite space for continued operation, and the business may qualify for relocation assistance.

FOLIO: 514228000092 (305-313 Ansin Blvd) – Business Relocation

Owned by - *GIANT PROPERTIES II LLC*

Two business operate at this location. The building will be demolished as a proposed pond site location. It appears there is no adequate onsite space for continued operation, and the businesses may qualify for relocation assistance.

Cabinets Liquidator provides kitchen and bathroom cabinetry. The building is approximately 3,900 square feet.

KBR Design and Build is a home design and construction company. The building is their showroom. The building is approximately 4,000 square feet

FOLIO: 5142-28-00-0083 (1080 W Hallandale Beach Blvd) – Business Relocation

Owned by - Five Brothers LLC

Five Brothers, LLC d/b/a Exxon is currently conducting business at this location. The Exxon gas station has eight gas pumps and a convenience store. It appears the fuel pumps, canopy, and monument sign will be affected by the acquisition. There does not appear to be adequate onsite space on the remainder of the property for continued operation of the gas station; therefore, the business may qualify for relocation assistance.

b) Potential Displaced Businesses

Folio ID	Property Owner	Business Name(s)	Address	# of Businesses
5142-21-06-4560	<i>Desmarais Investments Inc.</i>	Hollywood Woodwork	2951 Pembroke Rd	1
5142-21-06-4010			1551 S 30 th Ave	
5142-21-06-3920			1525 S 30 th Ave	
5142-21-06-4500	<i>Street Ad! Corporation</i>	Kosher Motors	2829 Pembroke Rd	1
5142-21-06-4480	<i>Family Tire Holdings LLC</i>	Family Tire	2817 Pembroke Rd	1

FOLIO: 5142-21-06-4560 (2951 Pembroke Rd)

FOLIO: 5142-21-06-4010 (1551 S 30th Ave)

FOLIO: 5142-21-06-3920 (1525 S 30th Ave)

Owned by - Desmarais Investments Inc.

Hollywood Woodwork is a 60,000SF high tech manufacturing facility and office, in the business of millwork and casework. The proposed barrier/retaining wall will be affecting the available parking which in turn may require the business to be relocated.

FOLIO: 5142-21-06-4500 (2829 Pembroke Rd)

Owned by - Street Ad! Corporation

Kosher Motors is currently conducting business at this location. Kosher Motors is a used car lot. A portion of the front parking lot will be affected by the project which in turn may require the business to be relocated.

FOLIO:5142-21-06-4480 (2817 Pembroke Rd)

Owned by - Family Tire Holdings LLC

Family Tire is currently conducting business at this location. Family Tire provides automotive repair and maintenance service. A portion of the front parking lot will be affected by the project which in turn may require the business to be relocated.

c) Availability of Business Sites

As indicated above, seven business site relocations may be required. A recent search of LoopNet.com revealed enough comparable properties in the area for sale and lease. Although it is very unlikely that the currently available replacement sites will be available when the acquisition and relocation phases of the project are initiated, we can anticipate that other sites in the search area will become available. Please refer to the Exhibit D of this report for further information.

d) Business Relocation Likelihood

Seven businesses are being displaced in the preferred alternative. Six additional businesses may qualify for potential relocation.

e) Impacts on Businesses Remaining and the Community

There would be minimal impact on the businesses that would remain on the corridor. Similarly, any impact on the community would be nominal.

Chiptech, Inc. may need to be relocated. Although they are the only known cable manufacturer in Broward County, they service businesses outside of the area. The community does not rely on this business.

E.M. Corson and Associates, Inc. dba Cors-Air may need to be relocated. There are five HVAC service companies within a 3-mile radius. The business generally travels to service their customers. The community does not rely on this business.

Dr's Toy Store may need to be relocated. There are six medical supply companies within a 3-mile radius. The business is a specialty retail business so their clientele will travel to the new location. The community does not rely on this business.

Wholesale Stone, LLC dba Travertine Mart may need to be relocated. There are six natural stone suppliers within a 3-mile radius. The business is a specialty retail business that their clientele will travel to. The community does not rely on this business.

Integrity Engineering Corp dba Integrity Marine may need to be relocated. There are two marine repair businesses within a 3-mile radius. The nearest location is .1 miles away within walking distance. The business is a specialty retail business that their clientele will travel to. The community does not rely on this business.

Cabinets Liquidator and KBR Design and Build may need to be relocated. There are seven cabinet supply and manufacturing businesses within a 2-mile radius. The business is a specialty retail business that their clientele will travel to. The community does not rely on this business

Five Brothers, LLC dba Exxon may need to be relocated. The nearest gas station is .6 miles away and in walking distance. Both are on the North side of Hallandale Beach Boulevard with convenient access to I-95. There are four gas stations within a 2-mile radius including another Exxon that is 1.2 miles away.

Kosher Motors may need to be relocated. There are fourteen used car lots within a 3-mile radius. Three used car dealerships are along the same corridor. Beyond Car Sales is .5 miles away within walking distance.

Family Tire may need to be relocated. There are three other tire dealers within 1 mile along the same corridor: J&J Discount Tire, Hollywood Tires, and Jocelyn Tire Specialist. Family Tire has a second location operating within 12 miles of the affected site. This is a specialty provider so it is likely loyal customers will travel to the Hollywood location for service.

Timely Property Inc., et al, may need to be relocated from two separate sites. Timely is a company that purchases and manages other properties. It is the landlord to Chiptech, Inc., at one location and to >14 registered businesses at the other. There are many other office spaces available for rent or sale in the general area for these businesses to operate from.

Since there is a sufficient number of businesses that provide similar service/products, the community will not be greatly affected by potential relocations.

7. DISCUSSION RESULTS WITH LOCAL GOVERNMENTS REGARDING POTENTIAL BUSINESS DISPLACEMENTS

The City of Hollywood, Town of Pembroke Park and the City of Hallandale Beach are the three local municipalities involved in this project. Although there were no formal discussions regarding the impact of business displacements, various meetings have been held with local municipalities and several community associations. The meetings held are listed below:

Date	Meeting
May 8, 2018	I-95 PD&E with City of Hollywood
May 16, 2018	I-95 PD&E with Town of Pembroke Park
November 10, 2020	Drainage Coordination Meeting with City of Hollywood

FDOT also met with the Broward Metropolitan Planning Organization (MPO) on May 24, 2018 and discussed various aspects of the projects and alternatives for the involved municipalities.

The Public Hearing is scheduled for Thursday, August 26, 2021 (Virtual), and Thursday September 2, 2021 (In-Person).

Although there were no discussions regarding the impact to existing businesses, there are several organizations within Broward County that offer resources and assistance to businesses within the area below:

The Broward County Chamber of Commerce (www.browardbiz.com) promotes economic development and business activity in Broward County, FL. The Chamber of Commerce is located at 2000 West Commercial Boulevard, Suite 229, Fort Lauderdale, FL 33309. For additional information, they can be reached at (954) 334-5750.

The Hollywood Chamber of Commerce (www.hollywoodchamber.net) promotes and enhance the business, cultural and civic well-being of Hollywood, FL. The Hollywood Chamber of Commerce is located at 330 North Federal Highway, Hollywood, FL 33020. For additional information, they can be reached at (954) 923-4000.

The Pembroke Park West Park Chamber (www.pppwpcchameber.com) is dedicated to protecting and promoting the local business community of Pembroke Park, FL. The Pembroke Park West Park Chamber of Commerce is located at 9001 -B Pembroke

Road, Pembroke Pines, FL 33025. For additional information, they can be reached at (954) 432-9808.

The Hallandale Beach Chamber of Commerce (www.hallandalebeachchamber.org) promotes economic development and business activity in Hallandale Beach, FL. The Hallandale Beach Chamber of Commerce is located at 100 South Federal Highway, Suite 192, Hallandale Beach, FL 33009. For additional information, they can be reached at (954) 454-0541.

8. NON-DISCRIMINATION STATEMENT

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; Title VI of the 1964 Civil Rights Act; and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act). Relocation advisory services and resources are available to all residential and business displacees without discrimination.

9. POTENTIAL HAZARDOUS WASTE CONCERNS

The Exxon gas station has a potential for containing hazardous waste. Because of the nature of this property, there is a potential for contamination from gasoline/diesel-powered vehicles, underground storage tanks, possible stored drums of gasoline and diesel fuel, natural gas, and other hazardous materials.

10. PUBLICLY OWNED LANDS

When lands, buildings, or other improvements are needed for transportation purposes, but are held by a governmental entity and utilized for public purposes other than transportation, FDOT may compensate the entity for such properties by providing functionally equivalent replacement facilities. Although publicly held lands will be acquired in the preferred alternative, all acquisitions will be partial acquisitions, so no replacement facilities will be necessary. The Department will coordinate with both the City of Hollywood Department of Community & Economic Development and the Town of Pembroke Park for these three acquisitions.

11. CONCLUSION

The purpose of the project is to enhance mobility by modifying the existing on and off ramps at the three interchanges of SR 9 (I-95) South of Hallandale Beach Boulevard to North of Hollywood Boulevard by providing improvements to achieve acceptable levels of Service (LOS) at the interchange in the future condition. Relocation impacts is based on the preferred alternative.

Residential and commercial replacement properties are plenty and comparable sites will be available when the acquisition and relocation phases of the project in initiated. Relocation advisory services and assistance will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act).

Impacts for Preferred Alternative

Build Alternative	Potential Displaced Businesses	Business Relocations	Potential Personal Property	Displaced Households
Preferred	3	68	1	3

12. PHOTOGRAPHS

Potential Business and Displaced Business Relocations



Folio: 5142-28-64-0010
Description: Timely Property, Inc.

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I-95 Interchange Improvements
Broward County



Folio: 5142-28-74-0010
Description: Chiptech Inc.



Folio: 5142-28-00-0102
Description: Cors-Air

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Folio: 5142-28-71-0010
Description: Barry Tharpe

436903-1 Conceptual Stage Relocation Plan
I-95 Interchange Improvements
Broward County



Folio: 5142-21-01-0131
Description: Travertine Mart

436903-1 Conceptual Stage Relocation Plan
I-95 Interchange Improvements
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Folio: 5142-21-01-0131
Description: Dr's Toy Store

436903-1 Conceptual Stage Relocation Plan
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Folio: 5142-28-00-0093
Description: Integrity Marine



Folio: 5142-28-00-0092
Description: Cabinets Liquidator and KBR Design and Build



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I-95 Interchange Improvements
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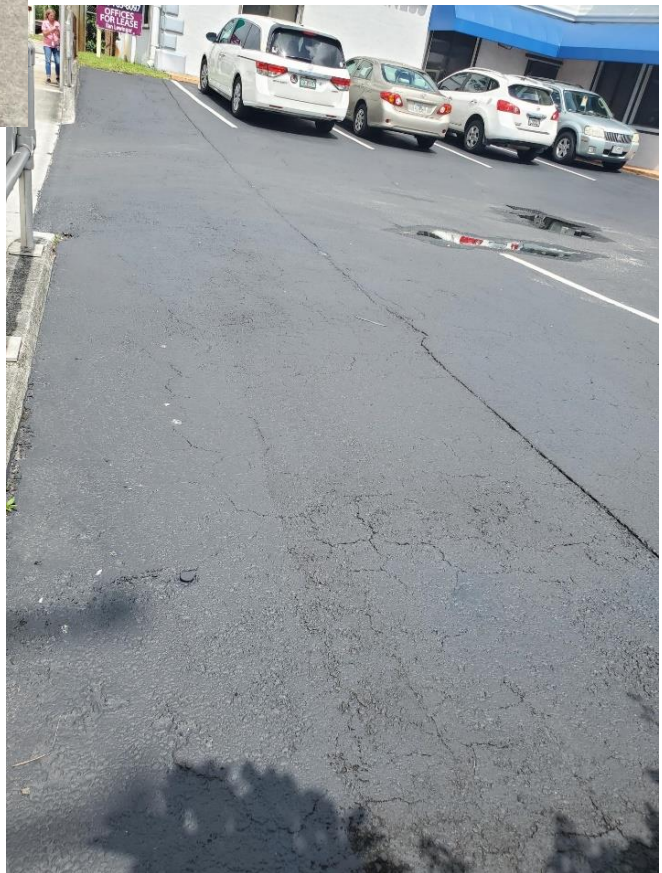
**Folios: 5142-21-064560, 5142-21-06-4010,
5142-21-06-3920
Description: Hollywood Woodwork**

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Folio: 5142-28-00-0083
Description: Exxon

436903-1 Conceptual Stage Relocation Plan
I-95 Interchange Improvements
Broward County



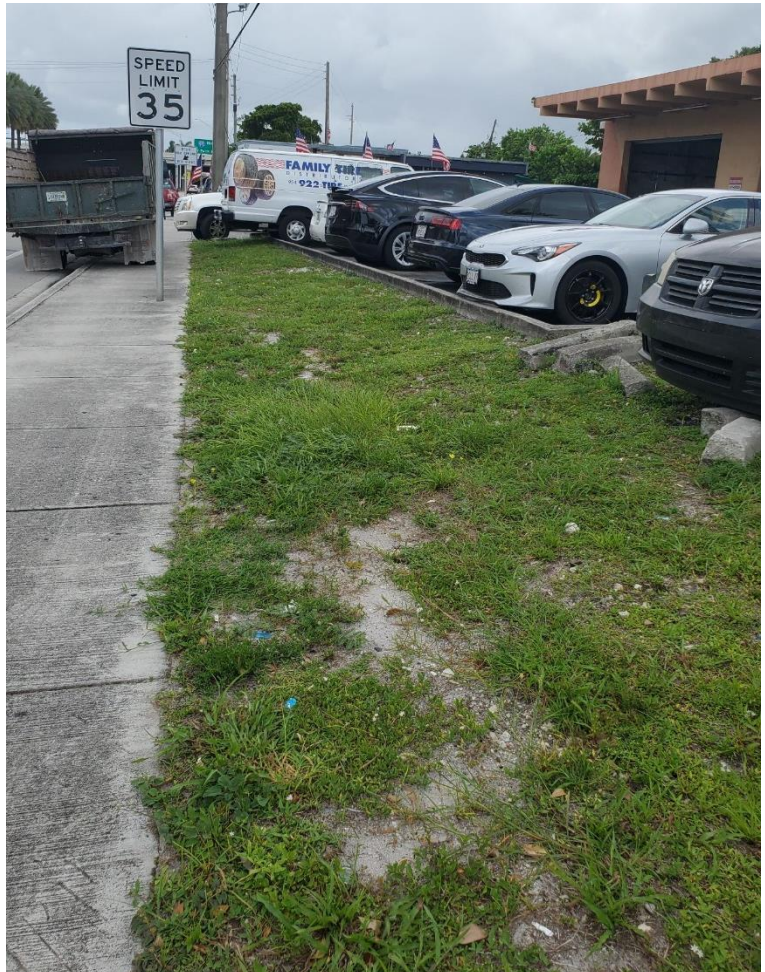
Folio: 5142-21-06-4590
Description: Connections for Business

436903-1 Conceptual Stage Relocation Plan
I-95 Interchange Improvements
Broward County



Folio: 5142-21-06-4500
Description: Kosher Motors

436903-1 Conceptual Stage Relocation Plan
I-95 Interchange Improvements
Broward County



Folio: 5142-21-06-4480
Description: Family Tire

**Displaced Household and Personal
Property Relocations**



Folio: 5142-21-35-0090
Description: 2920 WILEY ST HOLLYWOOD, FL 33020



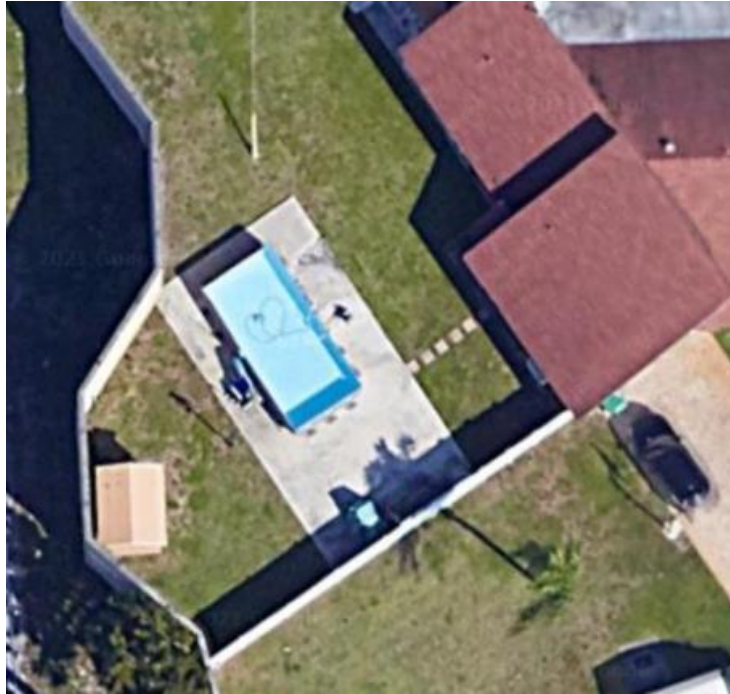
Folio: 5142-16-02-8300
Description: 2931 ADAMS ST HOLLYWOOD, FL 33020



Folio: 5142-16-02-8320
Description: 2932 MADISON ST
HOLLYWOOD, FL 33020

Folio: 5142-16-02-8321
Description: 2930 MADISON ST
HOLLYWOOD, FL 33020





Folio: 30-1233-054-0160
Description: 1835 NE 214 TERRACE,
MIAMI, FL



EXHIBIT A
SPREADSHEETS

Date: 7/12/2021
State Road No.: 9 (I-95)
State Project No.: 4369031
Project Manager: Kenzot Jasmin

Folio Number	Address	Property Owner	Direction	Minority Use <small>U=Undetermined</small>	Number of Employees <small>U=Undetermined</small>	Property Type	Annual Business Income <small>U=Undetermined</small>	Annual Employee Income <small>U=Undetermined</small>	Type of Operational Usage	Owner or Tenant Occupant	Number of Residential Relocations	Number of Potential Residential Relocations	Number of Personal Property Relocations	Number of Potential Business Relocations	Number of Business Relocations	Comments	
30-1233-054-0160	1835 NE 214 Terrace, Miami	Marcia & Hernesto Fernandez	E	U	U	R	N/A	N/A	N/A	N/A	0	0	1	0	0	Shed, concrete, landscape	
5142-28-00-0120	SW 30th Avenue	Town of Pembroke Park	W	U	U	G	N/A	N/A	N/A	N/A	0	0	0	0	0	Pavement	
5142-28-00-0110	3000 W Hallandale Beach Boulevard	Discount Auto Parts Inc Advance Stores Co Inc	W	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Pavement	
5142-28-64-0010	3001 W Hallandale Beach Boulevard	Timely Property Inc	W	U	U	UIBP	U	U	4	N/A	0	0	0	0	59	Whole acquisition	
5142-28-74-0010	2885 SW 30th Avenue	Timely Property Inc	W	U	U	UIBP	U	U	4	N/A	0	0	0	0	1	Whole acquisition	
5142-28-00-0102	2865 SW 30th Avenue	Barry Tharp	W	U	U	UIBP	U	U	4	N/A	0	0	0	0	1	Whole acquisition	
5142-28-71-0010	2550 SW 30th Avenue	BH 2550 LLC	W	U	U	UIBP	U	U	4	N/A	0	0	0	0	1	Whole acquisition	
5142-21-01-0131	2512 SW 30th Avenue	Rob Investment Property LLC	E	U	U	UIBP	U	U	4	N/A	0	0	0	0	2	Whole acquisition	
5142-2800-0093	301 W Ansin Boulevard	Bethel Investments Corp.	E	U	U	UIBP	U	U	4	N/A	0	0	0	0	1	Whole acquisition	
5142-2800-0092	305-313 Ansin Boulevard	Giant Properties II LLC	E	U	U	UIBP	U	U	4	N/A	0	0	0	0	2	Whole acquisition	
5142-2800-0090	311 Ansin Boulevard	311 Ansin LLC	E	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Landscape, irrigation	
5142-21-28-0013	Ansin Boulevard	831 Federal Highway Property LLC	W	U	U	UVBP	N/A	N/A	N/A	N/A	0	0	0	0	0	Landscape, irrigation, concrete footer remnants	
5142-21-06-4560	2951 Pembroke Road	Desmarais Investments Inc	W	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	14 parking spaces	
5142-21-06-4010	1551 S 30th Avenue	Desmarais Investments Inc	W	U	U	UIBP	U	U	4	N/A	0	0	0	1	0	14 parking spaces	
5142-21-06-3920	1525 S 30th Avenue	Desmarais Investments Inc	W	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	14 parking spaces	
5142-21-06-4011	Pembroke Road	City of Hollywood Dept of Community & Economic Dev	W	U	U	G	N/A	N/A	N/A	N/A	0	0	0	0	0	Pavement	
5142-21-06-3930	Pembroke Road	City of Hollywood Dept of Community & Economic Dev	W	U	U	G	N/A	N/A	N/A	N/A	0	0	0	0	0	Pavement	
5142-21-35-0090	2920 Wiley Street	Lee Charles	E	U	U	R	N/A	N/A	N/A	N/A	0	0	1	0	0	Driveway, fencing, concrete, irrigation	
5142-21-AA-0430	2916 Funston Street	The Town Colony Condo	E	U	U	R	N/A	N/A	N/A	N/A	0	0	0	0	0	Landscape, irrigation	
5142-21-01-0020	Pembroke Road	Pembroke I-95 LLC	W	U	U	G	N/A	N/A	N/A	N/A	0	0	0	0	0	Vacant	
514216028730	2934 Adams Street	Serguei Roudenok	E	U	U	R	N/A	N/A	N/A	N/A	0	0	0	0	0	Landscape, irrigation	
5142-16-02-8300	2931 Adams Street	Matthew & Astrid Albanese	E	U	U	R	N/A	N/A	N/A	N/A	1	0	0	0	0	Structure, shed, stored vehicles	
5142-16-02-8320	2932 Madison Street	Georgette Brew H/E Linda Vaccarella	E	U	U	R	N/A	N/A	N/A	N/A	1	0	0	0	0	Structure, driveway, landscape, irrigation	
5142-16-02-8321	2930 Madison Street	Zmeya Rocha H/E Rouk, Marlice C & Rourkrocha, M P	E	U	U	R	N/A	N/A	N/A	N/A	1	0	0	0	0	Structure, driveway, landscape, irrigation	
5142-28-00-0083	1080 W Hallandale Beach Boulevard	Five Brothers LLC	N	U	U	UIBP	U	U	2	N/A	0	0	0	0	1	Business ID sign, canopy, two gas pumps, landscape, irrigation	
5142-28-00-0080	1040 Hallandale Beach Boulevard	1040 Blvd LLC	N	U	U	UIBP	U	U	3	N/A	0	0	0	0	0	Pavement, landscape, irrigation	
5142-21-06-4590	2843 Pembroke Road	Shalah Corp	N	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Landscape, irrigation	
5142-21-06-4500	2829 Pembroke Road	Street Adl Corporation	N	U	U	UIBP	U	U	4	N/A	0	0	0	1	0	10 frontage parking spaces, landscape, irrigation	
5142-21-06-4480	2817 Pembroke Road	Family Tire Holdings LLC	N	U	U	UIBP	U	U	4	N/A	0	0	0	1	0	11 frontage parking spaces, landscape, irrigation	
5142-21-28-0110	990 Pembroke Road	Carmen Gallo Trustee	S	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Landscape, irrigation	
5142-21-28-0090	970 Pembroke Road	Carmen Gallo Trustee	S	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Landscape, irrigation	
5142-21-28-0081	960 Pembroke Road	Carmen Gallo Trustee	S	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Landscape, irrigation	
5142-21-28-0030	900 Pembroke Road	Gallo Marble Enterprise Inc	S	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Landscape, irrigation	
5142-1602-6520	Polk Street	SP Towers Florida LLC	E	U	U	V	N/A	N/A	N/A	N/A	0	0	0	0	0	Vacant	
5142-1602-6530	Polk Street	SP Towers Florida LLC	E	U	U	V	N/A	N/A	N/A	N/A	0	0	0	0	0	Vacant	
5142-2900-0091	3131 W Hallandale Beach Boulevard	American Bank of Hallandale	N	U	U	UIBP	U	U	5	N/A	0	0	0	0	0	Landscape, irrigation	
5142-2902-0012	3121 W Hallandale Beach Boulevard	3101 Realty Corp.	N	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Landscape, irrigation	
5142-2902-0010	3101 W Hallandale Beach Boulevard	3101 Realty Corp.	N	U	U	UIBP	U	U	4	N/A	0	0	0	0	0	Landscape, irrigation	
											38	3	0	2	3	68	
											Affected Properties	Residential Relocations	Potential Residential Relocations	Personal Property Relocations	Potential Business Relocations	Business Relocations	

TYPE OF OPERATIONAL USAGE		ANNUAL BUSINESS INCOME		PROPERTY TYPE		RELOCATION TYPE	
Type	Code	Range	Category	Type	Code	Type	Code
Hotel	1	\$0 - \$200,000	A	Urban Improved Bus	UIBP	Residential Not Impacted - Partial	RVP
Gasoline Station/Convenience Store	2	\$200,000 - \$500,000	B	Urban Vacant Busine	UVBP	Residential	R
Restaurant	3	Greater than \$500,000	C	Rural Improved - Bus	RIBP	Vacant	V
Miscellaneous Businesses	4			Government - G		Potential Displaced Households	
Professional Offices	5					Potential Displaced Households	



EXHIBIT B
CENSUS & OTHER RELATED
INFORMATION

Florida

State in United States



POPULATION
21,477,737

MEDIAN HOUSEHOLD INCOME
\$59,227

POVERTY RATE
12.7%

BACHELOR'S DEGREE OR HIGHER
30.7%

EMPLOYMENT RATE
56.2%

TOTAL HOUSING UNITS
9,674,053

People and Population

Age and Sex

42.4 +/- 0.1

Median age in Florida

38.5 +/- 0.1

Median age in United States

Table:
DP05

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Population by Age Range in Florida

Under 5 years - 5.3%

18 years and older - 80.3%

65 years and older - 20.9%

0% 10% 20% 30% 40% 50% 60% 70%

Chart Survey/Program: 2019 American Community Survey 1-Year Estimates

Veterans

8.2% +/- 0.1%

Veterans in Florida

6.9% +/- 0.1%

Veterans in United States

Veterans by Sex in Florida

Table:
S2101

Table Survey/Program:
2019 American Community
Survey 1-Year Estimates

Male - 90.7%



Female - 9.3%



Foreign Born

21.1% +/- 0.2%

Foreign born in Florida

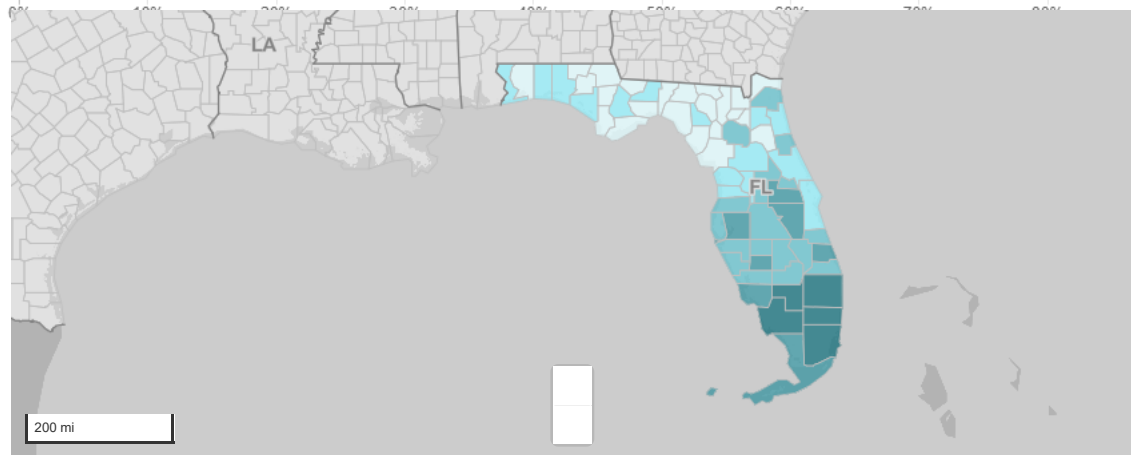
13.7% +/- 0.1%

Foreign born in United
States

Table:
DP02

Table Survey/Program:
2019 American Community
Survey 1-Year Estimates

Foreign Born Population in Florida by County



1.8% 4.9% 8.5% 14.1% 21.6% 53.7%

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Language Spoken at Home Types of Language Spoken at Home in Florida

30.3% +/- 0.2%

Language other than
English spoken at home in
Florida

22.0% +/- 0.1%

Language other than
English spoken at home in
United States

Table:
DP02

Table Survey/Program:
2019 American Community
Survey 1-Year Estimates

English only - 69.7%



Spanish - 22.5%



Other Indo-European languages - 5.5%



Asian and Pacific Islander languages - 1.6%



Other languages - 0.7%



0% 10% 20% 30% 40% 50% 60%

Chart Survey/Program: 2019 American Community Survey 1-Year Estimates

Race and Ethnicity

Race

21,477,737 +/-

Total population in Florida

Population by Race in Florida

328,239,523 +/-

Total population in United States

Table: DP05

Table Survey/Program: 2019 American Community Survey 1-Year Estimates

White alone - 74.5%

Black or African American alone - 16.0%

American Indian and Alaska Native alone - 0.3%

Asian alone - 2.8%

Native Hawaiian and Other Pacific Islander alone - 0.1%

Some other race alone - 3.4%

Two or more races - 2.9%

Table Survey/Program: 2019 American Community Survey 1-Year Estimates

0% 10% 20% 30% 40% 50% 60%

Hispanic or Latino

26.4% +/- 0.1%

Hispanic or Latino in Florida

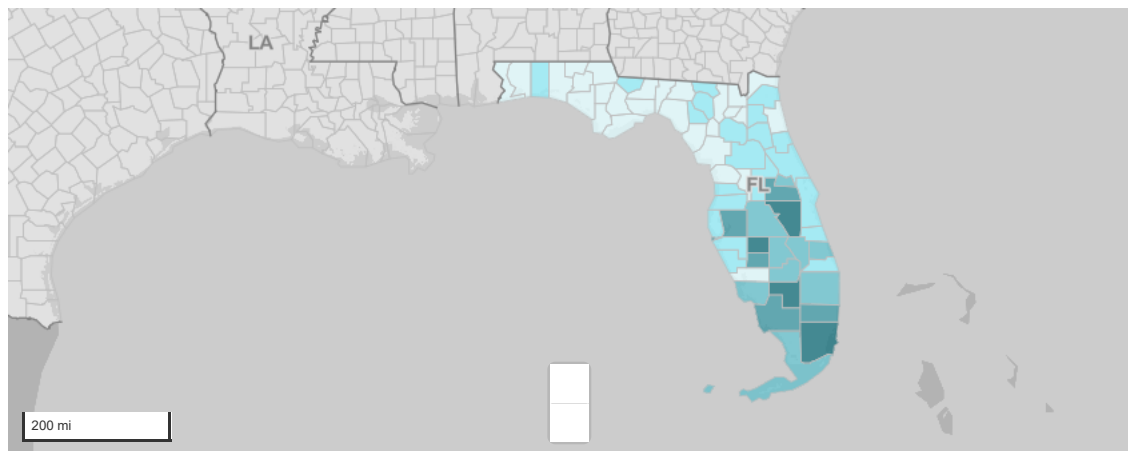
18.4% +/- 0.1%

Hispanic or Latino in United States

Table: DP05

Table Survey/Program: 2019 American Community Survey 1-Year Estimates

Hispanic or Latino (Regardless of Race) in Florida by County



2.6% 8.4% 16.4% 25.5% 31.6% 68.5%

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Families and Living Arrangements

Households

7,905,832 +/- 23,042

Total households in Florida

122,802,852 +/-

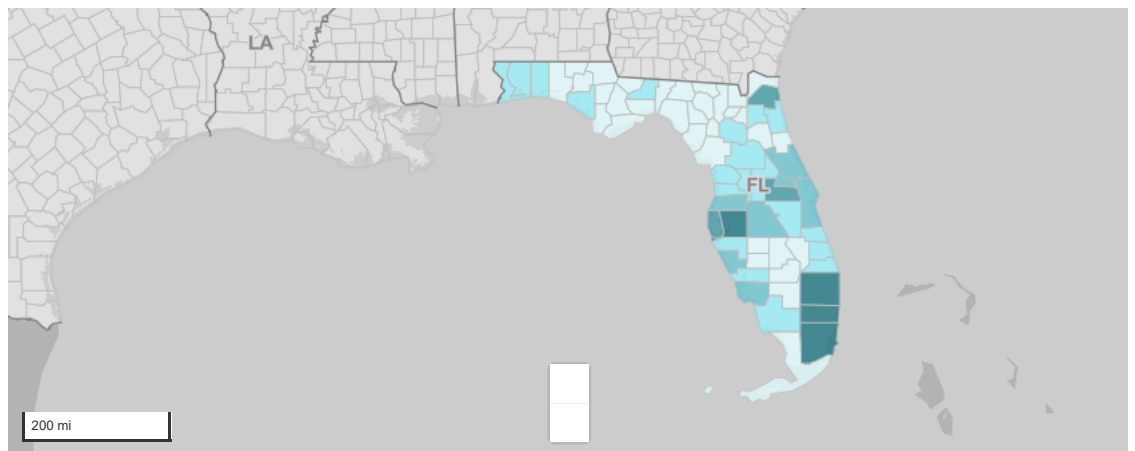
137,327

Total households in United States

Table: DP02

Table Survey/Program: 2019 American Community Survey 1-Year Estimates

Households in Florida by County



2,175 42,121 145,356 275,965 461,705 883,372

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Health

Health Insurance

13.2% +/- 0.2%

Without Health Insurance Coverage in Florida

9.2% +/- 0.1%

Without Health Insurance Coverage in United States

Table:
DP03

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Without Health Insurance Coverage in Florida

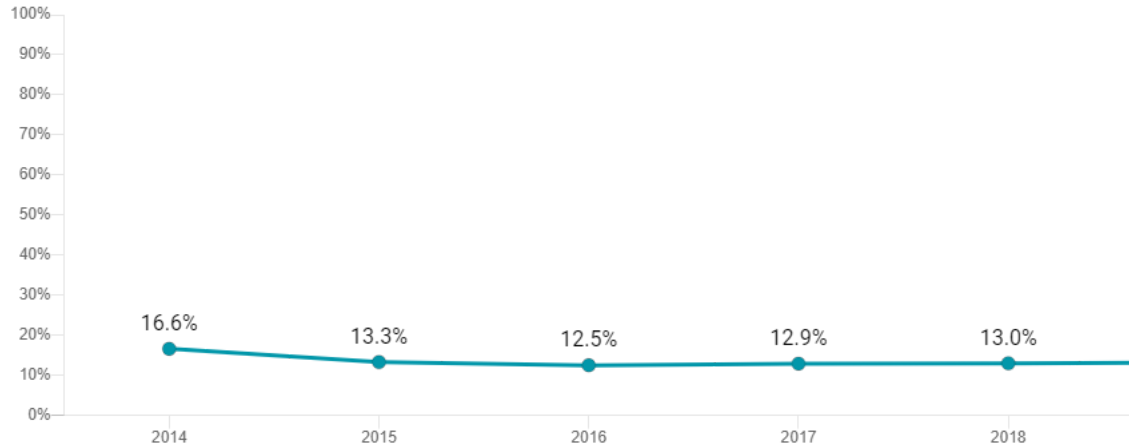


Chart Survey/Program: 2019 American Community Survey 1-Year Estimates

Disability

13.7% +/- 0.1%

Disabled population in Florida

12.7% +/- 0.1%

Disabled population in United States

Table:
DP02

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Types of Disabilities in Florida

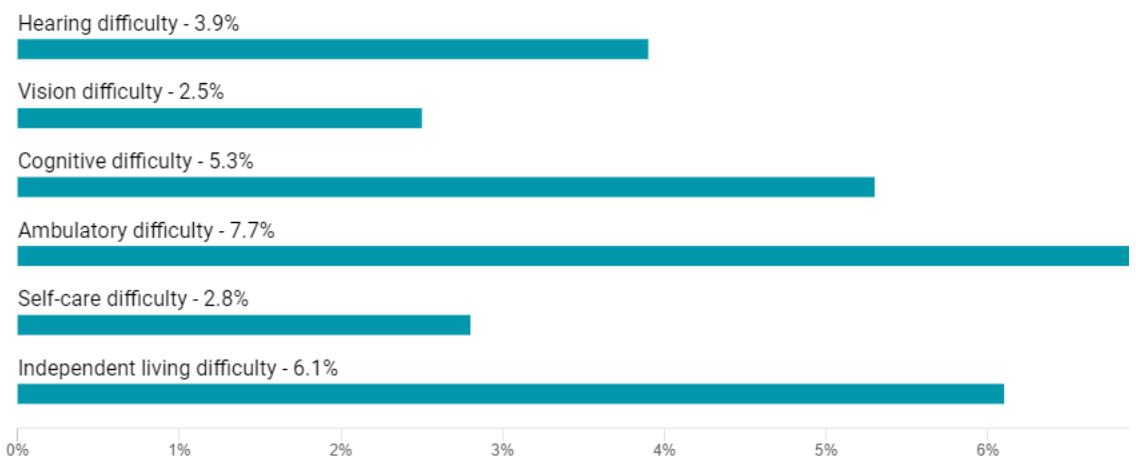


Chart Survey/Program: 2019 American Community Survey 1-Year Estimates

Education

Educational Attainment

88.4% +/- 0.2%

High school graduate or higher in Florida

88.6% +/- 0.1%

High school graduate or higher in United States

Table:
DP02

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Education Attainment in Florida

High School or equivalent degree - 28.4%

Business and Economy

Some college, no degree - 19.4%

Business Counts

546,218

Total employer establishments in Florida

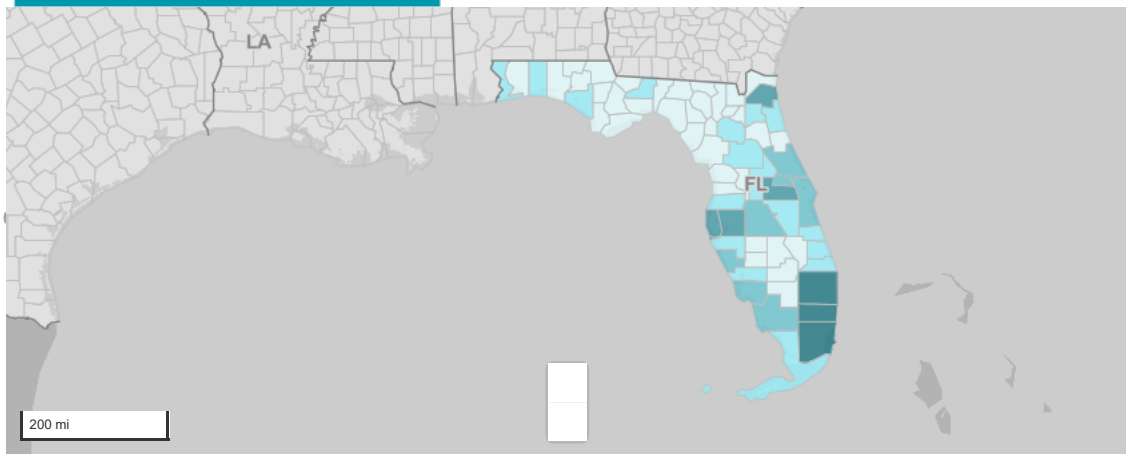
7,757,807

Total employer establishments in United States

Table:
CB1600CBP

Table Survey/Program:
2016 County Business Patterns

Total Employer Establishments in Florida by County



85 3,177 9,377 18,143 36,801 83,903

Map Survey/Program: 2016 Business Patterns

Expenses and Expenditures Annual Payroll by State

\$363,336,322

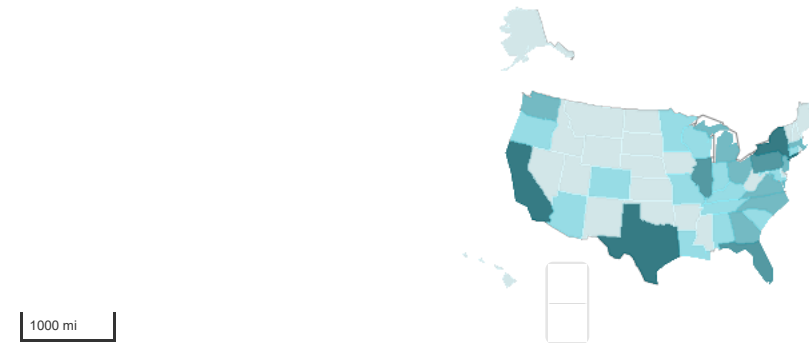
Total annual payroll (in thousands) in Florida

\$6,435,142,055

Total annual payroll (in thousands) in United States

Table:
CB1600CBP

Table Survey/Program:
2016 County Business Patterns



\$144,286,193,626 \$137,135,936 \$218,466,744 \$363,336,322 \$886,643,923

Map Survey/Program: 2016 Business Patterns

Business and Owner Characteristics of Firms in Florida

2,100,187

Total firms in Florida

27,626,360

Total firms in United States

Table:
SB1200CSA01

Table Survey/Program:

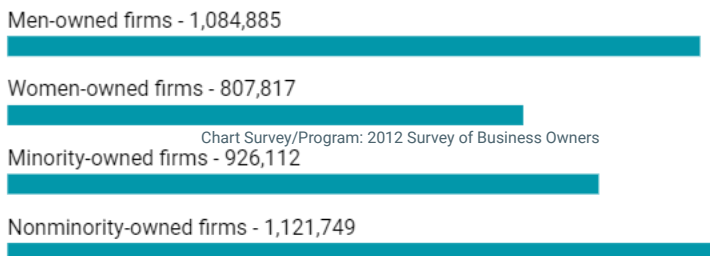


Chart Survey/Program: 2012 Survey of Business Owners

Employment

Employment and Labor Force in States 16 and Over Who Are Employed in Florida

56.2% +/- 0.2%

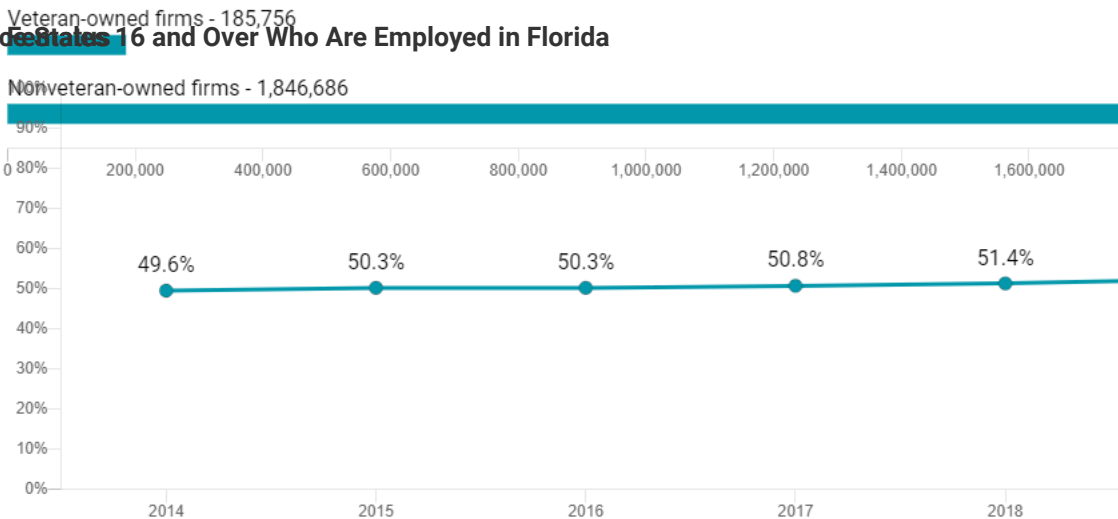
Employment rate in Florida

60.2% +/- 0.1%

Employment rate in United States

Table:
DP03

Table Survey/Program:
2019 American Community Survey 1-Year Estimates



Nonveteran-owned firms - 1,846,686

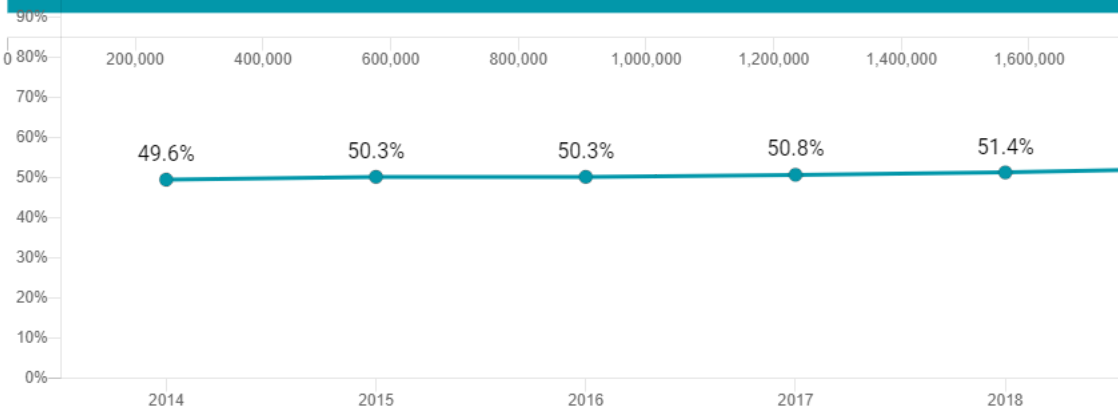


Chart Survey/Program: 2019 American Community Survey 1-Year Estimates

Commuting

28.4 +/- 0.2

Average commute to work (in minutes) in Florida

27.6 +/- 0.1

Average commute to work (in minutes) in United States

Table:
DP03

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Means of Transportation to Work in Florida

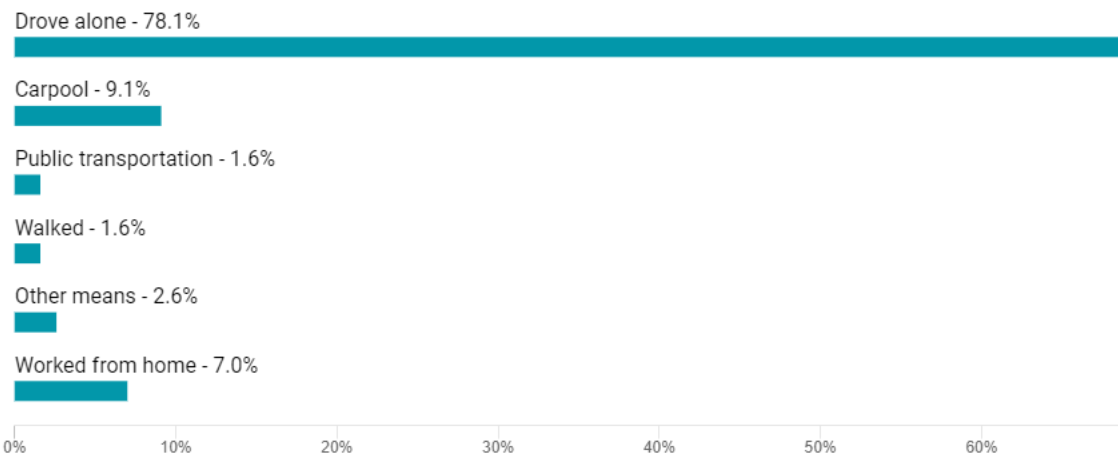


Chart Survey/Program: 2019 American Community Survey 1-Year Estimates

Housing

Housing Units

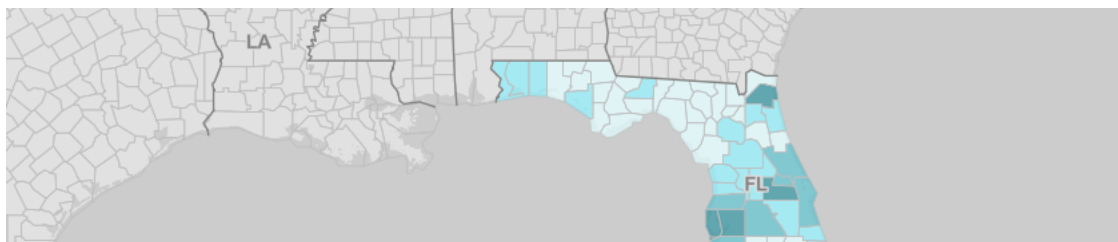
9,674,053 +/- 581

Housing units in Florida

139,686,209 +/-

6,973

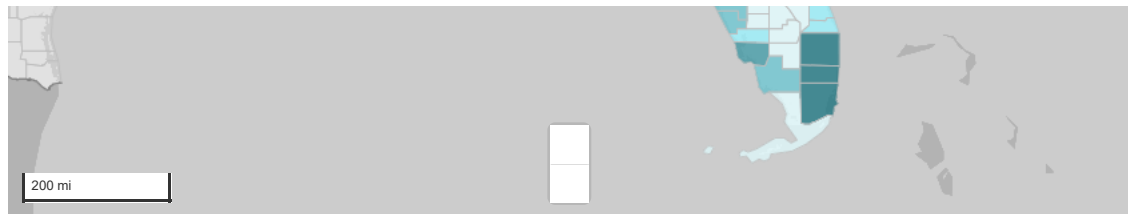
Housing Units in Florida by County



Housing units in United States

Table:
DP04

Table Survey/Program:
2019 American Community Survey 1-Year Estimates



3,193 55,791 168,985 295,456 580,511 1,024,194

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Homeownership

66.2% +/- 0.3%

Homeownership rate in Florida

64.1% +/- 0.1%

Homeownership rate in United States

Table:
DP04

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Homeownership Rate in Florida

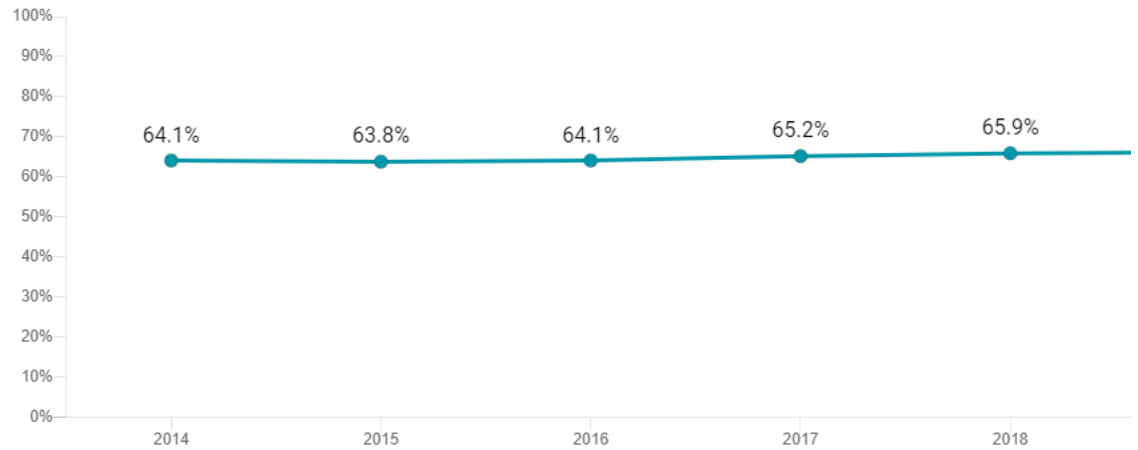


Chart Survey/Program: 2019 American Community Survey 1-Year Estimates

Housing Value

\$245,100 +/- \$1,183

Median housing value in Florida

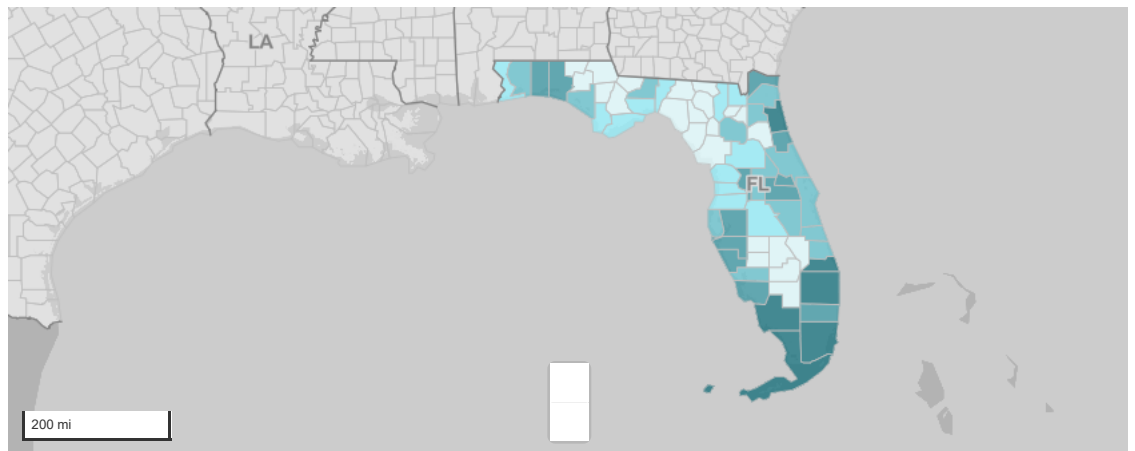
\$240,500 +/- \$451

Median housing value in United States

Table:
DP04

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Median Housing Value in Florida by County



\$75,100 \$118,400 \$166,000 \$203,100 \$265,000 \$494,100

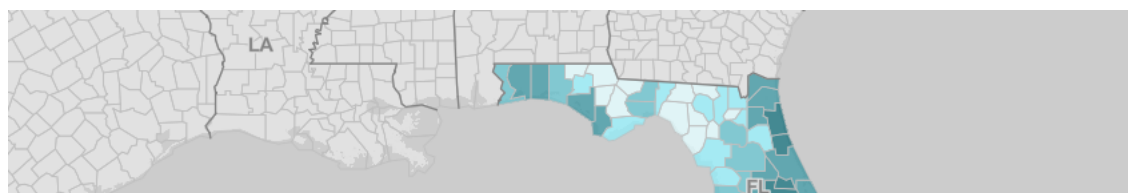
Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Renter Costs

\$1,238 +/- \$7

Median gross rent in Florida

Median Gross Rent in Florida by County

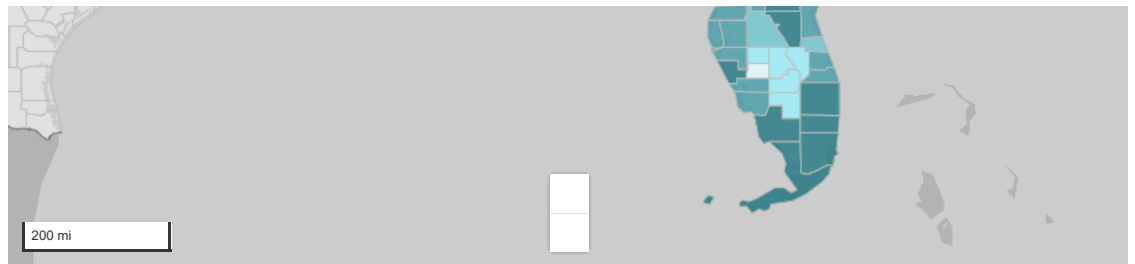


\$1,097 +/- \$2

Median gross rent in United States

Table:
DP04

Table Survey/Program:
2019 American Community Survey 1-Year Estimates



\$532 \$703 \$843 \$1,024 \$1,185 \$1,627

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Income and Poverty

Income

\$59,227 +/- \$443

Median household income in Florida

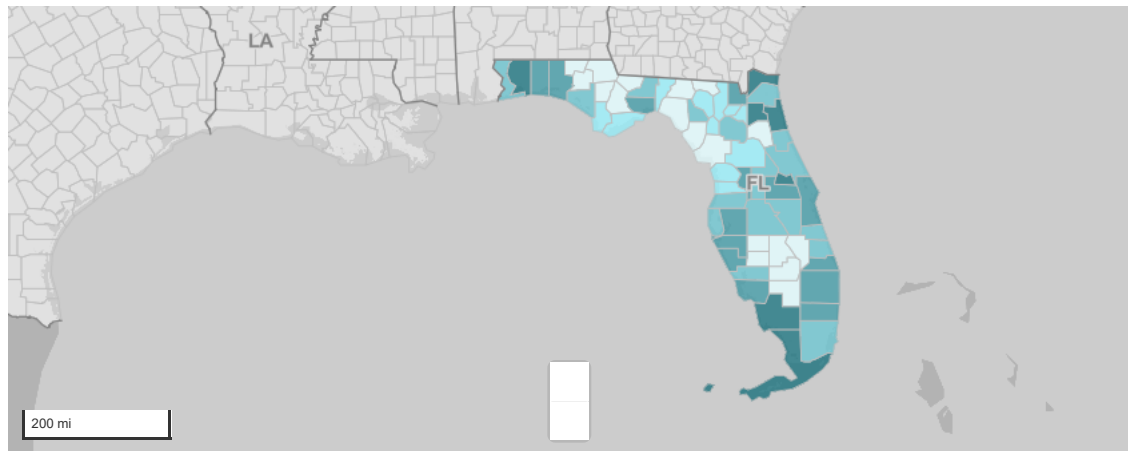
\$65,712 +/- \$118

Median household income in United States

Table:
DP03

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Median Household Income in Florida by County



\$35,438 \$41,760 \$48,812 \$55,807 \$63,412 \$82,252

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Poverty

17.7% +/- 0.7%

Children under 18 in poverty in Florida

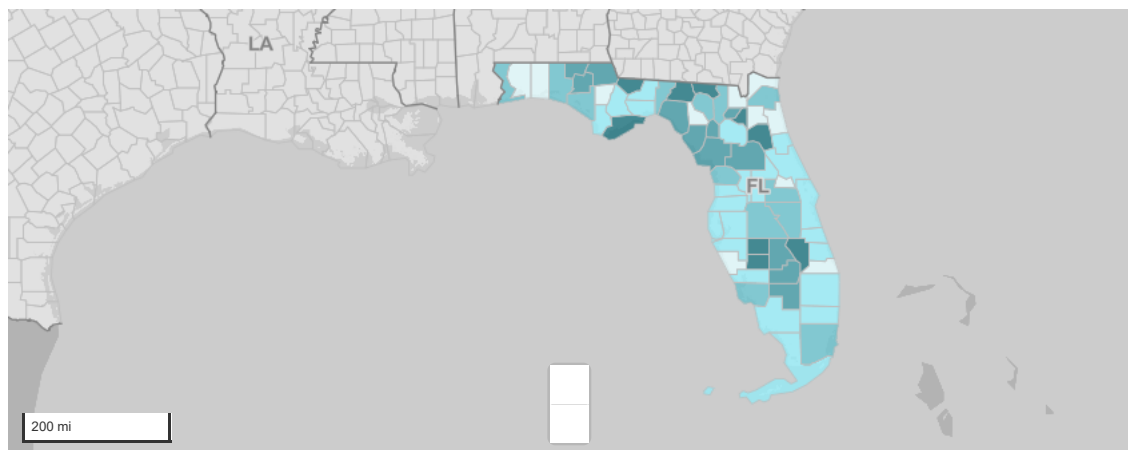
16.8% +/- 0.2%

Children under 18 in poverty in United States

Table:
DP03

Table Survey/Program:
2019 American Community Survey 1-Year Estimates

Children Under 18 in Poverty in Florida by County



7.5% 15.3% 20.4% 26.2% 33.8% 45.2%

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Earnings

\$37,458 +/- \$345

Median Earnings for Fulltime, Year-Round Workers by Sex in Florida

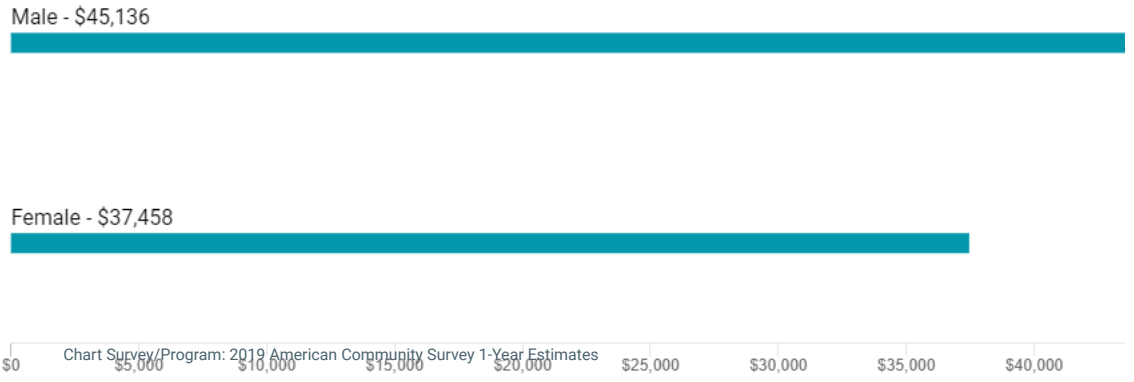
Female median year-round, full-time earnings in Florida

\$43,215 +/- \$182

Female median year-round, full-time earnings in United States

Table:
S2001

Table Survey/Program:
2019 American Community Survey 1-Year Estimates



Nearby States

[Georgia](#)
















[Alabama](#)

QuickFacts

Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a **population of 5,000 or more**.

Table

All Topics 	Florida
Population estimates, July 1, 2019, (V2019)	21,477,737
 PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	21,477,737
Population estimates base, April 1, 2010, (V2019)	18,804,564
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	14.2%
Population, Census, April 1, 2020	21,538,187
Population, Census, April 1, 2010	18,801,310
Age and Sex	
Persons under 5 years, percent	 5.3%
Persons under 18 years, percent	 19.7%
Persons 65 years and over, percent	 20.9%
Female persons, percent	 51.1%
Race and Hispanic Origin	
White alone, percent	 77.3%
Black or African American alone, percent (a)	 16.9%
American Indian and Alaska Native alone, percent (a)	 0.5%
Asian alone, percent (a)	 3.0%
Native Hawaiian and Other Pacific Islander alone, percent (a)	 0.1%
Two or More Races, percent	 2.2%
Hispanic or Latino, percent (b)	 26.4%
White alone, not Hispanic or Latino, percent	 53.2%
Population Characteristics	
Veterans, 2015-2019	1,440,338
Foreign born persons, percent, 2015-2019	20.7%
Housing	
Housing units, July 1, 2019, (V2019)	9,673,682
Owner-occupied housing unit rate, 2015-2019	65.4%
Median value of owner-occupied housing units, 2015-2019	\$215,300
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,503
Median selected monthly owner costs -without a mortgage, 2015-2019	\$505
Median gross rent, 2015-2019	\$1,175
Building permits, 2020	164,074
Families & Living Arrangements	
Households, 2015-2019	7,736,311
Persons per household, 2015-2019	2.65
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	84.5%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	29.4%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	91.5%
Households with a broadband Internet subscription, percent, 2015-2019	83.0%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	88.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	29.9%
Health	
With a disability, under age 65 years, percent, 2015-2019	8.6%
Persons without health insurance, under age 65 years, percent	 16.3%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	58.5%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	54.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	49,817,925
	124,061,425

Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	
Total manufacturers shipments, 2012 (\$1,000) (c)	96,924,106
Total retail sales, 2012 (\$1,000) (c)	273,867,145
Total retail sales per capita, 2012 (c)	\$14,177

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2015-2019	27.8
--	------

Income & Poverty

Median household income (in 2019 dollars), 2015-2019	\$55,660
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$31,619
Persons in poverty, percent	▲ 12.7%

BUSINESSES

Businesses

Total employer establishments, 2019	574,512
Total employment, 2019	8,860,042
Total annual payroll, 2019 (\$1,000)	426,908,310
Total employment, percent change, 2018-2019	2.2%
Total nonemployer establishments, 2018	2,388,050
All firms, 2012	2,100,187
Men-owned firms, 2012	1,084,885
Women-owned firms, 2012	807,817
Minority-owned firms, 2012	926,112
Nonminority-owned firms, 2012	1,121,749
Veteran-owned firms, 2012	185,756
Nonveteran-owned firms, 2012	1,846,686

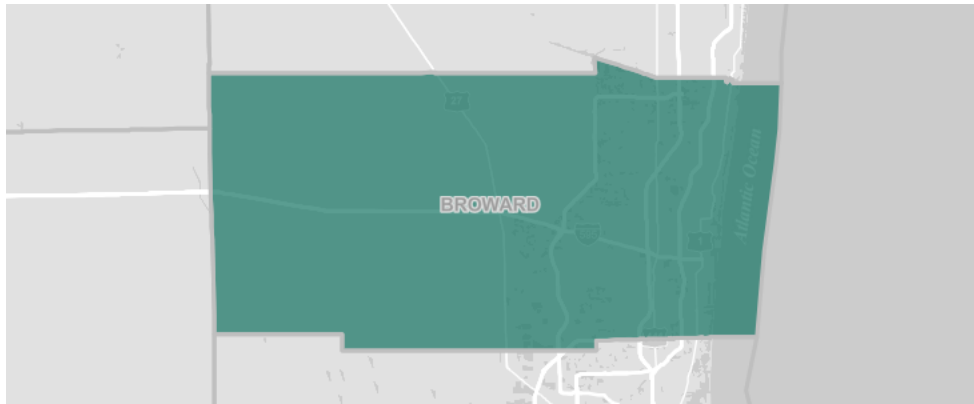
GEOGRAPHY

Geography

Population per square mile, 2010	350.6
Land area in square miles, 2010	53,624.76
FIPS Code	12

Broward County, Florida

County, or equivalent in Florida



POPULATION
1,926,205

MEDIAN HOUSEHOLD INCOME
\$59,547

POVERTY RATE
13.1%

BACHELOR'S DEGREE OR HIGHER
32.4%

EMPLOYMENT RATE
61.8%

TOTAL HOUSING UNITS
823,499

People and Population

Age and Sex

40.4 +/- 0.2

Median age in Broward County, Florida

38.1 +/- 0.1

Median age in United States

Table:
DP05

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Population by Age Range in Broward County, Florida

Under 5 years - 5.8%

18 years and older - 78.7%

65 years and older - 16.3%

0% 10% 20% 30% 40% 50% 60%

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Veterans

4.9% +/- 0.1%

Veterans in Broward County, Florida

7.3% +/- 0.1%

Veterans by Sex in Broward County, Florida

Veterans in United States

Table:
S2101

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Male - 91.7%



Female - 8.3%



Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Foreign Born

34.1% +/- 0.4%

Foreign born in Broward
County, Florida

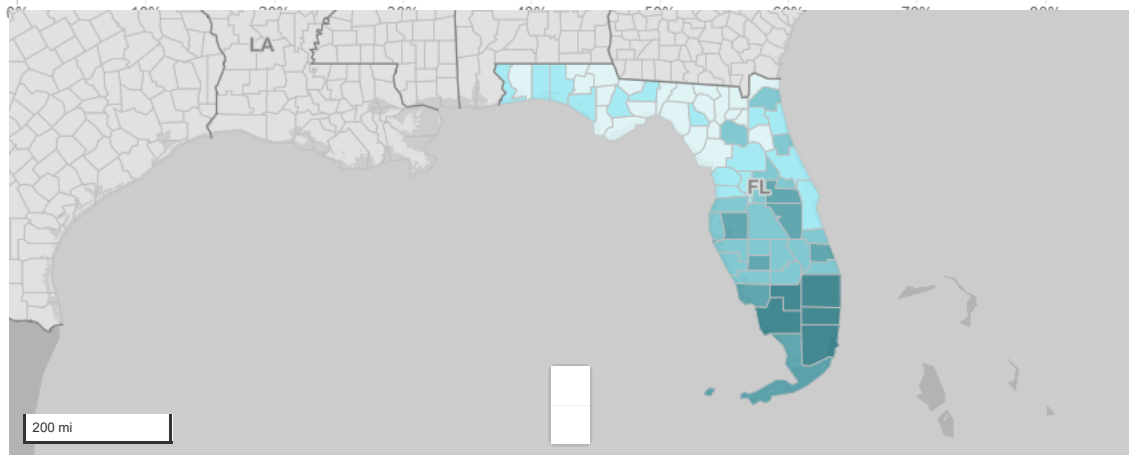
13.6% +/- 0.1%

Foreign born in United
States

Table:
DP02

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Foreign Born Population in Florida by County



Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Language Spoken at Home Types of Language Spoken at Home in Broward County, Florida

41.3% +/- 0.4%

Language other than
English spoken at home in
Broward County, Florida

21.6% +/- 0.1%

Language other than
English spoken at home in
United States

Table:
DP02

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

English only - 58.7%



Spanish - 26.6%



Other Indo-European languages - 11.6%



Asian and Pacific Islander languages - 1.7%



Other languages - 1.3%



0% 10% 20% 30% 40% 50%

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Race and Ethnicity

Race

1,926,205 +/- *****

Total population in Broward
County, Florida

Population by Race in Broward County, Florida

324,697,795 +/-

Total population in United States

Table:
DP05

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

White alone - 60.7%

Black or African American alone - 28.6%

American Indian and Alaska Native alone - 0.3%

Asian alone - 3.6%

Native Hawaiian and Other Pacific Islander alone - 0.1%

Some other race alone - 3.4%

Two or more races - 3.3%

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

0% 10% 20% 30% 40% 50% 60%

Hispanic or Latino

29.8% +/- *****

Hispanic or Latino in Broward County, Florida

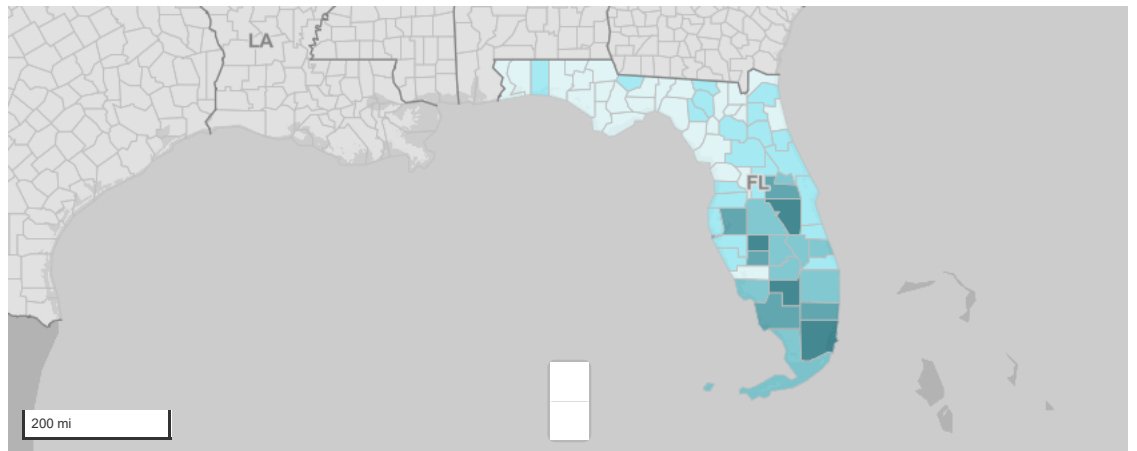
18.0% +/- 0.1%

Hispanic or Latino in United States

Table:
DP05

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Hispanic or Latino (Regardless of Race) in Florida by County



2.6% 8.4% 16.4% 25.5% 31.6% 68.5%

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Families and Living Arrangements

Households

690,050 +/- 3,090

Total households in Broward County, Florida

120,756,048 +/-

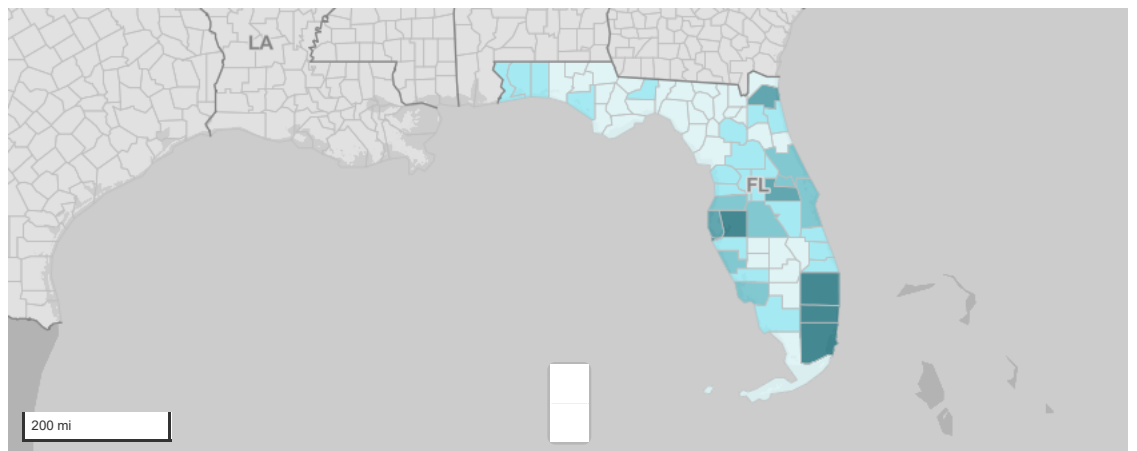
236,892

Total households in United States

Table:
DP02

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Households in Florida by County



2,175 42,121 145,356 275,965 461,705 883,372

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Health

Health Insurance

14.2% +/- 0.3%

Without Health Insurance Coverage in Broward County, Florida

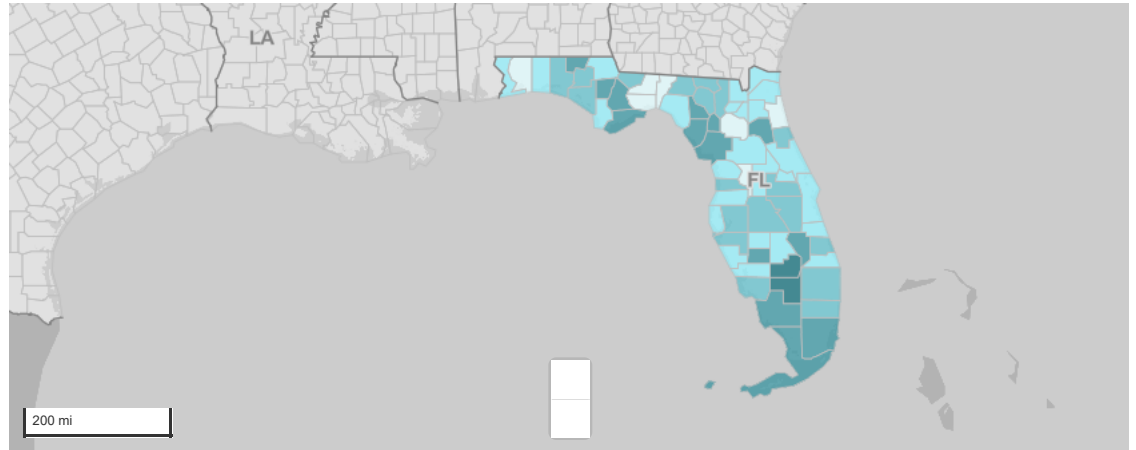
8.8% +/- 0.1%

Without Health Insurance Coverage in United States

Table: DP03

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Uninsured Population in Florida by County



5.6% 9.3% 11.8% 14.5% 19.2% 25.6%

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Disability

10.8% +/- 0.2%

Disabled population in Broward County, Florida

12.6% +/- 0.1%

Disabled population in United States

Table: DP02

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Types of Disabilities in Broward County, Florida

Hearing difficulty - 2.7%

Vision difficulty - 2.1%

Cognitive difficulty - 4.3%

Ambulatory difficulty - 6.4%

Self-care difficulty - 2.5%

Independent living difficulty - 5.2%

0% 1% 2% 3% 4% 5% 6%

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Education

Educational Attainment

89.0% +/- 0.3%

High school graduate or higher in Broward County, Florida

88.0% +/- 0.1%

High school graduate or higher in United States

Table: DP02

Table Survey/Program:

Education Attainment in Broward County, Florida

High School or equivalent degree - 27.3%

Some college, no degree - 19.6%

Associate's degree - 9.6%

Business and Economy

Business Counts

60,204

Total employer establishments in Broward County, Florida

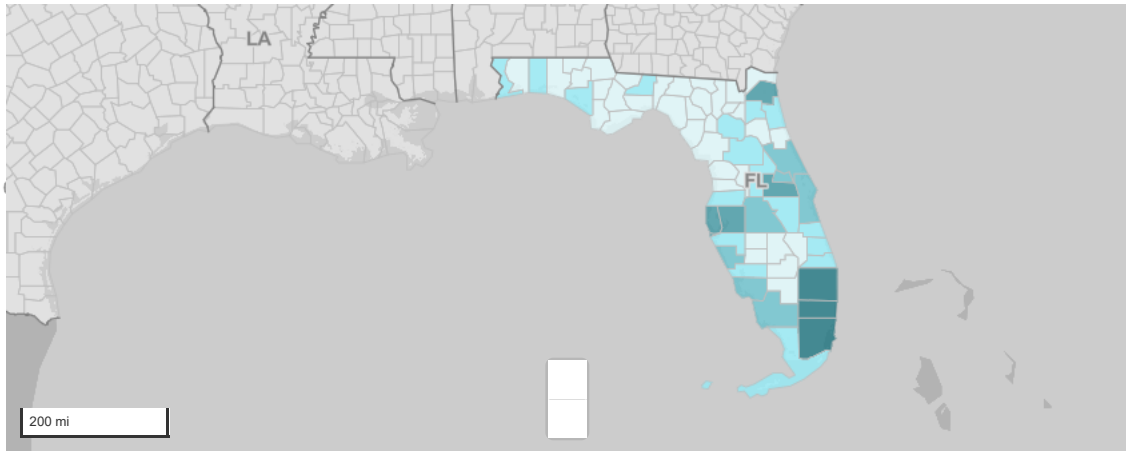
7,757,807

Total employer establishments in United States

Table:
CB1600CBP

Table Survey/Program:
2016 County Business Patterns

Total Employer Establishments in Florida by County



85 3,177 9,377 18,143 36,801 83,903

Map Survey/Program: 2016 Business Patterns

Expenses and Expenditures Annual Payroll by County

\$32,246,038

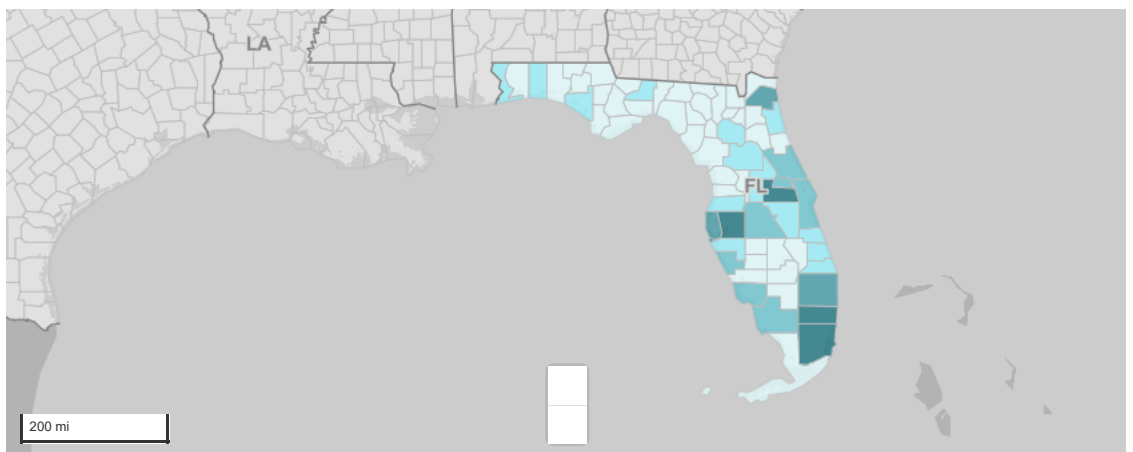
Total annual payroll (in thousands) in Broward County, Florida

\$6,435,142,055

Total annual payroll (in thousands) in United States

Table:
CB1600CBP

Table Survey/Program:
2016 County Business Patterns



\$18,005 \$1,359,240 \$4,216,527 \$8,204,966 \$24,472,672 \$46,077,912

Map Survey/Program: 2016 Business Patterns

Business and Owner Characteristics of Firms in Broward County, Florida

259,431

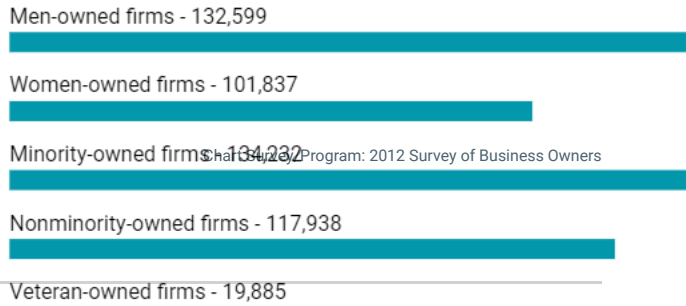
Total firms in Broward County, Florida

27,626,360

Total firms in United States

Table:
SB1200CSA01

Table Survey/Program:
2012 Survey of Business
Owners



Employment

Employment and Labor Force Estimates 16 Years or Older Who Are Employed in Florida by County

61.8% +/- 0.3%

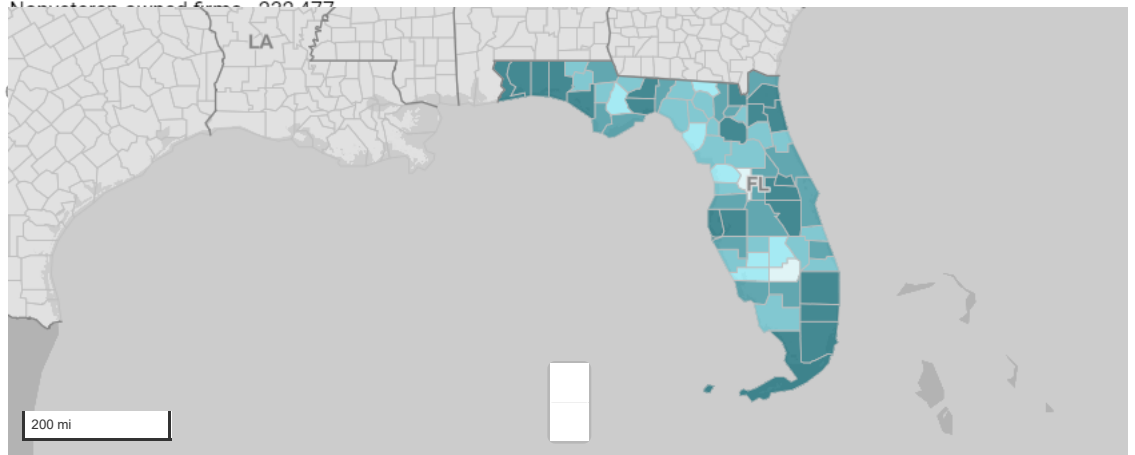
Employment rate in
Broward County, Florida

59.6% +/- 0.1%

Employment rate in United
States

Table:
DP03

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates



22.5% 27.6% 38.6% 45% 49.9% 59%

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Commuting

28.8 +/- 0.2

Average commute to work
(in minutes) in Broward
County, Florida

26.9 +/- 0.1

Average commute to work
(in minutes) in United
States

Table:
DP03

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Means of Transportation to Work in Broward County, Florida

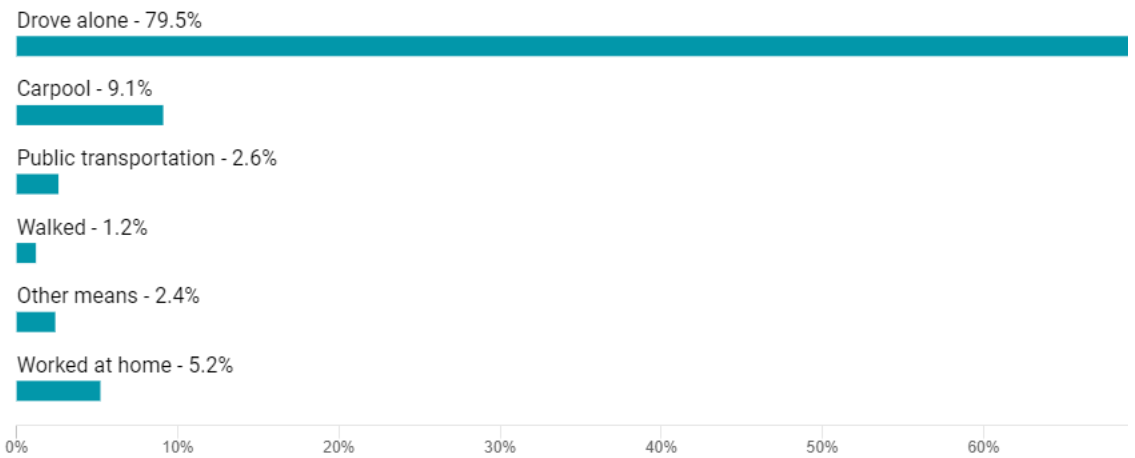


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

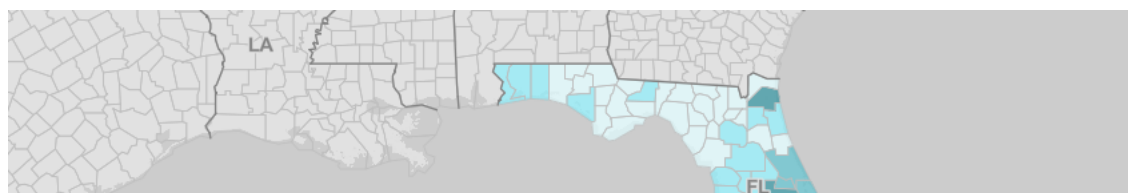
Housing

Housing Units

823,499 +/- 463

Housing units in Broward
County, Florida

Housing Units in Florida by County



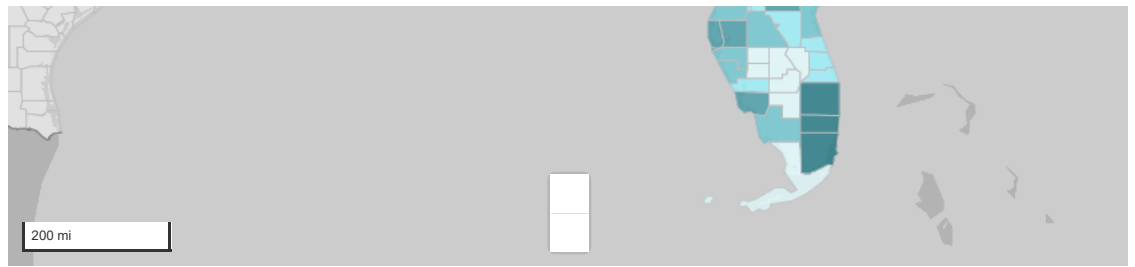
137,428,986 +/-

6,044

Housing units in United States

Table:
DP04

Table Survey/Program:
2019 American Community Survey 5-Year Estimates



Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Homeownership

62.1% +/- 0.5%

Homeownership rate in Broward County, Florida

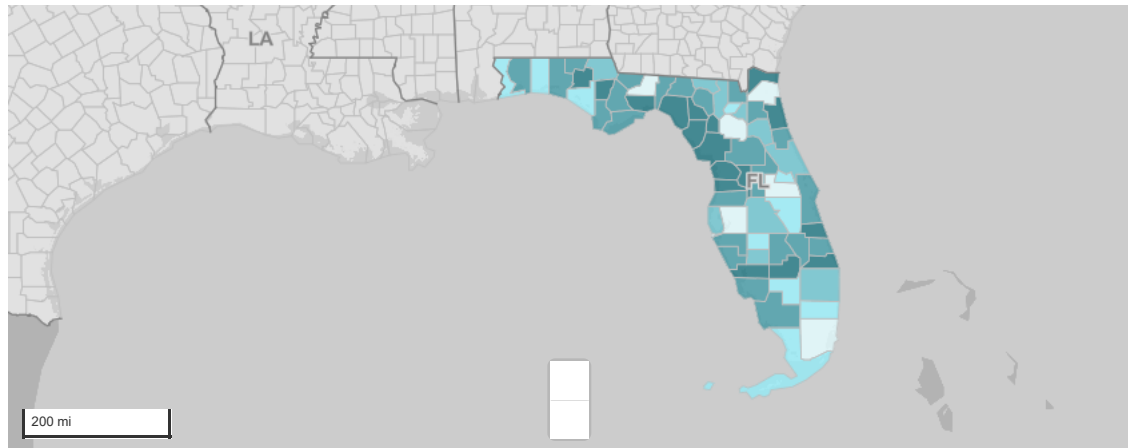
64.0% +/- 0.2%

Homeownership rate in United States

Table:
DP04

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Homeownership Florida by County



Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Housing Value

\$265,000 +/- \$2,127

Median housing value in Broward County, Florida

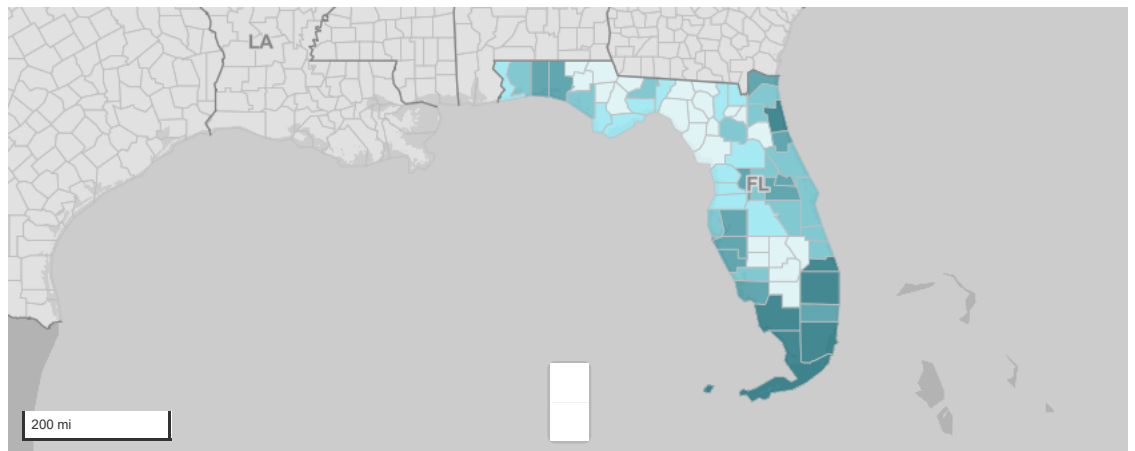
\$217,500 +/- \$180

Median housing value in United States

Table:
DP04

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Median Housing Value in Florida by County



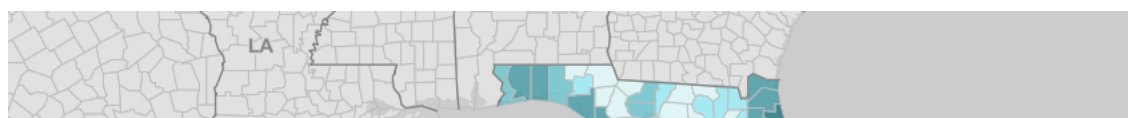
Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Renter Costs

\$1,392 +/- \$9

Median gross rent in Broward County, Florida

Median Gross Rent in Florida by County

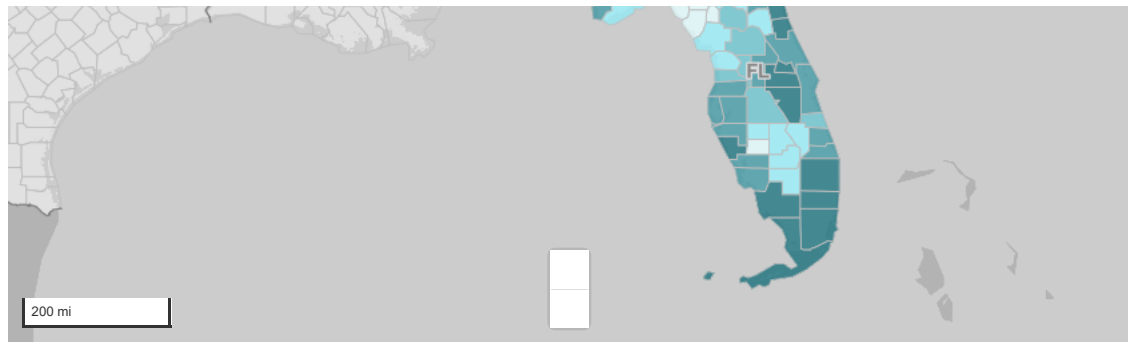


\$1,062 +/- \$1

Median gross rent in United States

Table:
DP04

Table Survey/Program:
2019 American Community Survey 5-Year Estimates



\$532 \$703 \$843 \$1,024 \$1,185 \$1,627

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Income and Poverty

Income

\$59,547 +/- \$722

Median household income in Broward County, Florida

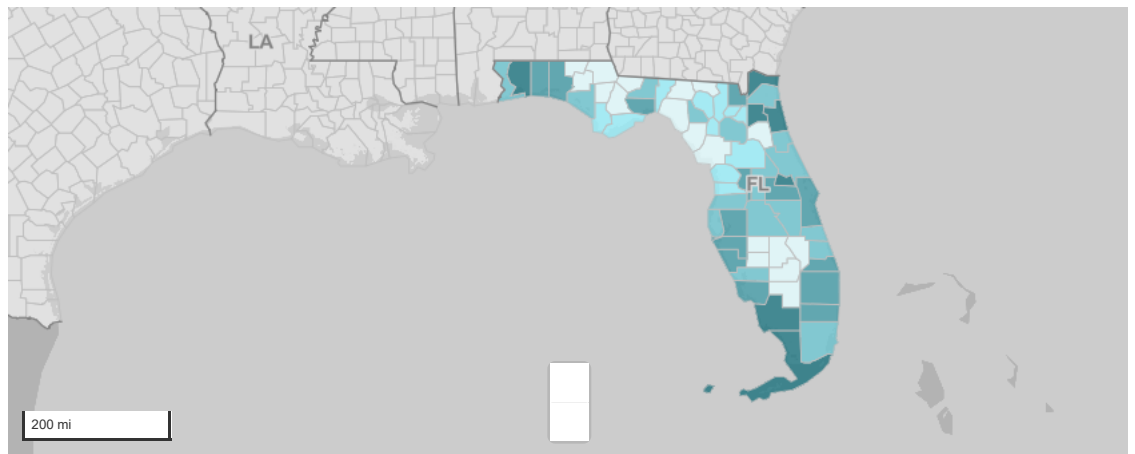
\$62,843 +/- \$135

Median household income in United States

Table:
DP03

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Median Household Income in Florida by County



\$35,438 \$41,760 \$48,812 \$55,807 \$63,412 \$82,252

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Poverty

18.0% +/- 1.0%

Children under 18 in poverty in Broward County, Florida

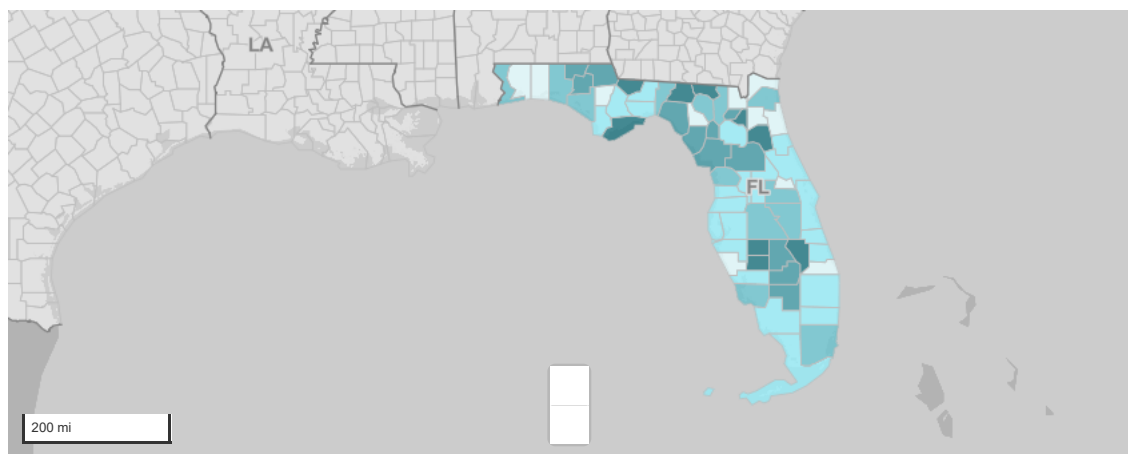
18.5% +/- 0.2%

Children under 18 in poverty in United States

Table:
DP03

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Children Under 18 in Poverty in Florida by County



7.5% 15.3% 20.4% 26.2% 33.8% 45.2%

Map Survey/Program: 2019 American Community Survey 5-Year Estimates

Earnings

\$40,987 +/- \$431

Female median year-round, full-time earnings in Broward County, Florida

\$43,022 +/- \$107

Female median year-round, full-time earnings in United States

Table:
S2001

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Median Earnings for Fulltime, Year-Round Workers by Sex in Broward County, Florida

Male - \$46,908

Female - \$40,987

Sex	Median Earnings
Male	\$46,908
Female	\$40,987

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Nearby Counties

[Hendry County, Florida](#)
[Collier County, Florida](#)

[Miami-Dade County, Florida](#)

[Palm Beach County, Florida](#)

[Accessibility](#) | [Information Quality](#) | [FOIA](#) | [Data Protection and Privacy Policy](#) | [U.S. Department of Commerce](#) | [Release Notes](#)

Measuring America's People, Places and Economy

QuickFacts

Broward County, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a **population of 5,000 or more**.

Table

All Topics 	Broward County, Florida
Population estimates, July 1, 2019, (V2019)	1,952,778
 PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	1,952,778
Population estimates base, April 1, 2010, (V2019)	1,748,146
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	11.7%
Population, Census, April 1, 2020	X
Population, Census, April 1, 2010	1,748,066
Age and Sex	
Persons under 5 years, percent	 5.7%
Persons under 18 years, percent	 21.0%
Persons 65 years and over, percent	 17.1%
Female persons, percent	 51.3%
Race and Hispanic Origin	
White alone, percent	 63.1%
Black or African American alone, percent (a)	 30.2%
American Indian and Alaska Native alone, percent (a)	 0.4%
Asian alone, percent (a)	 3.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	 0.1%
Two or More Races, percent	 2.3%
Hispanic or Latino, percent (b)	 31.1%
White alone, not Hispanic or Latino, percent	 34.8%
Population Characteristics	
Veterans, 2015-2019	74,737
Foreign born persons, percent, 2015-2019	34.1%
Housing	
Housing units, July 1, 2019, (V2019)	828,521
Owner-occupied housing unit rate, 2015-2019	62.1%
Median value of owner-occupied housing units, 2015-2019	\$265,000
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,843
Median selected monthly owner costs -without a mortgage, 2015-2019	\$632
Median gross rent, 2015-2019	\$1,392
Building permits, 2020	4,428
Families & Living Arrangements	
Households, 2015-2019	690,050
Persons per household, 2015-2019	2.77
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	84.9%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	41.3%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	93.0%
Households with a broadband Internet subscription, percent, 2015-2019	84.5%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	89.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	32.4%
Health	
With a disability, under age 65 years, percent, 2015-2019	6.6%
Persons without health insurance, under age 65 years, percent	 17.7%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	65.8%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	61.1%
Total accommodation and food services sales, 2012 (\$1,000) (c)	5,129,202
	12,193,730

Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	
Total manufacturers shipments, 2012 (\$1,000) (c)	6,010,559
Total retail sales, 2012 (\$1,000) (c)	32,042,879
Total retail sales per capita, 2012 (c)	\$17,653

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2015-2019	28.8
--	------

Income & Poverty

Median household income (in 2019 dollars), 2015-2019	\$59,547
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$32,909
Persons in poverty, percent	▲ 12.3%

BUSINESSES

Businesses

Total employer establishments, 2019	62,337
Total employment, 2019	733,082
Total annual payroll, 2019 (\$1,000)	37,664,510
Total employment, percent change, 2018-2019	2.0%
Total nonemployer establishments, 2018	297,518
All firms, 2012	259,431
Men-owned firms, 2012	132,599
Women-owned firms, 2012	101,837
Minority-owned firms, 2012	134,232
Nonminority-owned firms, 2012	117,938
Veteran-owned firms, 2012	19,885
Nonveteran-owned firms, 2012	232,477

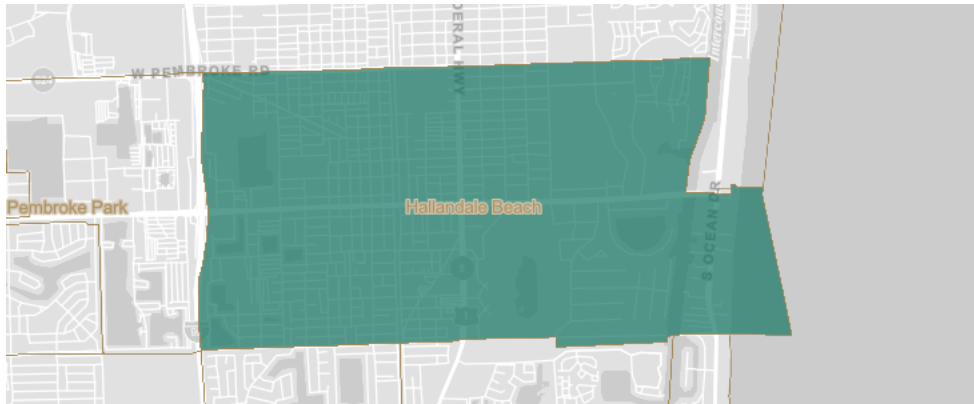
GEOGRAPHY

Geography

Population per square mile, 2010	1,444.9
Land area in square miles, 2010	1,209.79
FIPS Code	12011

Hallandale Beach city, Florida

Place in Florida



POPULATION
39,656

MEDIAN HOUSEHOLD INCOME
\$39,184

POVERTY RATE
19.0%

BACHELOR'S DEGREE OR HIGHER
32.0%

EMPLOYMENT RATE
57.3%

TOTAL HOUSING UNITS
27,977

People and Population

Age and Sex

44.8 +/- 1.9

Median age in Hallandale Beach city, Florida

38.1 +/- 0.1

Median age in United States

Table:
DP05

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Population by Age Range in Hallandale Beach city, Florida

Under 5 years - 5.5%

18 years and older - 82.9%

65 years and older - 24.3%

0% 10% 20% 30% 40% 50% 60% 70%

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Veterans

3.6% +/- 0.8%

Veterans in Hallandale Beach city, Florida

7.3% +/- 0.1%

Veterans by Sex in Hallandale Beach city, Florida

Veterans in United States

Table:
S2101

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Male - 93.1%



Female - 6.9%

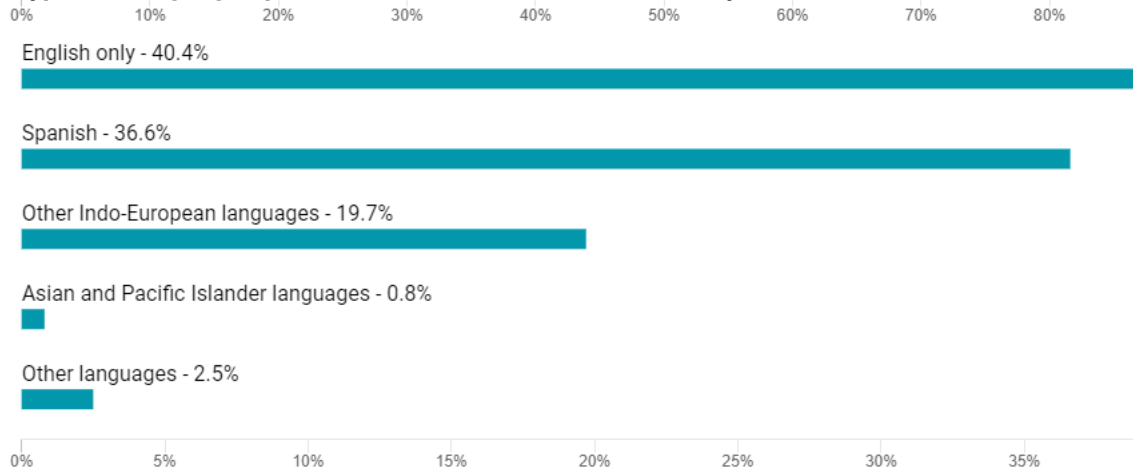


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Language Spoken at Home Types of Language Spoken at Home in Hallandale Beach city, Florida

59.6% +/- 2.9%

Language other than
English spoken at home in
Hallandale Beach city,
Florida



21.6% +/- 0.1%

Language other than
English spoken at home in
United States

Table:
DP02

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Race and Ethnicity

Race

39,656 +/- 61

Total population in
Hallandale Beach city,
Florida

324,697,795 +/-

Total population in United
States

Table:
DP05

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Population by Race in Hallandale Beach city, Florida

White alone - 73.3%



Black or African American alone - 19.7%



American Indian and Alaska Native alone - 0.1%



Asian alone - 2.1%



Native Hawaiian and Other Pacific Islander alone - 0.0%



Some other race alone - 1.9%



Two or more races - 2.9%

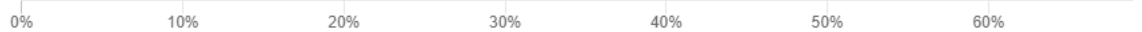


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Health

Disability

Types of Disabilities in Hallandale Beach city, Florida

11.2% +/- 1.3%

Disabled population in Hallandale Beach city, Florida

12.6% +/- 0.1%

Disabled population in United States

Table: DP02

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

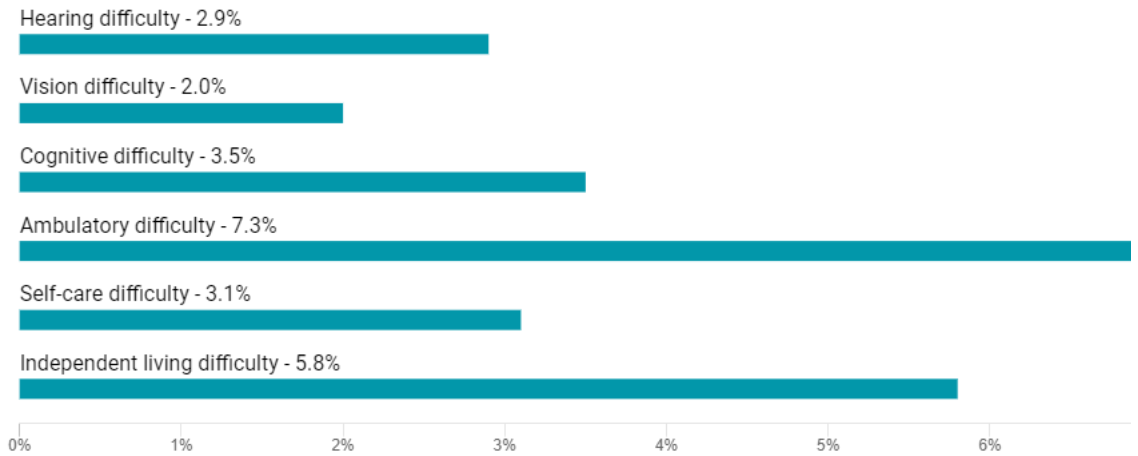


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Education

Educational Attainment

85.2% +/- 1.7%

High school graduate or higher in Hallandale Beach city, Florida

88.0% +/- 0.1%

High school graduate or higher in United States

Table: DP02

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Education Attainment in Hallandale Beach city, Florida

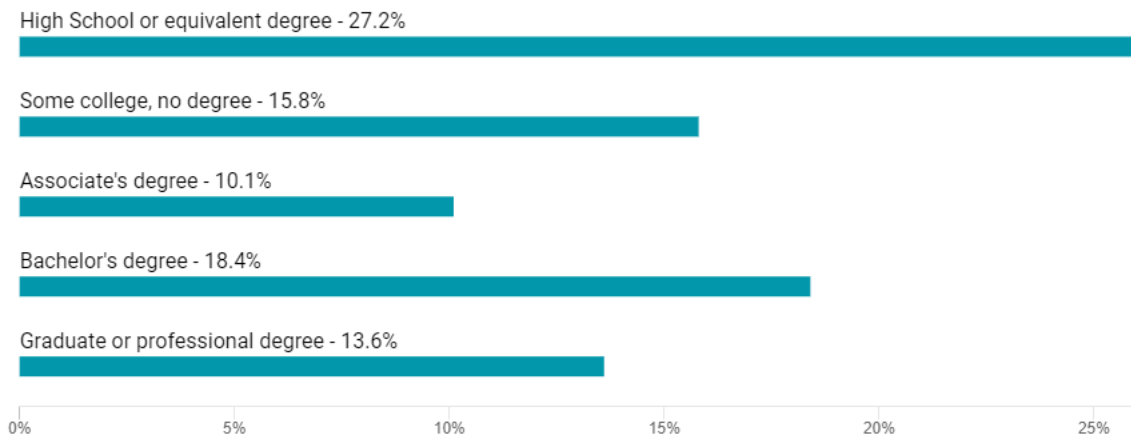


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Business and Economy

Business and Owner Characteristics of Firms in Hallandale Beach city, Florida

6,626

Total firms in Hallandale Beach city, Florida

27,626,360

Total firms in United States

Table: SB1200CSA01

Table Survey/Program: 2012 Survey of Business Owners

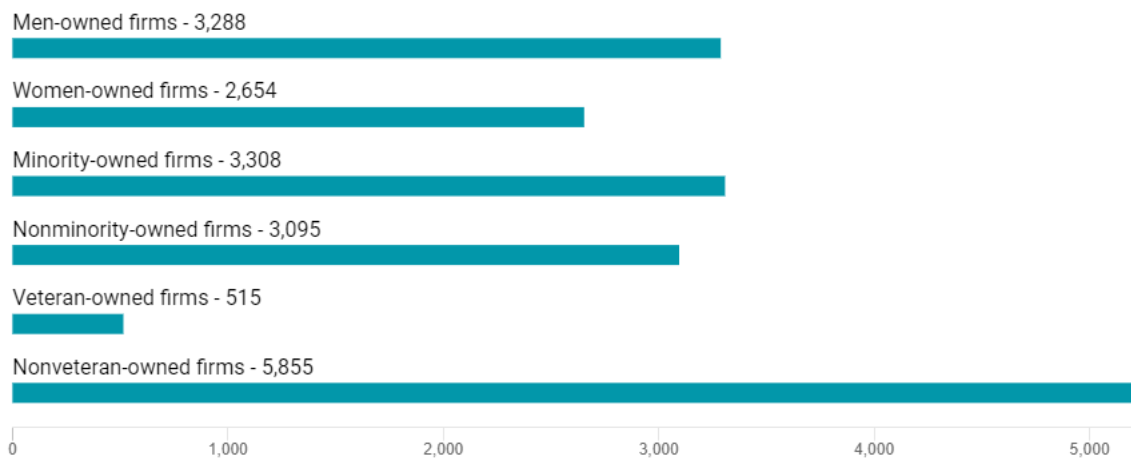


Chart Survey/Program: 2012 Survey of Business Owners

Employment

Commuting

29.5 +/- 1.3

Average commute to work (in minutes) in Hallandale Beach city, Florida

26.9 +/- 0.1

Average commute to work (in minutes) in United States

Table:
DP03

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Means of Transportation to Work in Hallandale Beach city, Florida

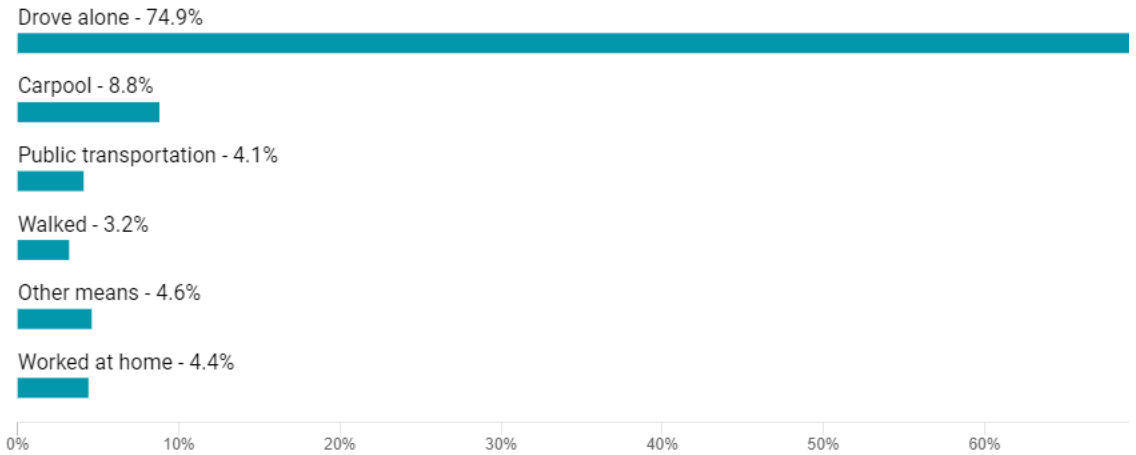


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Income and Poverty

Earnings

\$34,481 +/- \$2,875

Female median year-round, full-time earnings in Hallandale Beach city, Florida

\$43,022 +/- \$107

Female median year-round, full-time earnings in United States

Table:
S2001

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

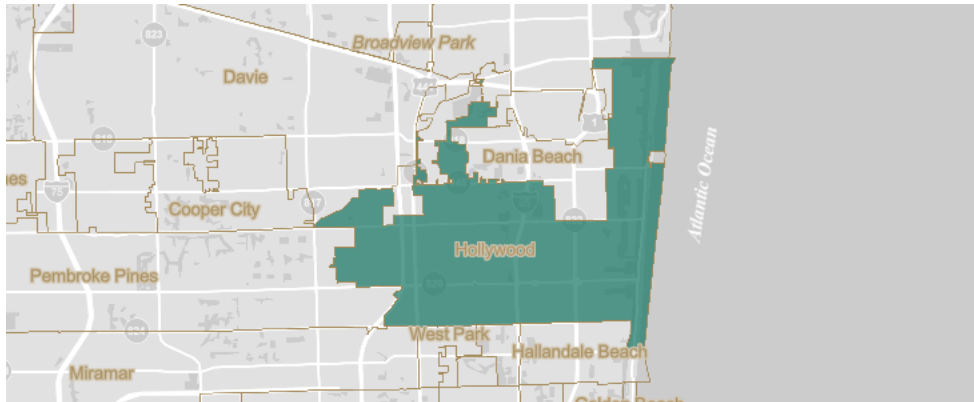
Median Earnings for Fulltime, Year-Round Workers by Sex in Hallandale Beach city, Florida



Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Hollywood city, Florida

Place in Florida



POPULATION
152,511

MEDIAN HOUSEHOLD INCOME
\$54,251

POVERTY RATE
12.6%

BACHELOR'S DEGREE OR HIGHER
27.9%

EMPLOYMENT RATE
61.8%

TOTAL HOUSING UNITS
69,380

People and Population

Age and Sex

41.6 +/- 0.8

Median age in Hollywood city, Florida

38.1 +/- 0.1

Median age in United States

Table:
DP05

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Population by Age Range in Hollywood city, Florida

Under 5 years - 5.5%

18 years and older - 80.2%

65 years and older - 16.8%

0% 10% 20% 30% 40% 50% 60% 70%

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Veterans

5.1% +/- 0.5%

Veterans in Hollywood city, Florida

Veterans by Sex in Hollywood city, Florida

7.3% +/- 0.1%

Veterans in United States

Table:
S2101

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Male - 90.2%



Female - 9.8%



Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Language Spoken at Home Types of Language Spoken at Home in Hollywood city, Florida

50.3% +/- 1.6%

Language other than
English spoken at home in
Hollywood city, Florida

21.6% +/- 0.1%

Language other than
English spoken at home in
United States

Table:
DP02

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

English only - 49.7%



Spanish - 37.1%



Other Indo-European languages - 10.0%



Asian and Pacific Islander languages - 1.0%



Other languages - 2.2%



0% 5% 10% 15% 20% 25% 30% 35% 40%

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Race and Ethnicity

Race

152,511 +/- 63

Total population in
Hollywood city, Florida

324,697,795 +/-

Total population in United
States

Table:
DP05

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Population by Race in Hollywood city, Florida

White alone - 68.3%



Black or African American alone - 18.2%



American Indian and Alaska Native alone - 0.3%



Asian alone - 2.3%



Native Hawaiian and Other Pacific Islander alone - 0.1%



Some other race alone - 6.5%



Two or more races - 4.4%



0% 10% 20% 30% 40% 50% 60%

Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Health

Disability

11.7% +/- 0.7%

Disabled population in Hollywood city, Florida

12.6% +/- 0.1%

Disabled population in United States

Table:
DP02

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Types of Disabilities in Hollywood city, Florida

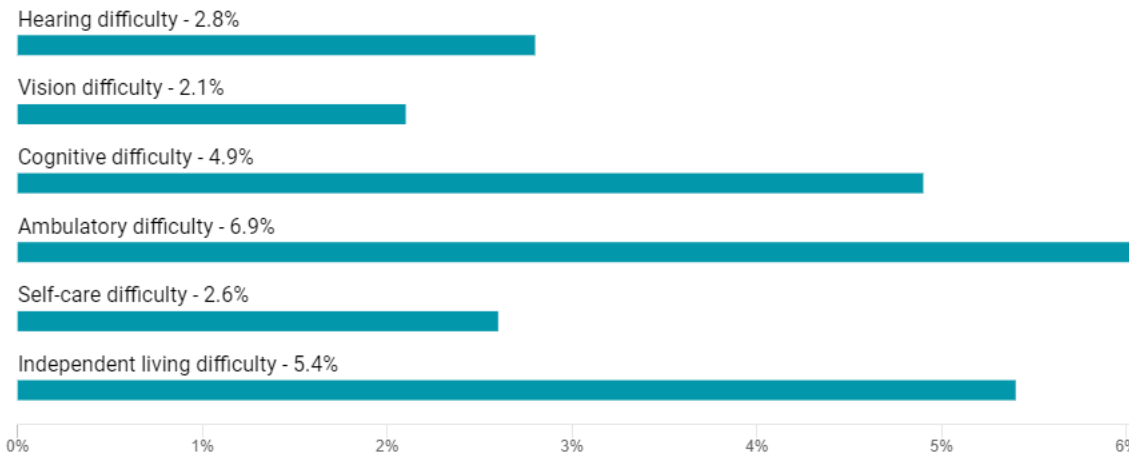


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Education

Educational Attainment

87.4% +/- 1.2%

High school graduate or higher in Hollywood city, Florida

88.0% +/- 0.1%

High school graduate or higher in United States

Table:
DP02

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Education Attainment in Hollywood city, Florida

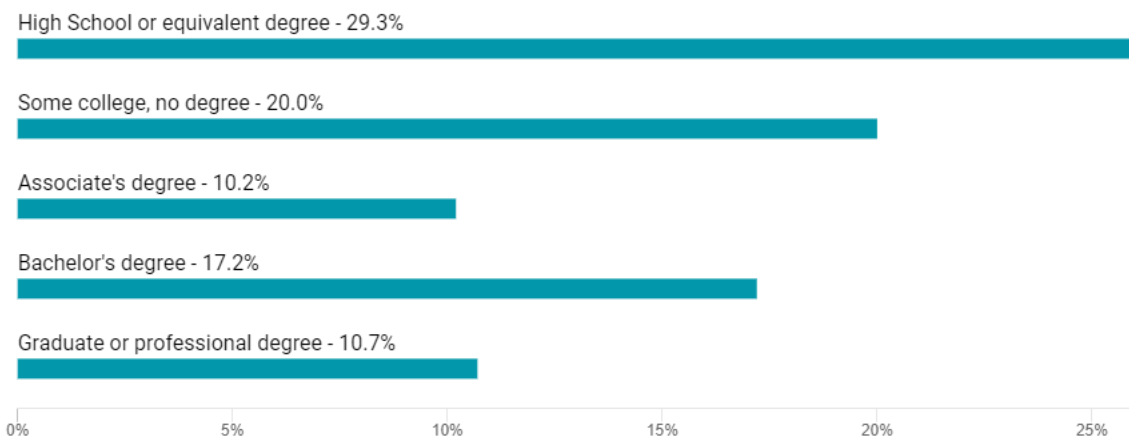


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Business and Economy

Business and Owner Characteristics of Firms in Hollywood city, Florida

23,095

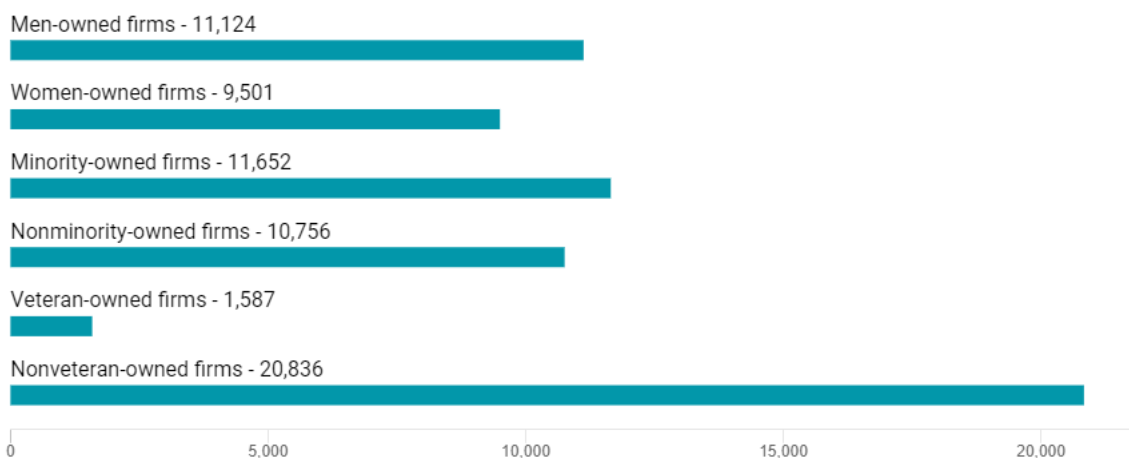
Total firms in Hollywood city, Florida

27,626,360

Total firms in United States

Table:
SB1200CSA01

Table Survey/Program:
2012 Survey of Business Owners



Employment

Commuting

30.0 +/- 0.7

Average commute to work (in minutes) in Hollywood city, Florida

26.9 +/- 0.1

Average commute to work (in minutes) in United States

Table: DP03

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Means of Transportation to Work in Hollywood city, Florida

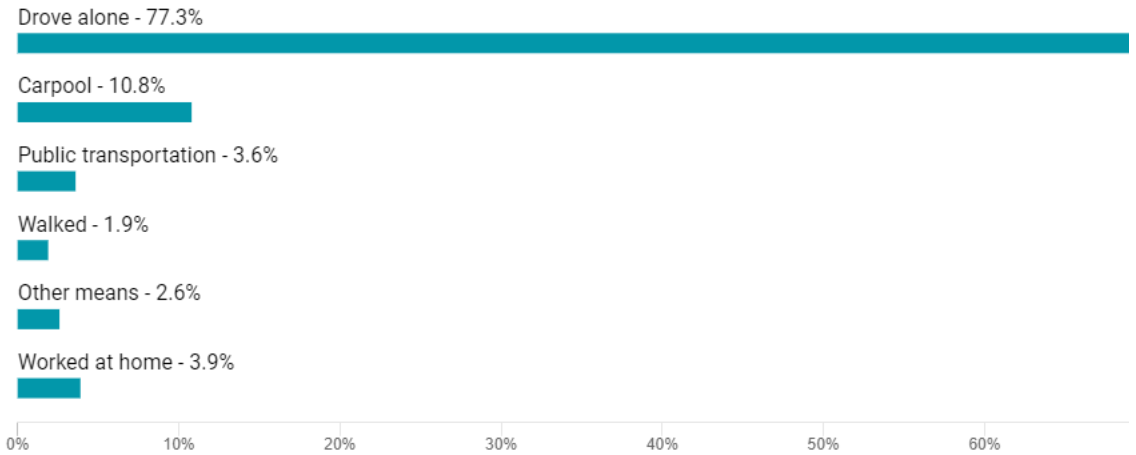


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Income and Poverty

Earnings

\$37,236 +/- \$1,374

Female median year-round, full-time earnings in Hollywood city, Florida

\$43,022 +/- \$107

Female median year-round, full-time earnings in United States

Table: S2001

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Median Earnings for Fulltime, Year-Round Workers by Sex in Hollywood city, Florida

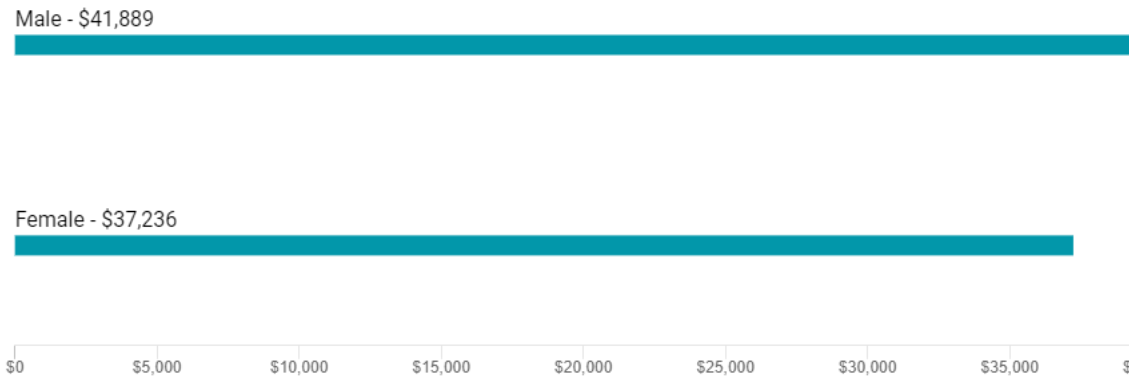


Chart Survey/Program: 2019 American Community Survey 5-Year Estimates

Table: ACSDP1Y2019.DP04

Hollywood city, Florida - Housing Characteristics				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	66,826	±3,026	66,826	(X)
Occupied housing units	55,172	±2,875	82.6%	±2.7
Vacant housing units	11,654	±1,969	17.4%	±2.7
Homeowner vacancy rate	0.1	±0.2	(X)	(X)
Rental vacancy rate	10.2	±3.6	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	66,826	±3,026	66,826	(X)
1-unit, detached	28,007	±2,267	41.9%	±3.1
1-unit, attached	3,305	±938	4.9%	±1.4
2 units	3,111	±1,231	4.7%	±1.8
3 or 4 units	4,331	±1,077	6.5%	±1.6
5 to 9 units	2,546	±897	3.8%	±1.3
10 to 19 units	5,399	±1,362	8.1%	±2.0
20 or more units	19,552	±2,370	29.3%	±2.9
Mobile home	537	±415	0.8%	±0.6
Boat, RV, van, etc.	38	±65	0.1%	±0.1
YEAR STRUCTURE BUILT				
Total housing units	66,826	±3,026	66,826	(X)
Built 2014 or later	354	±235	0.5%	±0.4
Built 2010 to 2013	901	±587	1.3%	±0.9
Built 2000 to 2009	4,277	±1,162	6.4%	±1.7
Built 1990 to 1999	3,975	±959	5.9%	±1.4
Built 1980 to 1989	7,345	±1,595	11.0%	±2.3
Built 1970 to 1979	15,121	±2,157	22.6%	±3.1
Built 1960 to 1969	16,622	±2,082	24.9%	±3.0
Built 1950 to 1959	14,161	±1,823	21.2%	±2.5
Built 1940 to 1949	2,393	±860	3.6%	±1.3
Built 1939 or earlier	1,677	±773	2.5%	±1.1
ROOMS				
Total housing units	66,826	±3,026	66,826	(X)
1 room	3,025	±889	4.5%	±1.3
2 rooms	2,679	±875	4.0%	±1.3
3 rooms	13,455	±2,252	20.1%	±3.1
4 rooms	20,263	±2,213	30.3%	±3.1
5 rooms	10,038	±1,760	15.0%	±2.5
6 rooms	8,585	±1,458	12.8%	±2.2
7 rooms	4,668	±1,307	7.0%	±2.0
8 rooms	2,461	±593	3.7%	±0.9
9 rooms or more	1,652	±634	2.5%	±1.0
Median rooms	4.2	±0.1	(X)	(X)
BEDROOMS				
Total housing units	66,826	±3,026	66,826	(X)
No bedroom	3,471	±951	5.2%	±1.4
1 bedroom	14,015	±2,024	21.0%	±2.7
2 bedrooms	23,798	±2,290	35.6%	±3.0
3 bedrooms	18,040	±2,114	27.0%	±2.9
4 bedrooms	6,224	±1,434	9.3%	±2.2
5 or more bedrooms	1,278	±649	1.9%	±1.0
HOUSING TENURE				
Occupied housing units	55,172	±2,875	55,172	(X)
Owner-occupied	30,081	±2,796	54.5%	±4.3
Renter-occupied	25,091	±2,731	45.5%	±4.3

Table: ACSDP1Y2019.DP04

Hollywood city, Florida - Housing Characteristics				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Average household size of owner-occupied unit	2.83	±0.19	(X)	(X)
Average household size of renter-occupied unit	2.73	±0.24	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	55,172	±2,875	55,172	(X)
Moved in 2017 or later	16,847	±2,495	30.5%	±4.3
Moved in 2015 to 2016	7,813	±1,681	14.2%	±3.0
Moved in 2010 to 2014	11,843	±1,670	21.5%	±2.9
Moved in 2000 to 2009	9,958	±1,869	18.0%	±3.4
Moved in 1990 to 1999	5,530	±1,292	10.0%	±2.2
Moved in 1989 and earlier	3,181	±729	5.8%	±1.2
VEHICLES AVAILABLE				
Occupied housing units	55,172	±2,875	55,172	(X)
No vehicles available	3,988	±1,194	7.2%	±2.1
1 vehicle available	22,149	±2,678	40.1%	±3.7
2 vehicles available	21,415	±2,102	38.8%	±3.6
3 or more vehicles available	7,620	±1,416	13.8%	±2.8
HOUSE HEATING FUEL				
Occupied housing units	N	N	N	N
Utility gas	N	N	N	N
Bottled, tank, or LP gas	N	N	N	N
Electricity	N	N	N	N
Fuel oil, kerosene, etc.	N	N	N	N
Coal or coke	N	N	N	N
Wood	N	N	N	N
Solar energy	N	N	N	N
Other fuel	N	N	N	N
No fuel used	N	N	N	N
SELECTED CHARACTERISTICS				
Occupied housing units	55,172	±2,875	55,172	(X)
Lacking complete plumbing facilities	298	±278	0.5%	±0.5
Lacking complete kitchen facilities	286	±276	0.5%	±0.5
No telephone service available	269	±198	0.5%	±0.4
OCCUPANTS PER ROOM				
Occupied housing units	55,172	±2,875	55,172	(X)
1.00 or less	53,116	±3,123	96.3%	±1.4
1.01 to 1.50	1,244	±707	2.3%	±1.3
1.51 or more	812	±389	1.5%	±0.7
VALUE				
Owner-occupied units	30,081	±2,796	30,081	(X)
Less than \$50,000	737	±408	2.5%	±1.4
\$50,000 to \$99,999	1,600	±606	5.3%	±2.0
\$100,000 to \$149,999	1,842	±805	6.1%	±2.6
\$150,000 to \$199,999	2,617	±962	8.7%	±3.0
\$200,000 to \$299,999	8,893	±1,309	29.6%	±3.6
\$300,000 to \$499,999	9,784	±1,676	32.5%	±4.1
\$500,000 to \$999,999	3,726	±815	12.4%	±2.5
\$1,000,000 or more	882	±472	2.9%	±1.6
Median (dollars)	292,300	±15,527	(X)	(X)

Table: ACSDP1Y2019.DP04

Hollywood city, Florida - Housing Characteristics				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
MORTGAGE STATUS				
Owner-occupied units	30,081	±2,796	30,081	(X)
Housing units with a mortgage	18,697	±2,106	62.2%	±4.0
Housing units without a mortgage	11,384	±1,616	37.8%	±4.0
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	18,697	±2,106	18,697	(X)
Less than \$500	105	±125	0.6%	±0.7
\$500 to \$999	2,713	±1,054	14.5%	±5.6
\$1,000 to \$1,499	3,608	±954	19.3%	±4.4
\$1,500 to \$1,999	4,673	±1,167	25.0%	±5.7
\$2,000 to \$2,499	2,821	±865	15.1%	±4.0
\$2,500 to \$2,999	1,757	±734	9.4%	±4.1
\$3,000 or more	3,020	±1,033	16.2%	±4.9
Median (dollars)	1,826	±113	(X)	(X)
Housing units without a mortgage	11,384	±1,616	11,384	(X)
Less than \$250	620	±335	5.4%	±2.9
\$250 to \$399	1,648	±617	14.5%	±5.0
\$400 to \$599	3,238	±838	28.4%	±6.0
\$600 to \$799	1,985	±707	17.4%	±5.5
\$800 to \$999	1,913	±875	16.8%	±7.4
\$1,000 or more	1,980	±606	17.4%	±4.6
Median (dollars)	612	±51	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	18,622	±2,102	18,622	(X)
Less than 20.0 percent	7,013	±1,480	37.7%	±6.6
20.0 to 24.9 percent	2,546	±736	13.7%	±3.9
25.0 to 29.9 percent	2,069	±782	11.1%	±3.9
30.0 to 34.9 percent	1,377	±744	7.4%	±3.9
35.0 percent or more	5,617	±1,325	30.2%	±6.1
Not computed	75	±88	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	11,213	±1,600	11,213	(X)
Less than 10.0 percent	3,522	±855	31.4%	±6.4
10.0 to 14.9 percent	2,416	±764	21.5%	±5.7
15.0 to 19.9 percent	1,024	±439	9.1%	±3.7
20.0 to 24.9 percent	1,215	±655	10.8%	±5.8
25.0 to 29.9 percent	609	±584	5.4%	±5.0
30.0 to 34.9 percent	406	±403	3.6%	±3.7
35.0 percent or more	2,021	±558	18.0%	±4.4
Not computed	171	±174	(X)	(X)
GROSS RENT				
Occupied units paying rent	N	N	N	N

Table: ACSDP1Y2019.DP04


Hollywood city, Florida - Housing Characteristics				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Less than \$500	N	N	N	N
\$500 to \$999	N	N	N	N
\$1,000 to \$1,499	N	N	N	N
\$1,500 to \$1,999	N	N	N	N
\$2,000 to \$2,499	N	N	N	N
\$2,500 to \$2,999	N	N	N	N
\$3,000 or more	N	N	N	N
Median (dollars)	1,349	±75	(X)	(X)
No rent paid	N	N	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	24,444	±2,675	24,444	(X)
Less than 15.0 percent	1,633	±807	6.7%	±3.2
15.0 to 19.9 percent	2,478	±997	10.1%	±4.3
20.0 to 24.9 percent	900	±436	3.7%	±1.7
25.0 to 29.9 percent	3,107	±1,092	12.7%	±3.9
30.0 to 34.9 percent	2,326	±1,040	9.5%	±4.1
35.0 percent or more	14,000	±2,015	57.3%	±5.8
Not computed	647	±416	(X)	(X)

QuickFacts

Pembroke Park town, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

All Topics 	Pembroke Park town, Florida
Population estimates, July 1, 2019, (V2019)	6,749
 PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	6,749
Population estimates base, April 1, 2010, (V2019)	6,194
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	9.0%
Population, Census, April 1, 2020	X
Population, Census, April 1, 2010	6,102
Age and Sex	
Persons under 5 years, percent	 7.8%
Persons under 18 years, percent	 28.8%
Persons 65 years and over, percent	 12.7%
Female persons, percent	 51.9%
Race and Hispanic Origin	
White alone, percent	 36.9%
Black or African American alone, percent (a)	 50.6%
American Indian and Alaska Native alone, percent (a)	 1.3%
Asian alone, percent (a)	 1.4%
Native Hawaiian and Other Pacific Islander alone, percent (a)	 0.0%
Two or More Races, percent	 4.3%
Hispanic or Latino, percent (b)	 36.5%
White alone, not Hispanic or Latino, percent	 15.3%
Population Characteristics	
Veterans, 2015-2019	106
Foreign born persons, percent, 2015-2019	45.6%
Housing	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2015-2019	39.0%
Median value of owner-occupied housing units, 2015-2019	\$84,400
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,050
Median selected monthly owner costs -without a mortgage, 2015-2019	\$528
Median gross rent, 2015-2019	\$1,188
Building permits, 2020	X
Families & Living Arrangements	
Households, 2015-2019	2,358
Persons per household, 2015-2019	2.81
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	81.2%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	61.0%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	88.8%
Households with a broadband Internet subscription, percent, 2015-2019	72.9%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	78.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	22.0%
Health	
With a disability, under age 65 years, percent, 2015-2019	4.7%
Persons without health insurance, under age 65 years, percent	 28.0%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	64.8%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	57.1%
Total accommodation and food services sales, 2012 (\$1,000) (c)	25,314
	26,427

Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	
Total manufacturers shipments, 2012 (\$1,000) (c)	392,166
Total retail sales, 2012 (\$1,000) (c)	133,864
Total retail sales per capita, 2012 (c)	\$21,456

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2015-2019	31.2
--	------

Income & Poverty

Median household income (in 2019 dollars), 2015-2019	\$38,119
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$15,658
Persons in poverty, percent	▲ 23.6%

BUSINESSES

Businesses

Total employer establishments, 2019	X
Total employment, 2019	X
Total annual payroll, 2019 (\$1,000)	X
Total employment, percent change, 2018-2019	X
Total nonemployer establishments, 2018	X
All firms, 2012	1,003
Men-owned firms, 2012	543
Women-owned firms, 2012	327
Minority-owned firms, 2012	483
Nonminority-owned firms, 2012	435
Veteran-owned firms, 2012	59
Nonveteran-owned firms, 2012	886

GEOGRAPHY

Geography

Population per square mile, 2010	4,480.2
Land area in square miles, 2010	1.36
FIPS Code	1255750



EXHIBIT C
RESIDENTIAL LISTINGS



< 33020, Hollywood, FL ×

By Joshua Kelley with Open to Close Realty



Veterans: Get Preapproved for a \$0 Down

For Sale

\$289,900 ↓\$20K Est. \$1,193/mo

3 bed 1 bath 1,375 sqft 7,500 sqft lot

2630 Grant St, Hollywood, FL 33020

Street View

Single Family
Property Type

12 Days
Time on realtor.com

\$211
Price per sqft

1949
Year Built

Ask a question Share this home

Open Houses

Prev **Property Details** Next

Beautiful 2/1 single family home with oversized bonus room (3rd bedroom 14sqft x 12sqft) and two large, screened in patios. Home features a spacious layout, real hard wood flooring, new roof (done 1 year ago), newer a/c, granite counter-top kitchen with stainless steel appliances, and a huge back yard. Property is located minutes from young circle, downtown Hollywood, and the city's upcoming nature preserve (newly acquired by the city). Conveniently located between between Sheridan & Hollywood Blvd with quick access to I-95. -Property larger than tax roll states.

Property Features

Bedrooms

- Bedrooms: 3
- Bedrooms On Main Level: 2

Interior Features

- First Floor Entry

Heating and Cooling

- Cooling Features: Central Cooling, Electric Cooling
- Heating Features: Central Heat, Electric Heat

Bathrooms

- Full Bathrooms: 1
- Bathrooms On Main Level: 1

Exterior and Lot Features

- Patio

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.1721763
- Lot Size Square Feet: 7500

Garage and Parking

- Parking Features: Driveway

Home Features

- View: Other View
- Other Equipment: Dishwasher, Dryer, Electric Range, Electric Water Heater, Refrigerator, Washer

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0

Other Property Info

- Annual Tax Amount: 1213
- County: Broward County
- Source Property Type: Single Family
- Source Neighborhood: Hollywood Terrace 3-12 B
- Postal Code Plus 4: Post
- Zoning: RS-3
- Source System Name: C2C
- Source Listing Status: Active
- Tax Year: 2020
- Area: 3050
- Parcel Number: 514209032610
- Subdivision: Hollywood Terrace 3-12 B
- Property Subtype: Single

[Prev](#) and Construction

[Next](#)

- Total Square Feet Living: 1375
- Year Built: 1949

- Construction Materials: Cbs Construction
- Property Age: 72
- Levels or Stories: 1
- House Style: One Story
- Architectural Style: No Pool/No Water
- Direction Faces: North
- Roof: Other Roof
- Structure Type: Single
- Year Built Details: Resale

Utilities

- Sewer: Septic Tank
- Water Source: Municipal Water

SEE LESS ▲

Find out more about this property.

Contact Agent

Local Home Services

Advertisement

Financial Services

US Military & Veterans \$75K Home Giveaway. See Off. Rules

PRE\$

ENTER NOW



Moving

Need a Mover? Get Free Moving Quotes and a Cost Estimate

PRE\$

Get Moving Quotes



Property History



Monthly Payment



Neighborhood Noise, Flood, Commute



Sponsored by Allstate.

Schools



Prev

Next





< 33020, Hollywood, FL ×

By Stella Rainieri with HARDING REALTY, INC.



Veterans: Check Eligibility for a \$0 Down

For Sale

\$449,000 Est. \$2,132/mo

3 bed 2 bath 1,600 sqft 0.23 acre lot

2700 Fillmore St, Hollywood, FL 33020

Street View

Single Family
Property Type

55 Days
Time on realtor.com

\$281
Price per sqft

2 cars
Garage

2017
Year Built

Ask a question

Share this home

Prev

Next



Open Houses



Property Details



Fantastic opportunity to own in the desirable Hollywood Little Ranches!!Great central location!! This beautiful and competitively priced House delivers lots of natural light. 3 beds 2 baths, modern white kitchen with black granite countertops, tile flooring in the entire house, kitchen includes stainless steel Whirlpool appliances, washer and dryer. Hurricane impact glass windows and doors, full wall and ceiling insulation, also tankless energy and efficient water heater to save on electric bills. Large fenced backyard with beautiful trees, very spacious yard in the front and back of the property to add modern and natural style .No HOA. Love at first time home!! Are you searching for a special place to create memories with friends and loved ones? This is exactly what you are looking for...

Property Features

Bedrooms

- Bedrooms: 3

Bathrooms

- Total Bathrooms: 2.00
- Full Bathrooms: 2
- Master Bathroom Description: Shower Only

Interior Features

- First Floor Entry
- Foyer Entry
- Walk-In Closets
- Fireplace
- Pantry
- Window Features: Blinds/Shades, High Impact Windows

Heating and Cooling

- Cooling Features: Ceiling Fans, Central Cooling
- Heating Features: Central Heat, Electric Heat

Kitchen and Dining

- Dining Room Description: Breakfast Area, Dining/Living Room, Eat-In Kitchen

Exterior and Lot Features

Prev	<ul style="list-style-type: none"> • Fruit Trees • Exterior Lighting • Patio 	Next
<ul style="list-style-type: none"> • Open Porch 		

- Room For Pool

Land Info

- Lot Description: 1/4 To Less Than 1/2 Acre Lot
- Lot Size Acres: 0.2302801
- Lot Size Square Feet: 10031

Garage and Parking

- Garage Spaces: 2
- Parking Features: Driveway, Other Parking

Home Features

- View: View: Garden View
- Other Equipment: Dishwasher, Disposal, Dryer, Electric Water Heater, Icemaker, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Smoke Detector, Washer

Homeowners Association

- Association: No
- Association Fee Amenities: Paved Road, Public Road
- Calculated Total Monthly Association Fees: 0

Other Property Info

- Annual Tax Amount: 5312
- County: Broward County
- Tax Year: 2020
- Source Property Type: Single
- Source Neighborhood: HOLLYWOOD LITTLE RANCHES
- Public Survey Section: 16
- Zoning: RS-3
- Source Listing Status: Active
- Directions: Please use Waze, Google Maps or GPS.
- Restrictions: No Restrictions, Other Restrictions
- Area: 3050
- Postal Code Plus 4: Post
- Subdivision: HOLLYWOOD LITTLE RANCHES
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 1680
- Construction Materials: CBS Construction
- Property Age: 4
- Levels or Stories: 1
- House Style: R30-No Pool/No Water
- Year Built Details: New Construction
- Year Built: 2017
- Direction Faces: North
- Roof: Roof Description: Shingle Roof
- Structure Type: Property Type: Single Family
- Total Area Sqft: 1680
- Architectural Style: Style: R30-No Pool/No Water, Design: Detached

Utilities

Prev

• Water Source: Municipal Water

Next



< 33020, Hollywood, FL ×

By Svetlana Zhivov with Vera Realty LLC



Veterans: Check Eligibility for a \$0 Down

For Sale

\$402,000 Est. \$1,632/mo

3 bed 1 bath 1,512 sqft 8,404 sqft lot

2823 Fletcher St, Hollywood, FL 33020

Street View

Single Family
Property Type

18 Days
Time on realtor.com

\$266
Price per sqft

2 cars
Garage

1952
Year Built

Ask a question

Share this home

Prev

Next



Open Houses



Property Details



Spacious Single Family Residential 3 bedroom house on an oversized lot with room for pool. Kitchen with stainless steel appliances. This home includes an extra space: tile floor in the living area and wooden floor in the bedrooms; front porch and a large back yard, Central A/C, and 10-minute drive to Hollywood Beach .Just minutes from both major highways, the beach, and the Hard Rock, this one will not last long! No rental restrictions!!! Excellent for AirBnB

Property Features

Bedrooms

- Bedrooms: 3

Bathrooms

- Total Bathrooms: 1.00
- Full Bathrooms: 1

Interior Features

- First Floor Entry
- Closet Cabinetry

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: Central Heat

Exterior and Lot Features

- Open Porch
- Patio

Land Info

- Lot Description: 1/4 To Less Than 1/2 Acre Lot
- Lot Size Acres: 0.1929293
- Lot Size Square Feet: 8404

Garage and Parking

- Garage Spaces: 2
- Parking Features: Driveway, Street Parking

School Information

- Elementary School: Colbert
- High School: Hallandale High

Prev

Elementary School: Mcnicol

Next

Homeowners Association

- Association Fee Amenities: Additional Amenities

Other Property Info

- Annual Tax Amount: 1426
- County: Broward County
- Restrictions: Ok To Lease, No Restrictions
- Area: 3190
- Source Listing Status: Active
- Tax Year: 2020
- Source Property Type: Single
- Source Neighborhood: SOUTH HOLLYWOOD AMD PLAT
- Postal Code Plus 4: Post
- Public Survey Section: 21
- Subdivision: SOUTH HOLLYWOOD AMD PLAT
- Zoning: residential
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 1512
- Construction Materials: Concrete Block Construction
- Property Age: 69
- Levels or Stories: 1
- House Style: R30-No Pool/No Water
- Year Built Details: Effective Year Built
- Year Built: 1952
- Direction Faces: South West
- Roof: Roof Description: Flat Tile Roof
- Structure Type: Property Type: Single Family
- Total Area Sqft: 1512
- Architectural Style: Style: R30-No Pool/No Water, Design: Attached

Utilities

- Sewer: Municipal Sewer
- Water Source: Municipal Water

Home Features

- Other Equipment: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Electric Range, Refrigerator, Washer

[SEE LESS](#) ▲

Find out more about this property.

Contact Agent

Local Home Services

Prev **ment**

Next



< 33020, Hollywood, FL ×

By Natiesha Wray Henry with InvesTeam Realty



Veterans: Start Your \$0 Down VA Home

For Sale

\$439,990 Est. \$1,994/mo

3 bed 2 bath 1,009 sqft 7,500 sqft lot

2431 Grant St, Hollywood, FL 33020

Street View

Single Family
Property Type

3 Days
Time on realtor.com

\$436
Price per sqft

1950
Year Built

Ask a question

Share this home

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Next



Open Houses



Property Details



This 1200+ sqft stunning home is completely remodeled and move-in ready with all energy efficient impact windows and doors, luxurious tile floors throughout and upgraded master suite with two walk-in closets, rain shower and double vanity. Spacious, eat-in kitchen contains all new stainless steel appliances, iced quartz countertops and recessed lighting. Bright and beautiful open floor plan allows for tons of natural lighting. Laundry room with full-sized washer and dryer and separate storage room included. Huge backyard with fruit trees enhanced by a relaxing pebble and paver patio for entertaining with plenty of room for pool. Circular driveway provides ample parking. This house is a perfect oasis for Air B and B or just a place to call home. Minutes from beach, shopping and I-95.

Property Features

Bedrooms

- Bedrooms: 3

Bathrooms

- Total Bathrooms: 2.00
- Full Bathrooms: 2
- Master Bathroom Description: Dual Sinks, Shower Only

Interior Features

- First Floor Entry
- Walk-In Closets
- Cooking Island
- Window Features: High Impact Windows

Heating and Cooling

- Cooling Features: Central Cooling, Electric Cooling
- Heating Features: Electric Heat

Exterior and Lot Features

- Fruit Trees
- Open Porch
- Room For Pool
- High Impact Doors
- Patio

Land Info

Prev

Description: Less Than 1/4 Acre Lot, Oversized • Lot Size Acres: 0.1721763

Next

- Lot Size Square Feet: 7500

Garage and Parking

- Parking Features: Circular Drive

School Information

- Elementary School: Oakridge
- Middle School: Olsen
- High School: South Broward

Other Property Info

- Annual Tax Amount: 4055
- County: Broward County
- Restrictions: No Restrictions
- Area: 3070
- Postal Code Plus 4: Post
- Zoning: Residential
- Source Listing Status: Active
- Tax Year: 2020
- Source Property Type: Single
- Source Neighborhood: HOLLYWOOD TERRACE
- Subdivision: HOLLYWOOD TERRACE
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 1009
- Construction Materials: Concrete Block Construction, Frame With Stucco
- Property Age: 71
- Levels or Stories: 1
- House Style: R30-No Pool/No Water
- Year Built Details: Resale
- Year Built: 1950
- Direction Faces: South
- Roof: Roof Description: Shingle Roof
- Structure Type: Property Type: Single Family
- Total Area Sqft: 1009
- Architectural Style: Style: R30-No Pool/No Water, Design: Detached

Utilities

- Sewer: Septic Tank
- Water Source: Municipal Water

Home Features

- Other Equipment: Dishwasher, Disposal, Dryer, Electric Water Heater, Fire Alarm, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Smoke Detector, Washer

[SEE LESS](#) ▲

Find out more about this property.

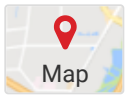
Contact Agent

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Next



\$1,850 /mo



Map

2 beds **1** bath **1,300** sq ft **Pets OK**

Commute Time

2527 Madison St Unit Main,
Hollywood, FL 33020



Open House

Due to COVID-19, open house information is uncertain in some areas. Please verify COVID-19 restrictions on open houses with your real estate agent, and local and state mandates.

None at this time



Property Details



Type

Single Family Home

Live in style in the heart of beautiful Hollywood, Florida. This gorgeous 2 bedroom, one bath single-family home includes a state of the art kitchen, a spacious open plan common area, a beautiful master bedroom, with a washer and dryer inside the unit. This home sits on a huge lot with plenty of parking, and a massive wonderfully landscaped back yard. It's also close to the 95 onramps for a really easy morning commute, and very close to Hollywood's downtown area. Less than 10 minute drive to Target and area grocery stores! There is a studio apartment on the property and utilities will be split between the two units. Credit and background check required. Move in requires two months rent plus security. Don't miss out on this opportunity to live in one of South Florida's most desirable neighborhoods! No smoking on the premises. To Pre-qualify, please complete the following steps: 1. Download the RentRedi App: Get it on Google Play OR Download on the App Store 2. Go to Prequalify in the app 3. Enter your details 4. Search by Unit Code: FAP-670 5. Send it! This property is using RentRedi for rent payments. With RentRedi, you can easily submit rent payments, boost your credit by reporting rent payments, sign up for affordable renters insurance, and more from the app!

Property Features

Bedrooms

- Bedrooms: 2

Bathrooms

- Full Bathrooms: 1

Appliances

- Laundry Features: InUnit

Garage and Parking

- Parking Features: Parking: Yes, Spaces

Rental Info

- Lease Term: ContactForDetails

Homeowners Association

- Pets Allowed: Yes
- Cats Allowed: Yes
- Dogs Allowed: Yes

Other Property Info

- Country Region: USA
- Source Property Type: HOUSE
- Availability Date: 2020-11-01
- Source System Name: C2C

Building and Construction

- SqFt Minimum: 1300

Local Home Services

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Nearby Schools

Rating*	School Name	Grades	Distance
4	Colbert Elementary School	K-5	0.5 mi
2	Olsen Middle School	6-8	2.4 mi
4	South Broward High School	9-12	1.9 mi
9	Ben Gamla Charter School	K-8	0.3 mi

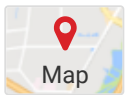


By Archibald Ryan with A J Ryan Realty



For Realtor.com - 07/09/2021
© BeachesMLS - 1519661

\$1,800 /mo



2 **1** **780** **Pets**
beds bath sq ft OK

Commute Time **2535 Wilson St,**
Hollywood, FL 33020

OPEN **Open House**

Due to COVID-19, open house information is uncertain in some areas. Please verify COVID-19 restrictions on open houses with your real estate agent, and local and state mandates.

None at this time



Property Details



Type

Single Family Home

Updated, clean 2 Bedroom 1 Bathroom with large fenced in backyard in a great location. Pets accepted with approval and payment of a non-refundable \$500 pet deposit. \$100 application fee. Must have 3 months rent up front and complete background/credit check.

Property Features

Bedrooms

- Bedrooms: 2

Bathrooms

- Full Bathrooms: 1

Land Info

- Lot Size Acres: 0.1547062
- Lot Size Square Feet: 6739

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0
- Pet Description: No Aggressive Breeds

Rental Info

- Rent Frequency: Year

Other Property Info

- Source Listing Status: Active
- County: Broward County
- Source Property Type: Residential Rental
- Area: 3050
- Source Neighborhood: Hollywood Park 4-19 B
- Parcel Number: 514209060960
- Postal Code Plus 4: Post
- Subdivision: Hollywood Park 4-19 B
- Zoning: RM-9
- Property Subtype: Single
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 780
- Year Built: 1952
- Direction Faces: South
- Property Age: 69
- Structure Type: Single
- Architectural Style: Residential-Annual



< 33020, Hollywood, FL ×

By Patrick Phipps with Charles Rutenberg Realty Fort Lauderdale



Veterans: Check Eligibility for a \$0 Down

For Sale

\$429,900 Est. \$1,726/mo

3 bed 2 bath 1,400 sqft 4,200 sqft lot

2331 Raleigh St, Hollywood, FL 33020

Street View

Single Family
Property Type

13 Days
Time on realtor.com

\$307
Price per sqft

1 car
Garage

2021
Year Built

Ask a question

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Open Houses



Property Details



TAKING RESERVATIONS on our next NEW CONSTRUCTION build. Building three new homes on this street NOW. Cert of Occ expected in 120 days. This build is a 3/2 with a ONE car GARAGE. Photos shown are of our last build but different model. Addresses of previous builds in broker's remarks. IMPACT and tinted window w/ super high SEER rated central A/C for outstanding low monthly elec bills. Upgrades roofing materials. Kitchen will be a knock out with SS appliances, quartz countertops, custom cabinets and backsplash, gorgeous porcelain floors. Shower in master and tub in shared 2nd bath. Garage door opener, builders specialised stone front and paver driveway all show the attention to detail and HIGH QUALITY of this area builder. Call for dtls and video of last build. Blueprint in supplemental sectn Video links to last builds which differ to small extent from this build.

Property Features

Bedrooms

- Bedrooms: 3
- Bedrooms On Main Level: 3

Interior Features

- First Floor Entry

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: Central Heat

Bathrooms

- Full Bathrooms: 2
- Bathrooms On Main Level: 2

Exterior and Lot Features

- Exterior Lighting

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.0964187
- Lot Size Square Feet: 4200

Garage and Parking

- Garage Spaces: 1
- Parking Features: Driveway, Street Parking

Prev eatures

Next

- view. Garden View
- Other Equipment: Automatic Garage Door Opener,

Dishwasher, Dryer, Electric Range, Electric Water Heater, Fire Alarm, Microwave, Refrigerator, Smoke Detector, Washer

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0

Other Property Info

- Annual Tax Amount: 1295
- County: Broward County
- Tax Year: 2020
- Area: 3020
- Parcel Number: 514204013810
- Zoning: RS-1
- Source System Name: C2C
- Source Listing Status: Active
- Directions: gps please
- Source Property Type: Single Family
- Source Neighborhood: Liberia 1-34 B
- Subdivision: Liberia 1-34 B
- Property Subtype: Single

Building and Construction

- Total Square Feet Living: 1400
- Construction Materials: Cbs Construction
- New Construction: Yes
- Levels or Stories: 1
- House Style: One Story
- Year Built: 2021
- Direction Faces: South
- Roof: Comp Shingle Roof
- Structure Type: Single
- Architectural Style: No Pool/No Water

Utilities

- Sewer: Septic Tank
- Water Source: Municipal Water

[SEE LESS](#) ▲

Find out more about this property.

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Local Home Services

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Save



33020, Hollywood, FL



By Roberto Welin with The Keyes Company



Veterans: Get Preapproved for a \$0 Down

For Sale

\$320,000 Est. \$1,500/mo

3 bed 2 bath 1,432 sqft 6,751 sqft lot

2336 Taft St, Hollywood, FL 33020

Street View

Single Family

Property Type

97 Days

Time on realtor.com

\$223

Price per sqft

1924

Year Built

Ask a question

Share this home

Open Houses



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Property Details

Next



Contact Agent

Save



NEW GRANITE COUNTERS, TANKLESS WATER HEATER, UNIT ONE IS A 2 BEDROOMS/1 BATH APARTMENT AND UNIT TWO IS A STUDIO APARTMENT. BOTH UNITS ARE RENTED FOR A TOTAL OF \$2100/MONTH.KEEP IT RENTED FOR GREAT RETURN ON YOUR INVESTMENT OR USE IT AS A 2/1 WITH A MOTHER IN-LAW QUARTERS! LARGE LOT AND SURROUNDING ZONING MAY ALLOW YOU TO BUILD ADDITIONAL UNITS ON THIS LOT! HURRY, DON'T WAIT, MAKE A MOVE NOW BEFORE IT'S GONE!

Property Features

Bedrooms

- Bedrooms: 3
- Bedrooms On Main Level: 3

Interior Features

- First Floor Entry

Heating and Cooling

- Cooling Features: Wall/Window Unit Cooling
- Heating Features: Electric Heat

Bathrooms

- Full Bathrooms: 2
- Bathrooms On Main Level: 2

Kitchen and Dining

- Dining Room Description: Family/Dining Combination

Exterior and Lot Features

- Exterior Lights
- Fence

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.1549816
- Lot Size Dimensions: 50X135
- Lot Size Square Feet: 6751

Garage and Parking

- Parking Features: Driveway

Home Features

- View: Garden View
- Other Equipment: Electric Range, Electric Water Heater, Refrigerator, Smoke Detector, Washer/Dryer Hook-Up

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0
- Pet Description: No Restrictions

School Information

- Elementary School: Oakridge
- High School: South Broward
- Middle School: Olsen

Other Property Info

- Annual Tax Amount: 3550
- Source Listing Status: Active
- County: Broward County
- Directions: FROM I-95 GO EAST ON HOLLYWOOD BLVD. TO

Prev

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Contact Agent

Save



- Tax Year: 2020
- Area: 3050
- Parcel Number: 514209054750
- Subdivision: Hollywood Park 4-19 B
- Property Subtype: Single
- Source Property Type: Single Family
- Source Neighborhood: Hollywood Park 4-19 B
- Postal Code Plus 4: Post
- Zoning: RM-9
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 1432
- Construction Materials: Frame Construction
- Property Age: 97
- Levels or Stories: 1
- House Style: One Story
- Architectural Style: No Pool/No Water
- Year Built: 1924
- Direction Faces: North
- Roof: Comp Shingle Roof
- Structure Type: Single
- Year Built Details: Resale

Utilities

- Sewer: Other Sewer
- Water Source: Municipal Water
- Cable Satellite: Yes

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Find out more about this property.

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Cable and Internet

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Financial Services

US Military & Veterans \$75K Home Giveaway. See Off. Rules

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Save



33020, Hollywood, FL



By Claudia Dodera with Dalan Realty, Llc



416921680



3 / 3

Veterans: Get Preapproved for a \$0 Down

For Sale

\$329,000 Est. \$1,609/mo

3 bed 2 bath

2311 Wilson St, Hollywood, FL 33020

Street View

Single Family
Property Type

212 Days
Time on realtor.com

1 car
Garage

1954
Year Built

Ask a question

Share this home

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Contact Agent

Save



Property Details



PROPERTY IS AVAILABLE FOR SHOWING OUTSIDE. AS/IS ONLY CASH . Oversized lot, zoned multi family, rented to four tenants for many years !!! There are three efficiencies in the back of main house with their own separate entrances and parking spaces.

Property Features

Bedrooms

- Bedrooms: 3

Bathrooms

- Total Bathrooms: 2.00
- Full Bathrooms: 2

Interior Features

- First Floor Entry
- Closet Cabinetry
- Built-Ins
- Walk-In Closets

Heating and Cooling

- Cooling Features: Ceiling Fans, Wall/Window Unit Cooling
- Heating Features: No Heat

Exterior and Lot Features

- Awnings
- Exterior Lighting
- Fence
- Hurricane Shutters

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Dimensions: 5583X

Garage and Parking

- Garage Spaces: 1
- Parking Features: Driveway, Guest Parking, Slab/Strip
- Garage Description: Detached

Home Features

Prev View: Garden View

- Other Equipment: Electric Water Heater, Electric Range, Refrigerator, Smoke Detector

Next



Contact Agent

Save



Other Property Info

- Annual Tax Amount: 4456
- County: Broward County
- Restrictions: No Restrictions
- Area: 3050
- Postal Code Plus 4: Post
- Subdivision: HOLLYWOOD PARK 4-19 B
- Source System Name: C2C
- Source Listing Status: Active
- Tax Year: 2019
- Source Property Type: Single
- Source Neighborhood: HOLLYWOOD PARK 4-19 B
- Public Survey Section: 9
- Zoning: MULTI

Building and Construction

- Year Built: 1954
- Direction Faces: South
- Roof: Roof Description: Shingle Roof
- Structure Type: Property Type: Single Family
- Year Built Details: Resale
- Construction Materials: Frame Construction
- Property Age: 67
- Levels or Stories: 1
- House Style: R30-No Pool/No Water
- Architectural Style: Style: R30-No Pool/No Water, Design: Detached

Utilities

- Sewer: Septic Tank
- Water Source: Municipal Water

SEE LESS ▲

Find out more about this property.

Contact Agent

Local Home Services

Advertisement

Financial Services

US Military & Veterans \$75K Home Giveaway. See Off. Rules

PREP

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Next



< 33020, Hollywood, FL ×

By Santa Monero with Beachfront Realty Inc



Veterans: Start Your \$0 Down VA Home

For Sale

\$310,000 Est. **\$1,393/mo**

3 bed 2 bath 1,066 sqft 6,375 sqft lot

2315 Washington St, Hollywood, FL 33020

Street View

Single Family
Property Type

6 Days
Time on realtor.com

\$291
Price per sqft

4 cars
Garage

1946
Year Built

Ask a question

Share this home

Prev

Next



Open Houses



Property Details



Cozy 3 bedroom - 2 bedroom house located in the heart of Hollywood east of 195. Freshly painted, tile floors and a lot of natural light. Huge lot size for the kids to play or a family gathering and barbeque. Close to the beach. WONT LAST! PRICED TO SELL

Property Features

Bedrooms

- Bedrooms: 3

Other Rooms

- Total Rooms: 1

Bathrooms

- Total Bathrooms: 2.00
- Full Bathrooms: 2

Interior Features

- First Floor Entry

Heating and Cooling

- Cooling Features: Ceiling Fans
- Heating Features: Central Heat, Electric Heat

Exterior and Lot Features

- Fruit Trees
- Open Porch
- Room For Pool
- Exterior Lighting
- Patio

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.1463499
- Lot Size Square Feet: 6375

Garage and Parking

- Garage Spaces: 4
- Parking Features: Street Parking

Prev

Features

Next

- View: View: Garden View, Other View
- Other Equipment: Dishwasher, Dryer, Refrigerator, Washer

Other Property Info

- Annual Tax Amount: 2716
- County: Broward County
- Restrictions: No Restrictions
- Area: 3050
- Source Listing Status: Active
- Tax Year: 2020
- Source Property Type: Single
- Source Neighborhood: HOLLYWOOD LITTLE RANCHES
- Postal Code Plus 4: Post
- Public Survey Section: 16
- Subdivision: HOLLYWOOD LITTLE RANCHES
- Zoning: res-comm
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 1386
- Construction Materials: CBS Construction
- Property Age: 75
- Structure Type: Property Type: Single Family
- Total Area Sqft: 1386
- Architectural Style: Style: R30-No Pool/No Water, Design: Attached
- Year Built: 1946
- Direction Faces: South
- Roof: Roof Description: Shingle Roof
- House Style: R30-No Pool/No Water
- Year Built Details: Resale

Utilities

- Sewer: Municipal Sewer
- Water Source: Municipal Water

[SEE LESS](#) ▲

Find out more about this property.

Contact Agent

Local Home Services

Advertisement

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Contact Agent

Save



33020, Hollywood, FL



By MIGUEL RODRIGUEZ with Lifestyle International Realty, LLC



Veterans: Get Preapproved for a \$0 Down

For Sale

\$379,000 Est. **\$1,507/mo**

3 bed 2 bath 1,126 sqft 8,536 sqft lot

2323 Funston St, Hollywood, FL 33020

Street View

Single Family

Property Type

84 Days

Time on realtor.com

\$337

Price per sqft

1956

Year Built

Ask a question

Share this home

Open Houses



Property Details

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Next

[Contact Agent](#)[♡ Save](#)

completely remodeled with new kitchen, quartz counter top, new led lighting, new roof, new doors and baseboards, new tile flooring, new bathrooms, new air conditioning, new stainless steel appliances, new impact front door, big yard with room for a pool. This one wont last. Call Today!

Property Features

Bedrooms

- Bedrooms: 3

Bathrooms

- Total Bathrooms: 2.00
- Full Bathrooms: 2

Interior Features

- First Floor Entry

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: No Heat

Exterior and Lot Features

- Fence

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.1959596
- Lot Size Square Feet: 8536

Garage and Parking

- Parking Features: Driveway

Home Features

- View: View: Garden View

Homeowners Association

- Association Fee Amenities: Public Road

Other Property Info

- Annual Tax Amount: 966
- County: Broward County
- Restrictions: No Restrictions
- Area: 3050
- Postal Code Plus 4: Post
- Subdivision: HOLLYWOOD HIGHLANDS PARK
- Source System Name: C2C
- Source Listing Status: Active
- Tax Year: 2020
- Source Property Type: Single
- Source Neighborhood: HOLLYWOOD HIGHLANDS PARK
- Public Survey Section: 21
- Zoning: RE1

Building and Construction

[Prev](#)

Square Feet Living: 1189

Construction Materials: CBS Construction

- Year Built: 1956

- Direction Faces: South

[Next](#)



Contact Agent

Save



- House Style: R30-No Pool/No Water
- Year Built Details: Resale

- Total Area Sqft: 1189
- Architectural Style: Style: R30-No Pool/No Water, Design: Detached

Utilities

- Sewer: Municipal Sewer
- Water Source: Municipal Water

SEE LESS ^

Find out more about this property.

Contact Agent

Local Home Services

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Financial Services

US Military & Veterans \$75K Home Giveaway. See Off. Rules

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Moving

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Get Moving Quotes



Property History



Monthly Payment



Neighborhood Noise, Flood, Commute



Sponsored by Allstate

Schools



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< 33020, Hollywood, FL ×

By Heidemarie Kremer with LoKation® Real Estate



Veterans: Get Preapproved for a \$0 Down

For Sale

\$389,000 Est. **\$1,512/mo**

3 bed 2 bath 4,222 sqft lot

2227 Greene St, Hollywood, FL 33020

Street View

Single Family
Property Type

273 Days
Time on realtor.com

1 car
Garage

2021
Year Built

Ask a question

Share this home

Prev



Open Houses



Property Details



Modern vibe that fits your budget. NO HOA fees. Perfectly situated within few minutes from Fort Lauderdale Airport, Beaches, I-95, Hard Rock Guitar Hotel, and the famous \$800 million Dania Pointe complex. Close to luxury homes, in a booming economic area. There is no model that you can see since this will be the model home using a unique innovative hurricane resilient affordable construction method, first of its kind in South Florida. Pictures show luxury version built in Brazil. Note that price includes the land and is for the simple standard finishes (see attachment). Estimated finish time is 11 to 14 months. Updated plans are with an enclosed garage, window in front, 1800sf total living area, and walk-in closet in master bedroom are in structural engineering.

Property Features

Bedrooms

- Bedrooms: 3

Bathrooms

- Total Bathrooms: 2.00
- Full Bathrooms: 2

Interior Features

- First Floor Entry
- 3 Bedroom Split

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: Heat Pump/Reverse Cycle

Kitchen and Dining

- Dining Room Description: Family/Dining Combination

Exterior and Lot Features

- Deck
- Open Porch

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.0969238
- Lot Size Square Feet: 4222

Garage and Parking

Prev

Garage Spaces: 1

- Parking Features: Covered Parking, Driveway, Guest Parking, Other Parking

Home Features

- View: View: Garden View
- Other Equipment: Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Washer

Homeowners Association

- Association: No
- Association Fee Amenities: Sidewalks
- Calculated Total Monthly Association Fees: 0

Other Property Info

- Annual Tax Amount: 569
- County: Broward County
- Tax Year: 2019
- Source Property Type: Single
- Source Neighborhood: LIBERIA
- Zoning: Residential
- Source Listing Status: Active
- Directions: GPS
- Restrictions: Ok To Lease
- Area: 3020
- Subdivision: LIBERIA
- Source System Name: C2C

Building and Construction

- Year Built: 2021
- Construction Materials: Pre-Cast Concrete Construction, New Construction, Under Construction
- Direction Faces: South
- New Construction: Yes
- Property Condition: Under construction
- Roof: Roof Description: Concrete Roof
- Levels or Stories: 1
- Structure Type: Property Type: Single Family
- House Style: R30-No Pool/No Water
- Year Built Details: Under Construction
- Architectural Style: Style: R30-No Pool/No Water, Design: Attached

Utilities

- Sewer: Municipal Sewer
- Water Source: Municipal Water

[SEE LESS](#) ▲

Find out more about this property.

Contact Agent

Prev Home Services
ment



< 33020, Hollywood, FL ×

By Joe Vairo with EXP Realty, LLC



Veterans: Get Preapproved for a \$0 Down

For Sale

\$350,000 Est. \$1,585/mo

2 bed 1 bath 992 sqft 7,500 sqft lot

2229 Grant St, Hollywood, FL 33020

Street View

Single Family
Property Type

3 Days
Time on realtor.com

\$353
Price per sqft

1952
Year Built

Ask a question

Share this home

Prev

Next



Open Houses



Property Details



Excellent investment opportunity. This quant 2 bedroom 1 Bathroom single family home is the perfect starter home or investment property being sold FULLY FURNISHED. As a starter home there's a spacious floor plan perfect for entertaining and getting together with family and friends. Not to mention the absolutely mastive backyard that you can turn into the ultimate playground. This gem is currently being rented out as an AirBnB opportunity with an excellent location close to Hollywood Beach, shopping, parks, restaurants and more. It is also zoned for multifamily use as well, where you can build up to 3 stories high! This is the ultimate cashflow opportunity!

Property Features

Bedrooms

- Bedrooms: 2
- Bedrooms On Main Level: 2
- Master Bedroom Dimensions: 14 x 10
- Bedroom 2 Dimensions: 10 x 10
- Master Bedroom Description: Combination Tub & Shower

Other Rooms

- Total Rooms: 5
- Florida Room Dimensions: 14 x 7
- Living Room Dimensions: 13 x 11

Interior Features

- First Floor Entry
- Furnished: Yes
- Window Features: Blinds/Shades

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: Central Heat

Bathrooms

- Full Bathrooms: 1
- Bathrooms On Main Level: 1

Kitchen and Dining

- Dining Room Description: Dining/Living Room, y/Dining Combination, L Shaped Dining
- Kitchen Dimensions: 14 x 10

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Exterior and Lot Features

- Courtyard
- Fence
- Deck

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.1721763
- Lot Size Square Feet: 7500

Garage and Parking

- Parking Features: Driveway

Home Features

- View: Garden View
- Other Equipment: Dishwasher, Dryer, Electric Water Heater, Washer, Washer/Dryer Hook-Up

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0
- Pet Description: No Restrictions

Other Property Info

- Annual Tax Amount: 3220
- County: Broward County
- Source Listing Status: Active
- Directions: If heading North on Dixie make a left onto Johnson St then a right onto N 22nd Ave and a quick left onto Grant St. If heading South on Dixie make a right onto Hayes St then a left onto N 22nd Ave and a quick right onto Grant St.
- Tax Year: 2020
- Area: 3050
- Parcel Number: 514209030140
- Subdivision: Hollywood Terrace 3-12 B
- Property Subtype: Single
- Source Property Type: Single Family
- Source Neighborhood: Hollywood Terrace 3-12 B
- Postal Code Plus 4: Post
- Zoning: RM-9
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 992
- Construction Materials: Concrete Block Construction
- Property Age: 69
- Levels or Stories: 1
- House Style: One Story
- Architectural Style: No Pool/No Water
- Year Built: 1952
- Direction Faces: South
- Roof: Comp Shingle Roof
- Structure Type: Single
- Year Built Details: Resale

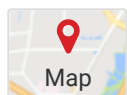
[Prev](#)

- Sewer: Septic Tank
- Cable Satellite: Yes
- Water Source: Municipal Water

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\$1,600 /mo



2 beds **2** baths

Commute Time

2231 Jackson St,
Hollywood, FL 33020



Open House

Due to COVID-19, open house information is uncertain in some areas. Please verify COVID-19 restrictions on open houses with your real estate agent, and local and state mandates.

None at this time



Property Details



Type

Single Family Home

This is the main house to which two efficiencies are attached. Good and quiet long term neighbors. The location is excellent. In the heart of Hollywood, is walking distance from the arts district, restaurants, commercial corridor and public library. Easy access to I-94 and minutes away from the beach. Rent INCLUDES electricity, water and high speed internet. Responsive management. To Pre-qualify, please complete the following steps: 1. Download the RentRedi App: Get it on Google Play OR Download on the App Store 2. Go to Prequalify in the app 3. Enter your details 4. Search by Unit Code: CFK-611 5. Send it! This property is using RentRedi for rent payments. With RentRedi, you can easily submit rent payments, boost your credit by reporting rent payments, sign up for affordable renters insurance, and more from the app!

Property Features

Bedrooms

- Bedrooms: 2

Bathrooms

- Full Bathrooms: 2

Garage and Parking

- Parking Features: Parking: Yes, Spaces

Other Property Info

- Country Region: USA
- Availability Date: 2021-03-01
- Source Property Type: HOUSE
- Source System Name: C2C

Local Home Services

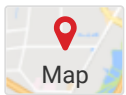
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By Elena Stazhkova with Vera Realty Llc



\$1,700 /mo



2 beds **1** bath **2,221** sq ft **Pets** OK

Commute Time

2019 Mayo St Unit 1-4,
Hollywood, FL 33020



Open House

Due to COVID-19, open house information is uncertain in some areas. Please verify COVID-19 restrictions on open houses with your real estate agent, and local and state mandates.

None at this time



Property Details



Type

Single Family Home

Centrally located updated 2beds/1bath with a separate entrance. It is main part of the house. Coin operated laundry is in a separate room; available only for tenants. House located one block from President Supermarket. Property is under loyal management. We treat our Tenant as a Family. Please, bring your client. Thank you. Background as a must.

Property Features

Bedrooms

- Bedrooms: 2

Bathrooms

- Total Bathrooms: 1.00
- Full Bathrooms: 1

Land Info

- Lot Size Acres: 0.1537879
- Lot Size Square Feet: 6699

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0
- Pet Description: Restrictions Or Possible Restrictions

Rental Info

- Lease Term: Minimum Lease Period: 12
- Rent Frequency: Year

Other Property Info

- Source Listing Status: Active
- County: Broward County
- Availability Date: 2021-06-30
- Source Property Type: Single
- Area: 3050
- Source Neighborhood: SOUTH SIDE PARK
- Postal Code Plus 4: Post
- Public Survey Section: 22
- Subdivision: SOUTH SIDE PARK
- Source System Name: C2C

Building and Construction

- Year Built: 1950
- Direction Faces: South
- Property Age: 71
- Structure Type: Property Type: Residential Rental
- House Style: Duplex/Tri/Quad-Annual



< 33020, Hollywood, FL ×

By Diana Fahmie with Keyes - Weston Office



Veterans: Check Eligibility for a \$0 Down

For Sale

\$395,000 Est. \$2,046/mo

2 bed 1 bath 1,112 sqft 5,992 sqft lot

2107 N 14th Ter, Hollywood, FL 33020

Street View

Single Family
Property Type

16 Days
Time on realtor.com

\$355
Price per sqft

1959
Year Built

Ask a question [Share this home](#)

Open Houses

Prev **Property Details** Next

Light bright & charming mid-century modern... Close-to-the-beach 2 bedroom [plus bonus convertible den/room] house! Less than 1.5 miles to the beach! Gas stove, granite countertops, brand new refrigerator. RV/Boat parking ok. Fully fenced in back yard, plenty of room for pets. Amazing quiet palm tree lined classic East Hollywood street! Walking distance to grocery stores, dining, and shopping. Short drive to Ft. Lauderdale Airport, downtown Ft. Lauderdale, Hollywood, I-95/595.

Property Features

Bedrooms

- Bedrooms: 2

Bathrooms

- Total Bathrooms: 1.00
- Full Bathrooms: 1

Interior Features

- First Floor Entry
- Stacked Bedroom

Heating and Cooling

- Cooling Features: Ceiling Fans, Electric Cooling
- Heating Features: Electric Heat

Exterior and Lot Features

- Fence
- Exterior Lighting
- Open Porch
- Room For Pool

Garage and Parking

- Carport Features: Attached
- Garage Description: Attached
- Parking Features: Covered Parking, Driveway, Rv/Boat Parking

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.1375574
- Lot Size Square Feet: 5992

Home Features

- View: Other View
- Other Equipment: Dishwasher, Disposal, Dryer, Electric Range, Refrigerator, Self Cleaning Oven, Washer

Homeowners Association

- Association Fee Amenities: Paved Road, Public Road, Sidewalks, Street Lights

Other Property Info

- Annual Tax Amount: 6707
- Source Listing Status: Active
- County: Broward County
- Tax Year: 2020
- Restrictions: Other Restrictions
- Source Property Type: Single
- Area: 3030
- Source Neighborhood: FLAMINGO MANORS
- Postal Code Plus 4: Post
- Public Survey Section: 10
- Division: FLAMINGO MANORS
- Zoning: RES
- Access System Name: C2C

[Prev](#)
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Building and Construction

- Total Square Feet Living: 1452
- Construction Materials: Concrete Block Construction
- Property Age: 62
- Levels or Stories: 1
- House Style: R30-No Pool/No Water
- Year Built Details: Resale
- Year Built: 1959
- Direction Faces: North
- Roof: Roof Description: Shingle Roof
- Structure Type: Property Type: Single Family
- Total Area Sqft: 1452
- Architectural Style: Style: R30-No Pool/No Water, Design: Attached

Utilities

- Sewer: Municipal Sewer
- Water Source: Municipal Water

[SEE LESS](#) ▲

Find out more about this property.

Contact Agent

Mortgages
2.02%
 APR 15 Year Fixed | \$400K

What is your credit score?

- POOR
- FAIR
- GOOD

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Property History



Monthly Payment



Neighborhood

Noise, Flood, Commute



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< 33020, Hollywood, FL ×

By Laurie Finkelstein Reader with Laurie Finkelstein Reader Real Estate, LLC



Veterans: Get Preapproved for a \$0 Down

For Sale

\$331,900 Est. \$1,744/mo

3 bed 2 bath 1,282 sqft

1534 Gabriel St Unit 1, Hollywood, FL 33020

Street View

Townhome
Property Type

16 Days
Time on realtor.com

HOA \$300/mo
HOA Fees

\$259
Price per sqft

1995
Year Built

Ask a question Share this home

Open Houses

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Property Details

Next

Welcome to the beautiful, corner lot villa in the desirable community of Sherbrooke that is only minutes from Hollywood beach & boardwalk & ready to be lived! This charming, light filled home has open living areas, tall ceilings and a split bedroom plan. The open kitchen comes equipped with stainless steel appliances and a snack counter, room for a breakfast nook or dining area with access to the screened in patio through the sliding glass door. The laundry room is conveniently located next to the primary bedroom which has it's own private bathroom with nice finishes, a walk-in closet & direct access & views to the patio area. This community has guest parking & additional amenities to enjoy. Centrally & conveniently located close to schools, shops, restaurants, the beach & more!

Property Features

Bedrooms

- Bedrooms: 3

Bathrooms

- Total Bathrooms: 2.00
- Full Bathrooms: 2

Interior Features

- First Floor Entry
- Walk-In Closets

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: Central Heat

Kitchen and Dining

- Dining Room Description: Dining/Living Room

Exterior and Lot Features

- Courtyard

Garage and Parking

- Parking Features: 2 Or More Spaces

Home Features

- View: Unit View: Other View
- Other Equipment: Dishwasher, Microwave, Refrigerator

Amenities and Community Features

- Clubhouse-Clubroom
- Heated Pool

Homeowners Association

- Association: Yes
- Association Fee: 300
- Calculated Total Monthly Association Fees: 300
- Association Amenities: Homeowners
- Association Fee Frequency: Monthly
- Maintenance Description: Maintenance Includes: All Amenities, Other Maintenance Includes
- Pet Description: Restrictions Or Possible Restrictions

School Information

- Elementary School: Dania Beach
- High School: South Broward

Prev le School: Olsen

Next

Other Property Info

- Annual Tax Amount: 2343
- County: Broward County
- Tax Year: 2020
- Source Property Type: Villa
- Property Subtype: townhouse
- Public Survey Section: 10
- Source System Name: C2C
- Source Listing Status: Active
- Directions: Please use GPS
- Restrictions: Other Restrictions
- Area: 3030
- Source Neighborhood: Sherbrooke 142-37 B
- Subdivision: Sherbrooke 142-37 B

Building and Construction

- Year Built: 1995
- Entry Level: 1
- Structure Type: Property Type: Condo/Co-Op/Villa/Townhouse
- Year Built Details: Resale
- Construction Materials: CBS Construction
- Property Age: 26
- House Style: Villa Condo
- Architectural Style: Style: Villa Condo

SEE LESS ▲

Find out more about this property.

Contact Agent

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Financial Services

US Military & Veterans \$75K Home Giveaway. See Off. Rules

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Property History



Monthly Payment



Prev **ghborhood** Noise, Flood, Commute

Next

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< 33020, Hollywood, FL ×

By Lindsey Way with Douglas Elliman - 450 E Las Olas Blvd



Veterans: Check Eligibility for a \$0 Down [VA](#)

For Sale

\$405,000 Est. [\\$1,750/mo](#)

2 bed 2 bath 1,287 sqft 4,840 sqft lot

1540 Arthur St, Hollywood, FL 33020

Street View

Single Family
Property Type

3 Days
Time on realtor.com

\$315
Price per sqft

1958
Year Built

[Ask a question](#) [Share this home](#)

Open Houses

[Prev](#) **Property Details** [Next](#)

BEAUTIFULLY UPDATED 2 BED/2 BATH HOME IN EAST HOLLYWOOD! HOME HAS IMPACT DOORS & WINDOWS, NEW APPLIANCES, OPEN KITCHEN CONCEPT WITH EAT-IN KITCHEN. BEAUTIFUL MASTER WITH WALK-IN SHOWER, AND CABANA DOOR TO THE BACK YARD. ROOM FOR A POOL. MINUTES TO THE BEACH, YOUNG CIRCLE, FLL AIRPORT, HOLLYWOOD'S BROADWALK, SHOPS, RESTAURANTS, AND MORE!

Property Features

Bedrooms

- Bedrooms: 2
- Bedrooms On Main Level: 2

Interior Features

- First Floor Entry

Heating and Cooling

- Cooling Features: Ceiling Fans, Central Cooling
- Heating Features: Central Heat

Bathrooms

- Full Bathrooms: 2
- Bathrooms On Main Level: 2

Kitchen and Dining

- Dining Room Description: Breakfast Area, Eat-In Kitchen, Formal Dining

Exterior and Lot Features

- Fence
- Open Porch
- Shed
- High Impact Doors
- Room For Pool

Garage and Parking

- Carport Features: Attached
- Parking Features: Covered Parking, Driveway

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.11111111
- Lot Size Square Feet: 4840

Home Features

- View: Garden View
- Other Equipment: Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Washer

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0
- Pet Description: No Restrictions

Other Property Info

[Prev](#)

Annual Tax Amount: 2712
County: Broward County

- Source Listing Status: Active
- Tax Year: 2020

[Next](#)

- Source Property Type: Single Family
- Source Neighborhood: Hollywood Place 7-6 B
- Postal Code Plus 4: Post
- Zoning: RM-12
- Source System Name: C2C
- Area: 3030
- Parcel Number: 514210170140
- Subdivision: Hollywood Place 7-6 B
- Property Subtype: Single

Building and Construction

- Total Square Feet Living: 1287
- Construction Materials: Cbs Construction
- Property Age: 63
- Levels or Stories: 1
- House Style: One Story
- Architectural Style: No Pool/No Water
- Year Built: 1958
- Direction Faces: North
- Roof: Comp Shingle Roof
- Structure Type: Single
- Year Built Details: Resale

Utilities

- Sewer: Municipal Sewer
- Water Source: Municipal Water

SEE LESS ▲

Find out more about this property.

Contact Agent

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Financial Services

US Military & Veterans \$75K Home Giveaway. See Off. Rules

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Property History



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< 33020, Hollywood, FL ×

By Jewell Dixon with Signature International Re



Veterans: Start Your \$0 Down VA Home

For Sale

\$275,000 Est. \$1,160/mo

2 bed 1 bath 1,250 sqft 6,178 sqft lot

1419 S 24th Ct, Hollywood, FL 33020

Street View

Single Family
Property Type

2 Days
Time on realtor.com

\$220
Price per sqft

1 car
Garage

1953
Year Built

Ask a question

Share this home

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Next



Open Houses



Property Details



Beautiful 2/1 home for sale. It comes with a big garage. Huge yard. If you are a pet lover, you have an option of keeping a hand made cat Jungle. Inside this cozy home, you have a spacious living room, both bedrooms allow you space to be creative with dressing it up. Bathroom recently renovated, painted with a calming and relaxing blue to help detox from a hard day. Also, and adorable kitchen to cook hot meals.

Property Features

Bedrooms

- Bedrooms: 2
- Bedroom 2 Level: M
- Master Bedroom Level: M

Bathrooms

- Total Bathrooms: 1 / 0
- Full Bathrooms: 1

Appliances

- Dishwasher
- Range - Electric
- Smoke Detector
- Dryer
- Refrigerator
- Washer

Other Rooms

- Util-Garage
- Living Room Level: M

Heating and Cooling

- Cooling Features: Ceiling Fan, Central, Electric
- Heating Features: Central, Electric

Interior Features

- Furnished Description: Unfurnished
- Window Features: Blinds, Drapes
- Flooring: Terrazzo Floor, Tile

Kitchen and Dining

- Dining Room Level: M
- Kitchen Level: M

Prev

and Lot Features

Next

Screen Porch

Land Info

- Lot Description: < 1/4 Acre
- Lot Size Acres: 0.1418274
- Lot Size Square Feet: 6178

Garage and Parking

- Garage Spaces: 1
- Parking Features: Driveway, Garage - Attached

Homeowners Association

- Pets Allowed: Yes

Other Property Info

- Annual Tax Amount: 1502.00
- County: Broward
- Tax Year: 2020
- Source Property Type: Single Family Detached
- Source Neighborhood: BELMAR AMENDED
- Zoning: RES
- Source Listing Status: Active
- Directions: I-95 South to Pembroke Road East. Drive East to 24th CT. Turn left onto S 24th Ct. House will be on the right.
- Restrictions: No Restrictions
- Area: 3050
- Subdivision: BELMAR AMENDED
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 1250.00
- Construction Materials: CBS
- Living Area Source: Tax Rolls
- Property Condition: Resale
- Levels or Stories: 1.00
- House Style: < 4 Floors
- Year Built Details: Resale
- Year Built: 1953
- Entry Level: 1
- Property Age: 68
- Roof: Comp Shingle
- Structure Type: Property Type: A
- Total Area Sqft: 1556

Utilities

- Electric
- Septic
- Public Water
- Water Source: Public Water

[SEE LESS](#) ▲

Find out more about this property.

Contact Agent

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< 33020, Hollywood, FL ×

By Zeljko Loncar with Grand Realty Of America, Corp.



Veterans: Check Eligibility for a \$0 Down

For Sale

\$194,900 Est. \$1,213/mo

2 bed 2 bath 960 sqft

1431 S 14th Ave Apt 201, Hollywood, FL 33020

Street View

Condo
Property Type

19 Days
Time on realtor.com

\$228/mo
HOA Fees

\$203
Price per sqft

1980
Year Built

Ask a question Share this home

Open Houses



Prev **Property Details** Next

2/2 CONDO FOR SALE. 2 miles from the beach major roads, ocean driver, us1 , 95. 15 min to FLL INT airport. Aventura Gulfstream 10 min walk bicycle ride. Property is well maintained. Updated kitchen bathrooms. Central AC unit 3 years old, roof replaced 4 years ago, 20 years warranty on a work by contractor, impact windows installed 3 yrs ago. Corner unit facing north, looking at Jewish Temple Park complex in residential area. East side of the building is looking over Gulf Stream Golf Course. Unit is occupied by tenants, underpaying \$1570 month to month. Equal Housing Opportunity.

Property Features

Bedrooms

- Bedrooms: 2

Bathrooms

- Total Bathrooms: 2.00
- Full Bathrooms: 2
- Master Bathroom Description: Tub Only

Interior Features

- First Floor Entry
- Window Features: High Impact Windows

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: No Heat

Kitchen and Dining

- Dining Room Description: Dining/Living Room

Garage and Parking

- Parking Features: 1 Space

Home Features

- View: Unit View: Garden View
- Other Equipment: Microwave, Electric Range, Refrigerator
- Security Features: Complex Fenced, TV Camera

Amenities and Community Features

- Bbq/Picnic Area
- Pool

Homeowners Association

- Association: Yes
- Association Amenities: Condo
- Association Fee: 228
- Association Fee Frequency: Monthly
- Calculated Total Monthly Association Fees: 228
- Maintenance Description: Maintenance Includes: Building Exterior, Common Area, Electric, Pest Control Interior, Pool Service
- Pet Description: Maximum 20 Lbs

Other Property Info

- Annual Tax Amount: 3021
- Source Listing Status: Active
- County: Broward County
- Tax Year: 2020
- Source Property Type: Condo
- Property Subtype: condo

[Prev](#)

ictions: Ok To Lease
3030

[Next](#)

- Source Neighborhood: TOWN & COUNTRY APTS CONDO
- Public Survey Section: 23
- Source System Name: C2C
- Postal Code Plus 4: Post
- Subdivision: TOWN & COUNTRY APTS CONDO

Building and Construction

- Total Square Feet Living: 960
- Construction Materials: Concrete Block Construction
- Entry Level: 2
- Structure Type: Property Type: Condo/Co-Op/Villa/Townhouse
- Total Area Sqft: 960
- Architectural Style: Style: Condo 1-4 Stories
- Year Built: 1980
- Direction Faces: North East
- Property Age: 41
- House Style: Condo 1-4 Stories
- Year Built Details: Resale

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Find out more about this property.

Contact Agent

Local Home Services

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Financial Services

US Military & Veterans \$75K Home Giveaway. See Off. Rules

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Property History



Monthly Payment



Neighborhood Noise, Flood, Commute



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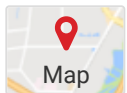




Presented by: **Gary Muzechuk**
Brokered by: **Keyes - Ft. Lauderdale**



\$4,000 /mo



2 **2** **1,059**
beds baths sq ft

Commute Time

1525 SW 18th Ter,
Fort Lauderdale, FL 33312

OPEN **Open House**

Due to COVID-19, open house information is uncertain in some areas. Please verify COVID-19 restrictions on open houses with your real estate agent, and local and state mandates.

None at this time



Property Details



Type

Single Family Home

WATERFRONT - DESIRABLE & PRIVATE SHADY BANKS - ONE WAY IN/ONE WAY OUT - DEEP WATER/OCEAN ACCESS/NO FIXED BRIDGES - E of I-95 - 60' DOCK with SHORE POWER - 350' to South Fork New River - Shady Bank's exclusive cul de sac waterfront isle street offers the ultimate privacy and security. NEWLY RENOVATED EXTERIOR: new concrete driveway, new concrete retaining wall, new tiled walkway/landing/back patio, new low maintenance green landscape (turf), new impact front door, and newly painted. NEWLY RENOVATED INTERIOR: new bathroom, new kitchen appliances & fixtures. SEAWALL: recently inspected & maintained. BOAT DOCK: shore power, newly stained, new floating dock & ladder. Extra parking for RV and boat trailer. Nearby Horta Park & waterfront Bill Keith Preserve Park w/ nature trails & kayak landing.

Property Features

Bedrooms

- Bedrooms: 2
- Bedrooms On Main Level: 2

Bathrooms

- Full Bathrooms: 2
- Bathrooms On Main Level: 2

Kitchen and Dining

- Dining Room Description: Dining/Living Room, Snack Bar/Counter

Exterior and Lot Features

- Exterior Lighting
- High Impact Doors
- Patio
- Shed

Interior Features

- First Floor Entry
- French Doors
- Volume Ceilings
- Window Features: Blinds/Shades

Heating and Cooling

- Cooling Features: Ceiling Fans, Central Cooling
- Heating Features: Electric Heat

Waterfront and Water Access

- Water Features: Deeded Dock, Private Dock, Unrestricted Salt Water Access
- Waterfront Description: Canal Width 1-80 Feet
- Waterfront Feet: 60

Garage and Parking

- Carport Features: Attached
- Parking Features: Guest Parking

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.137741
- Lot Size Dimensions: 100 x 60
- Lot Size Square Feet: 6000

Home Features

- View: Canal, Water View
- Other Equipment: Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Smoke Detector, Washer

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0

Rental Info

- Lease Term: 1 Year With Renewal Option
- Rent Frequency: Month

Other Property Info

- Source Listing Status: Active
- County: Broward County
- Source Property Type: Residential Rental
- Area: 3480
- Source Neighborhood: Lauderdale Isles 1 31-23
- Parcel Number: 504216290400
- Postal Code Plus 4: Post
- Subdivision: Lauderdale Isles 1 31-23
- Zoning: RS-8
- Property Subtype: Single
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 1059
- Year Built: 1953
- Construction Materials: Concrete Block Construction, Stucco Exterior Construction
- Direction Faces: East
- Property Age: 68
- Roof: Comp Shingle Roof
- Structure Type: Single
- Year Built Details: Resale
- Architectural Style: Residential-Annual

Utilities

- Sewer: Sewer
- Cable Satellite: Yes
- Water Source: Municipal Water

Local Home Services



< 33020, Hollywood, FL ×

By Mikhail Mudrik with Tzinker International Realty



Veterans: Check Eligibility for a \$0 Down [VA](#)

For Sale

\$380,000 Est. [\\$1,578/mo](#)

2 bed 1 bath 1,202 sqft 5,020 sqft lot

519 S 16th Ave, Hollywood, FL 33020

Street View

Single Family
Property Type

3 Days
Time on realtor.com

\$316
Price per sqft

1 car
Garage

1949
Year Built

[Ask a question](#) [Share this home](#)

Open Houses

[Prev](#) **Property Details** [Next](#)

LOCATION LOCATION LOCATION!!! Amazing investors opportunity to buy a house in the heart of Hollywood that can be turned into 4/2! Can be sold with approved plans CASH ONLY, AS-IS

Property Features

Bedrooms

- Bedrooms: 2

Bathrooms

- Total Bathrooms: 1.00
- Full Bathrooms: 1

Interior Features

- First Floor Entry

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: Central Heat

Land Info

- Lot Description: Less Than 1/4 Acre Lot
- Lot Size Acres: 0.1152433
- Lot Size Square Feet: 5020

Garage and Parking

- Garage Spaces: 1
- Parking Features: Covered Parking

Homeowners Association

- Association Fee Frequency: Semi-Annually
- Association Fee Amenities: Other Membership Available

Other Property Info

- Annual Tax Amount: 1774
- County: Broward County
- Restrictions: Ok To Lease
- Area: 3030
- Postal Code Plus 4: Post
- Subdivision: HOLLYWOOD
- Source System Name: C2C
- Source Listing Status: Active
- Tax Year: 2020
- Source Property Type: Single
- Source Neighborhood: HOLLYWOOD
- Public Survey Section: 15
- Zoning: M3

Building and Construction

- Total Square Feet Living: 1578
- Construction Materials: Other Construction
- Property Age: 72
- Levels or Stories: 1
- House Style: R30-No Pool/No Water
- Year Built Details: Resale
- Year Built: 1949
- Direction Faces: North East
- Roof: Roof Description: Other Roof
- Structure Type: Property Type: Single Family
- Total Area Sqft: 1578
- Architectural Style: Style: R30-No Pool/No Water, Design: Detached

[Prev](#)
[Next](#)

- Sewer: Other Sewer



< 33020, Hollywood, FL ×

By alicia brondo with Brondo & Associates Realty, LLC



Veterans: Check Eligibility for a \$0 Down [VA](#)

For Sale

\$345,000 Est. [\\$1,692/mo](#)

2 bed 2 bath 1,358 sqft

1202 N 16th Ct, Hollywood, FL 33020

Street View

Multi-Family
Property Type

68 Days
Time on realtor.com

\$254
Price per sqft

1970
Year Built

[Ask a question](#) [Share this home](#)

Open Houses

[Prev](#) **Property Details** [Next](#)

Legal Duplex large 1/1's. Don't miss this great income opportunity! Investor's dream. Great are close to the Hollywood Beaches and Downtown. Perfect for short term rentals. Central A/C both units. Separate meters. Property in great shape. Long term tenants month to month. large lot.

Property Features

Bedrooms

- Bedrooms: 2

Heating and Cooling

- Cooling Features: Central Cooling
- Heating Features: Central Heat

Bathrooms

- Full Bathrooms: 2

Land Info

- Lot Description: Less Than 1/4 Acre Lot

Homeowners Association

- Association: No
- Calculated Total Monthly Association Fees: 0

Rental Info

- Rent Includes: Rent Includes: Sewer, Water

Multi-Unit Info

- Bedrooms in Unit-1: 1
- Bedrooms in Unit-2: 1
- Full Bathrooms in Unit-1: 1
- Full Bathrooms in Unit-2: 1
- Unit-1 Description: Rooms:Kitchen
- Unit-2 Description: Rooms:Kitchen

Other Property Info

- Annual Tax Amount: 4724
- County: Broward County
- Source Property Type: Duplex
- Source Neighborhood: ST JAMES COURT
- Public Survey Section: 10
- Zoning: RES Duplex
- Source Listing Status: Active
- Tax Year: 2020
- Area: 3010
- Postal Code Plus 4: Post
- Subdivision: ST JAMES COURT
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 1358
- Construction Materials: CBS Construction
- Roof: Roof Description: Shingle Roof
- Year Built: 1970
- Property Age: 51
- Structure Type: Property Type: Residential Income, Property Type Information: Detached
- House Style: Duplex
- Total Area Sqft: 1358
- Year Built Details: Resale
- Architectural Style: Style: Duplex

[Prev](#)
[Next](#)

- Sewer: Municipal Sewer



EXHIBIT D
COMMERCIAL LISTINGS



Jessica Perez
(954) 237-3751

The 221 Building

The 221 Building, Modern Executive Offices | 221 W Hallandale Beach Blvd

175 SF of Office Space Available in Hallandale Beach, FL



HIGHLIGHTS

- Move-in ready executive offices
- Month to month leases
- Modern Reception area with receptionist
- Fully Furnished Offices
- 24/7 Access to offices
- Conference Rooms

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
2nd Floor	175 SF	Negotiable	\$50.00 /SF/YR	Office	-	Now

PROPERTY OVERVIEW

Modern, fully furnished, executive offices & workspaces. We're perfectly located just 3 minutes east of I-95 in Hallandale beach on the

- 24 Hour Access
- Controlled Access
- Conferencing Facility
- Property Manager on Site
- Security System
- Signage

border between Dade and Broward county and minutes from Aventura, Hollywood and Fort Lauderdale.

- Kitchen
- Plug & Play
- Reception
- Wi-Fi
- Air Conditioning

PROPERTY FACTS





Building Type	Office	Building Size	12,156 SF
Year Built	2018	Building Class	B
Building Height	2 Stories	Typical Floor Size	6,000 SF
Parking	50 Surface Parking Spaces		

WALK SCORE ®
Very Walkable (82)

BIKE SCORE ®
Very Bikeable (72)

TRANSPORTATION

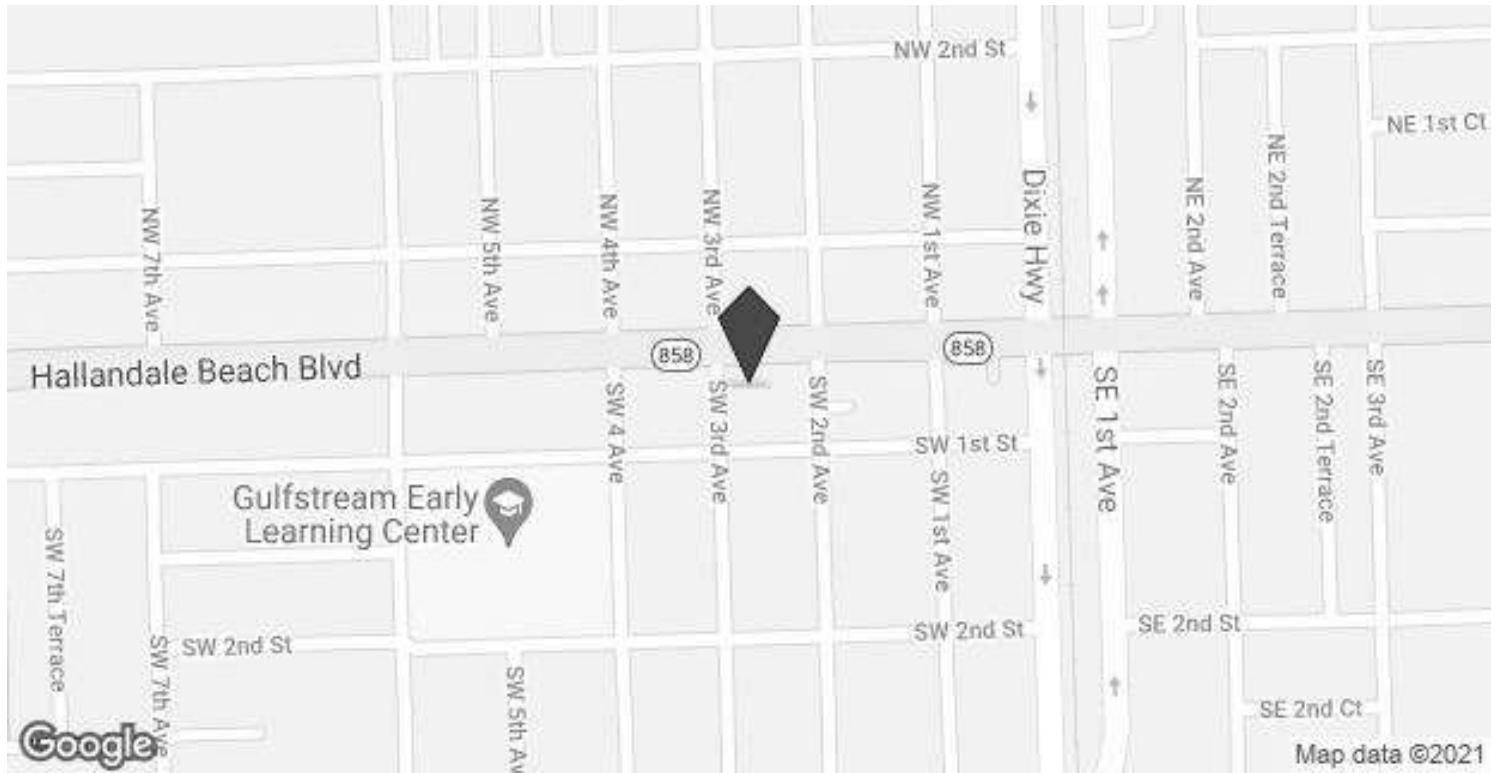
COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	7 min drive	3.1 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	10 min drive	4.6 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	14 min drive	8.1 mi
Miami International Airport	39 min drive	22.4 mi

MAP OF 221 W HALLANDALE BEACH BLVD HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



The 221 Building Lobby



The 221 Building Reception



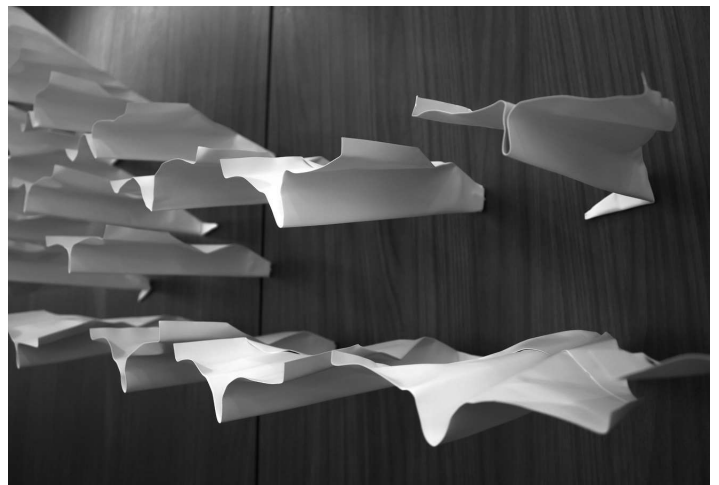
The 221 Building Reception



The 221 Building Lobby



The 221 Building Lobby



The 221 Building Art



The 221 Building CNF Room



The 221 Building Workspace



The 221 Building CNF Room



The 221 Building Workspace



The 221 Building First Floor



The 221 Building Workspace



The 221 Building Second Floor



IMG_6515



The 221 Building Workspace



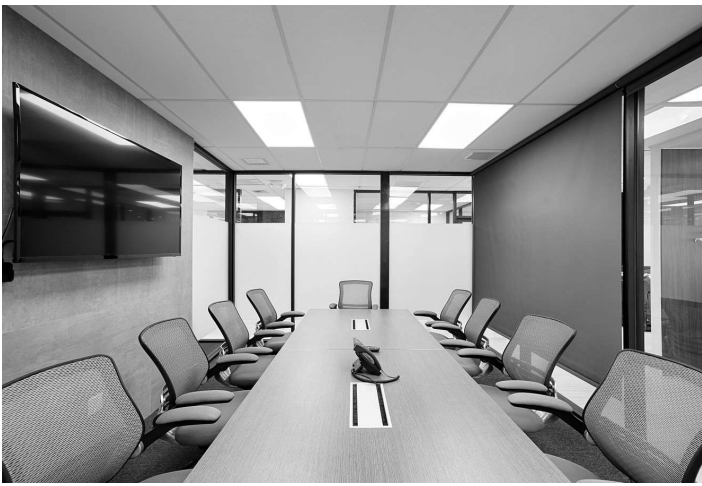
The 221 Building First Floor Kitchen



The 221 Building Conference Room



The 221 Building Large CNF Room



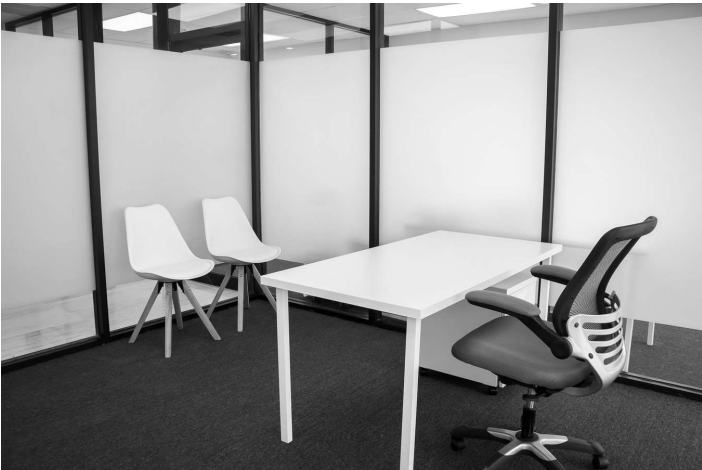
The 221 Building Large CNF Room - Close Up



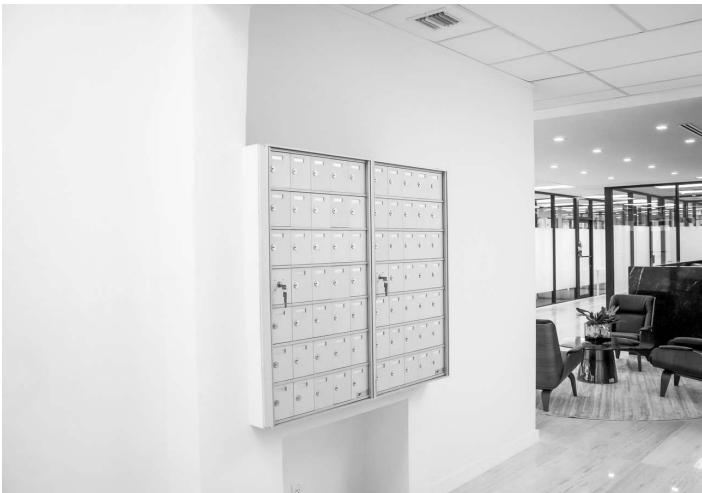
The 221 Building First Floor



The 221 Building Large CNF Room



The 221 Building Workspace



The 221 Building Lobby



The 221 Building Workspace



The 221 Building Workspace



The 221 Building Workspace



The 221 Building Workspace

Listing ID: 22966254

Date Created: 5/7/2021

Last Updated: 7/5/2021

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Susana Rashid
(954) 235-5760



301 E Hallandale Beach Blvd

10,497 SF of Office Space Available in Hallandale Beach, FL



ALL AVAILABLE SPACES(2)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	5,250 SF	3-5 Yrs	\$32.00 /SF/YR	Office	Full Build-Out	Now
2nd Floor	5,247 SF	3-5 Yrs	\$32.00 /SF/YR	Office	Full Build-Out	Now

FEATURES AND AMENITIES

- Bus Line

PROPERTY FACTS

Building Type	Office	Building Size	10,497 SF
Year Built	1972	Building Class	C
Building Height	2 Stories	Typical Floor Size	5,248 SF
Parking	Surface Parking		

WALK SCORE ®
Very Walkable (84)

BIKE SCORE ®
Very Bikeable (78)

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)   8 min drive 3.5 mi

Sheridan Street Commuter Rail (Tri-County Commuter) 10 min drive 4.6 mi



AIRPORT

Fort Lauderdale–Hollywood International Airport 15 min drive 8.4 mi

Miami International Airport 40 min drive 22.7 mi

MAP OF 301 E HALLANDALE BEACH BLVD HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



Building Photo

Listing ID: 21176704

Date Created: 10/8/2020

Last Updated: 7/5/2021

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Anthony Adelson
(954) 458-9238 Ext. 1000

**Anthony S. Adelson,
P.A.**

Golden Isles Professional Plaza | 501 Golden Isles Dr

735 SF of Office/Medical Space Available in Hallandale Beach, FL



HIGHLIGHTS

- Ample parking for all tenants, their employees and patrons. Excellent parking lot lighting. Great views, with a lot of natural light in the offices.

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
2nd Fl, Ste 205A	735 SF	1 Yr	\$32.00 /SF/YR	Office/Medical	Full Build-Out	Now

PROPERTY OVERVIEW

The first floor of this building was occupied by a bank until 2 years ago. It is now a law office. The second floor contains a dental practice, an

- Bus Line

acupuncturist, a mortgage broker, and several professional offices. The property is well maintained and continually upgraded.

- Signage

PROPERTY FACTS





Building Type	Office	Building Class	C
Year Built	1989	Typical Floor Size	10,898 SF
Building Height	2 Stories	Unfinished Ceiling Height	10'
Building Size	22,000 SF		
Parking	54 Surface Parking Spaces 38 Covered Parking Spaces		

WALK SCORE ®

Very Walkable (78)

TRANSPORTATION

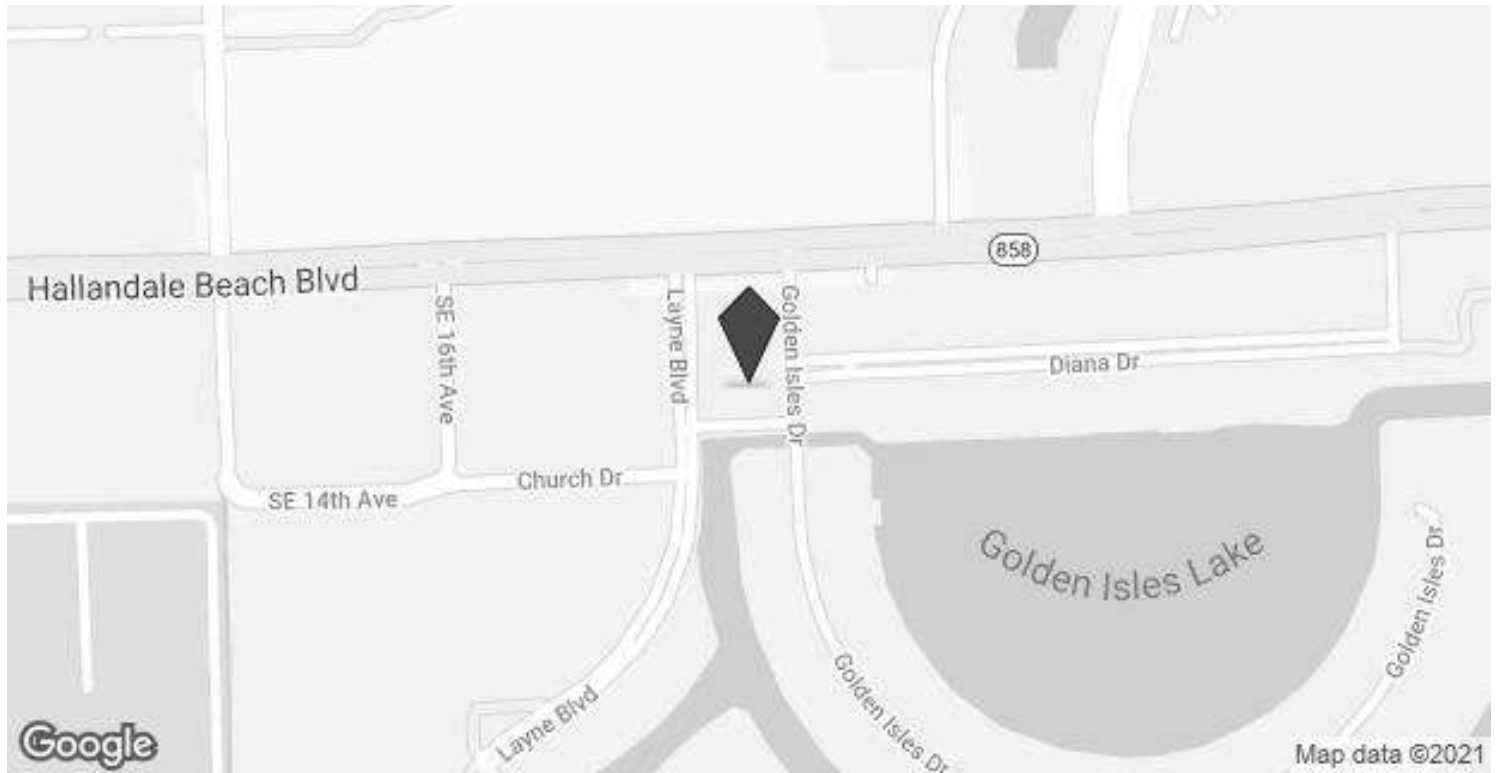
COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	11 min drive	4.6 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	13 min drive	5.7 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	18 min drive	9.5 mi
Miami International Airport	43 min drive	23.8 mi

MAP OF 501 GOLDEN ISLES DR HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



Building Photo



Building Photo



Building Photo



6



1



Building Photo



5



2



3



4



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Listing ID: 22758966

Date Created: 4/16/2021

Last Updated: 7/5/2021

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Daniel Chaberman

(646) 323-7859



Atlantic Village | 601 N Federal Hwy

61,782 SF of Space Available in Hallandale Beach, FL



HIGHLIGHTS

- Strategically located less than 2 miles from Aventura & Hollywood and 3 miles away from Sunny Isles Beach
- Located just one mile south of Kindred Hospital South Florida- Hollywood
- Located in a privileged location with over 700 linear feet of frontage on US-1
- High traffic count of more than 55,000 vehicles per day on Federal Highway
- 80 walk score and 73 bike score
- 1.5 miles from both I-95 and the beach

ALL AVAILABLE SPACES(25)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Fl, Ste 101	1,353 SF	Negotiable	\$60.00 /SF/YR	Restaurant	Partial Build- Out	Dec 2021
1st Fl, Ste 102	1,247 SF	Negotiable	\$60.00 /SF/YR	Retail	Shell Space	Dec 2021
1st Fl, Ste 104- 106	7,746 SF	Negotiable	\$60.00 /SF/YR	Retail	Shell Space	Dec 2021
1st Fl, Ste 109	1,629 SF	Negotiable	\$60.00 /SF/YR	Retail	Shell Space	Dec 2021
1st Fl, Ste 110	1,044 SF	Negotiable	\$60.00 /SF/YR	Retail	Shell Space	Dec 2021
1st Fl, Ste 111	1,797 SF	Negotiable	\$60.00 /SF/YR	Retail	Shell Space	Dec 2021
1st Fl, Ste 112	2,097- 7,167 SF	Negotiable	\$60.00 /SF/YR	Retail	Shell Space	Dec 2021
1st Fl, Ste 113	1,904 SF	Negotiable	\$60.00 /SF/YR	Retail	Shell Space	Dec 2021
1st Fl, Ste 114	3,015 SF	Negotiable	\$45.00 /SF/YR	Retail	Shell Space	Dec 2021
1st Fl, Ste 115	6,137 SF	Negotiable	\$45.00 /SF/YR	Retail	Shell Space	Dec 2021

PROPERTY OVERVIEW

South Florida's newest and hottest gastronomic destination. Atlantic Village is a lifestyle mixed-use center with retail, restaurant & entertainment. Located in Hallandale Beach; just north of Aventura and minutes south of Fort Lauderdale-Hollywood International Airport on US-1, the Village is just 5 minutes north of Aventura, 5 minutes south of Hollywood, and 15 minutes from Sunny Isles. Atlantic Village is home to over 12 restaurants so far (including a

- 24 Hour Access
- Atrium
- Corner Lot
- Courtyard
- Mezzanine
- Pool
- Property Manager on Site
- Pylon Sign
- Restaurant

rooftop Restaurant & Bar), a Swimming Academy for kids & babies, the Juventus Soccer Academy, a language school for adults, an indoor kids playground among other tenants. Additionally, Atlantic Village is home to two medical buildings in the complex. They are currently under construction of the 3rd phase and are scheduled to deliver the project by December of 2021.

- Signage
- Tenant Controlled HVAC
- Roof Terrace
- Storage Space
- Car Charging Station
- Monument Signage
- Air Conditioning
- Balcony

PROPERTY FACTS

Rental Rate \$35.00 - \$60.00 /SF/YR
Total Space Available 61,782 SF
Min. Divisible 882 SF

Max. Contiguous 13,541 SF
Business Park Type Office Park

SELECT TENANTS

FLOOR

TENANT NAME

2nd

9Round

1st

Crema Gourmet

1st

Crudos Fusion Asian

1st

Doggi's Arepa Bar

1st

Dr Limon Ceviche Bar

2nd

Flippo's Indoor Playground

1st

Holi Vegan

2nd

Open Hearts Language Academy

1st

The Blues Burgers

1st

The Juice Mafia

COMMUTE







- 1 Mi.
- 3 Mi.
- 5 Mi.
- 15 Min Drive ^

WALK SCORE®
Very Walkable (79)

BIKE SCORE®
Very Bikeable (76)

TRANSPORTATION

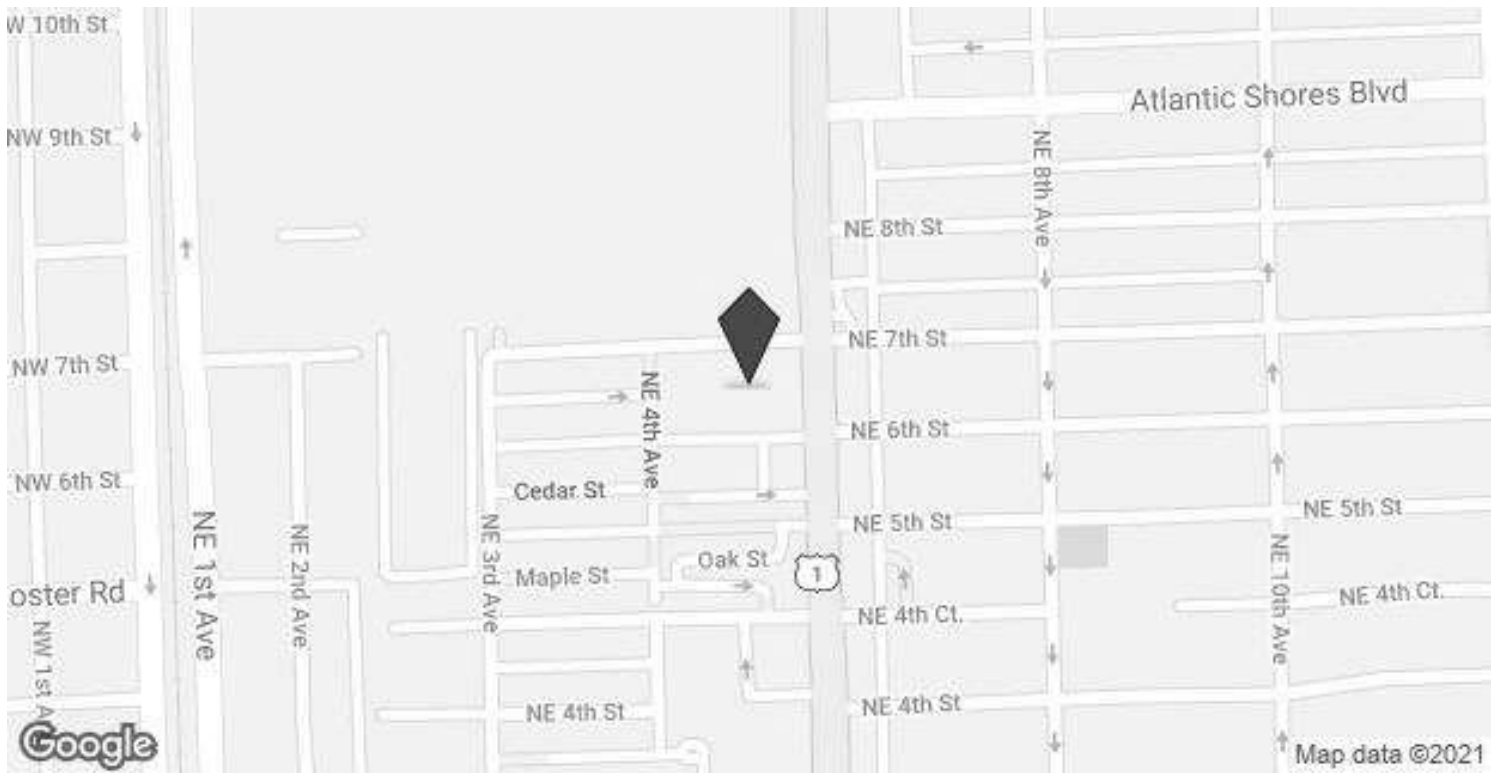
COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	8 min drive	3.2 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	10 min drive	4.3 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	16 min drive	8.1 mi
Miami International Airport	41 min drive	23.4 mi

MAP OF 601 N FEDERAL HWY HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



Atlantic Village



Atlantic Village Rendering



Site Plan AV3



Atlantic Village Rendering



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



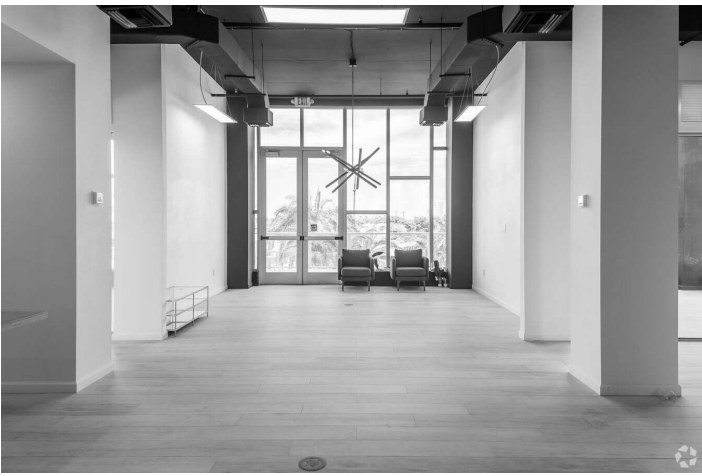
Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



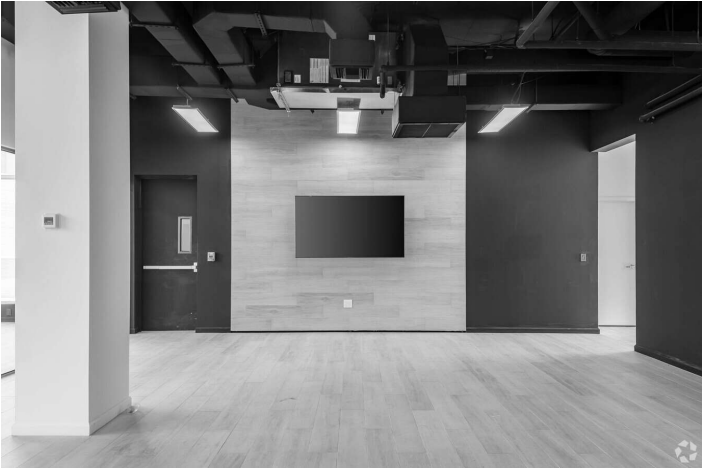
Atlantic Village



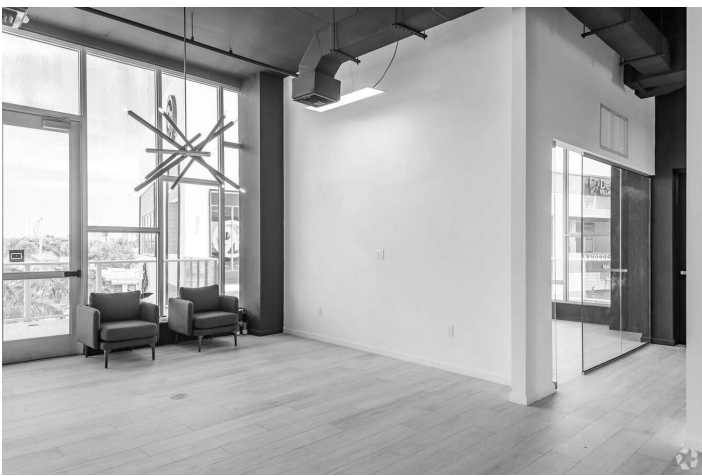
Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village



Atlantic Village Rendering



Atlantic Village Rendering



Atlantic Village Rendering

Listing ID: 22800680

Date Created: 4/20/2021

Last Updated: 7/6/2021

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Liliana Martinez

(786) 444-6403



Beacon Hallandale | 800 SE 4th Ave

2,788 SF of 4-Star Office Space Available in Hallandale Beach, FL



ALL AVAILABLE SPACES(5)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Fl, Ste 102	623 SF	Negotiable	\$47.19 /SF/YR	Office	Full Build-Out	Now
1st Fl, Ste 103	620 SF	Negotiable	\$46.45 /SF/YR	Office	Full Build-Out	Now
1st Fl, Ste 104	448 SF	Negotiable	\$45.53 /SF/YR	Office	Full Build-Out	Now
1st Fl, Ste 109	407 SF	Negotiable	\$47.17 /SF/YR	Office	Full Build-Out	Now
1st Fl, Ste 110	690 SF	Negotiable	\$46.95 /SF/YR	Office	Full Build-Out	Now

FEATURES AND AMENITIES

- Conferencing Facility
- Food Court
- Natural Light
- Reception
- Outdoor Seating
- Air Conditioning

PROPERTY FACTS





Building Type	Office	Building Size	70,000 SF
Year Built	2019	Building Class	A
LoopNet Rating	4 Star	Typical Floor Size	8,750 SF
Building Height	8 Stories	Unfinished Ceiling Height	13'
Parking	1 Covered Parking Space		

WALK SCORE ®
Very Walkable (74)

BIKE SCORE ®
Very Bikeable (72)

TRANSPORTATION

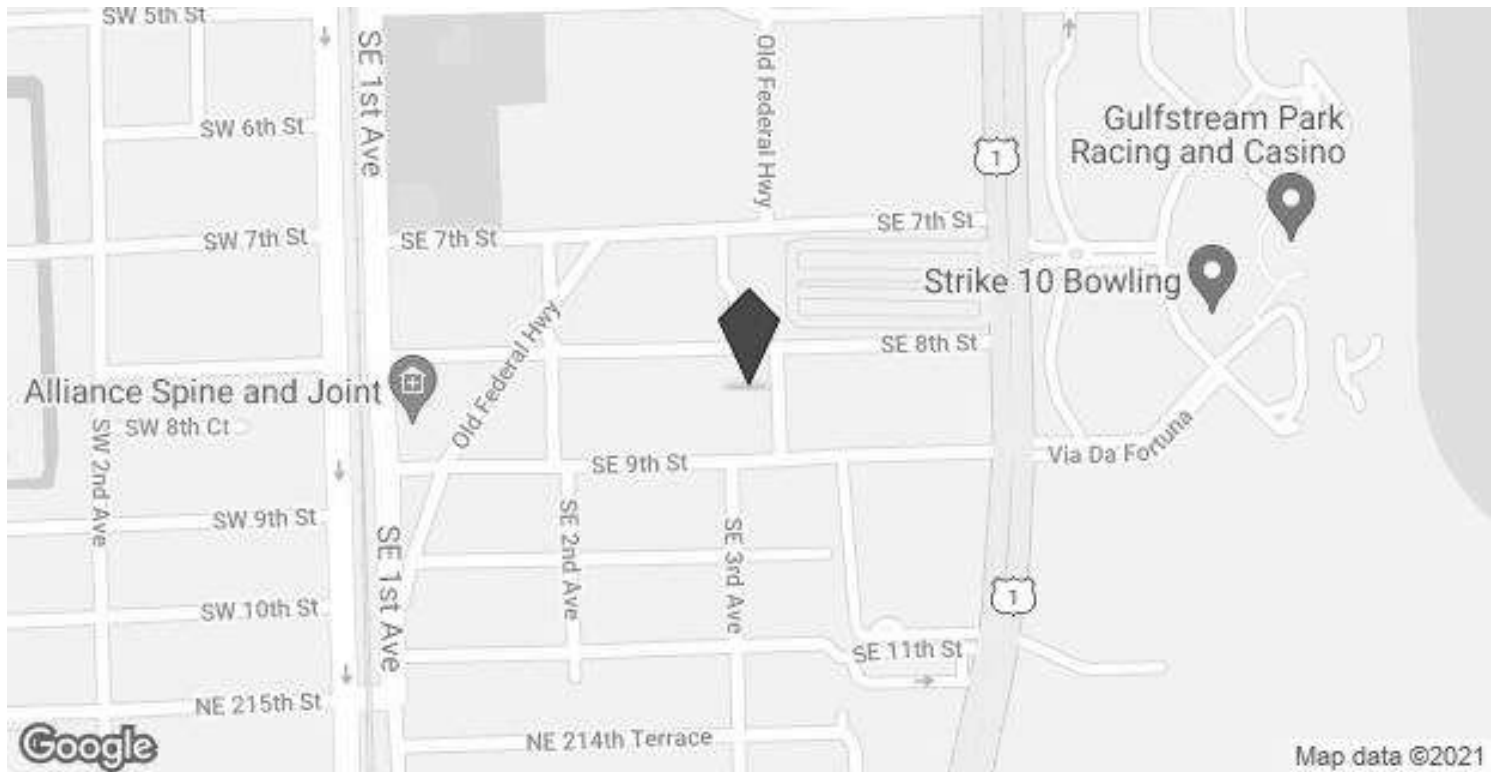
COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	10 min drive	4.1 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	12 min drive	5.2 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	17 min drive	9.0 mi
Miami International Airport	40 min drive	22.2 mi

MAP OF 800 SE 4TH AVE HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



Lobby



Building Photo



Interior Photo



Lobby



Interior Photo



Interior Photo



Aerial



Interior Photo



Building Photo



Interior Photo



Interior Photo



Building Photo



Interior Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Listing ID: 22554932

Date Created: 3/24/2021

Last Updated: 7/5/2021

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John DeMarco
(954) 453-1000



2055 Liberty St

20,000 SF | Office Building | Hollywood, FL | \$3,700,000 (\$185/SF) | 7.87% Cap Rate



INVESTMENT HIGHLIGHTS

- Freestanding Office/Warehouse in desirable east Hollywood, FL
- Large corner lot, fully fenced
- A+++ Dixie Hwy Location
- Approximately 4,000 Sf showroom/ storage with high 24' ceilings

EXECUTIVE SUMMARY

Great freestanding office building in desirable East Hollywood Florida well situated directly on Dixie Highway. This property consists of 20,000 SF sitting on a large 32,217 SF lot. This building is currently vacant. A new investor can lease this property after closing at a conservative rate of \$15 a foot net. When leased, this building will be netting

\$291,720 a year providing an investor an above-market capitalization rate of 7.2% at the full asking price. This property will also work for an owner-user looking to relocate to East Hollywood. Call for more information or to receive a full offering memorandum.

PROPERTY FACTS

Sale Type	Investment or Owner User	Cap Rate	7.87%
Property Type	Office	NOI	\$291,200
Property Subtype	Loft/Creative Space	Tenancy	Single
Building Size	20,000 SF	Building Height	2 Stories
Building Class	C	Typical Floor Size	15,000 SF
Year Built/Renovated	1974/2018	Building FAR	0.62
Price	\$3,700,000	Land Acres	0.74 AC
Price Per SF	\$185		
Zoning	DH3 - office/industrial		
Opportunity Zone	No		

AMENITIES

- Fenced Lot

SPACE AVAILABILITY

SPACE	SIZE	SPACE USE	CONDITION	AVAILABLE
1st Floor	20,000 SF	Office	Full Build-Out	30 Days

BIKE SCORE ®
Bikeable (77)

TRANSPORTATION

COMMUTER RAIL

Sheridan Street Commuter Rail (Tri-County Commuter) 6 min drive 2.3 mi



Hollywood Commuter Rail (Tri-County Commuter) 7 min drive 3.1 mi



AIRPORT

Fort Lauderdale–Hollywood International Airport 11 min drive 4.8 mi

Miami International Airport 43 min drive 25.9 mi

PROPERTY TAXES

Parcel Number	51-42-03-10-1000	Improvements Assessment	\$1,363,710
Land Assessment	\$354,390	Total Assessment	\$1,718,100

MAP OF 2055 LIBERTY ST HOLLYWOOD, FL 33020



ADDITIONAL PHOTOS



Building Photo



Building Photo



Building Photo



Building Photo



IMG-20210215-WA0003



Building Photo



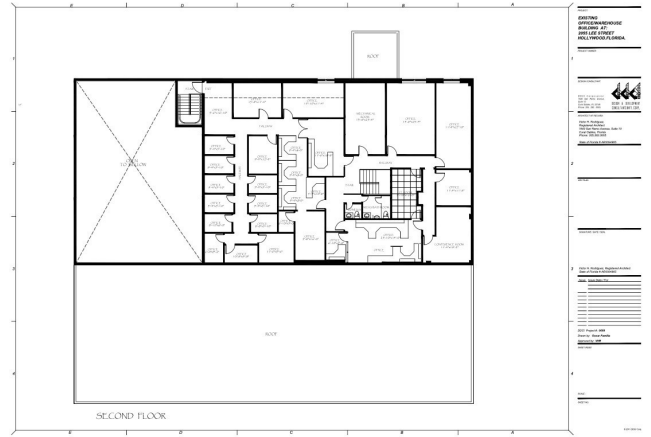
Building Photo



Building Photo



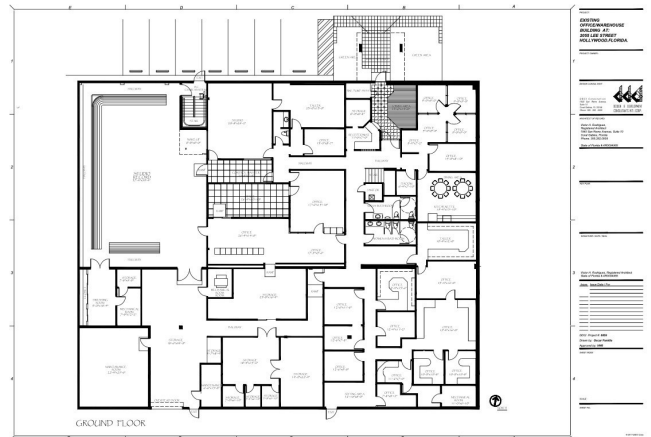
Building Photo



Site Plan



Building Photo



Site Plan

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John DeMarco
(954) 453-1000



2520 SW 30th Ave

7,350 SF of Office Space Available in Hallandale, FL



HIGHLIGHTS

- Full visibility from I-95
- Full Access Control Entry
- 100% HVAC
- Outdoor Space

ALL AVAILABLE SPACES(2)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	2,500-5,000 SF	Negotiable	\$20.00 /SF/YR	Office	Full Build-Out	Now
2nd Floor	2,350 SF	Negotiable	\$20.00 /SF/YR	Office	Full Build-Out	Now

PROPERTY OVERVIEW

Completely Renovated free-standing building with FULL exposure to I-95. Located in between Ft Lauderdale Airport and Aventura ready for immediate occupancy.

This open industrial environment features: 2 floors of open architecture and high vaulted ceilings, bright light from end to end of the building, metallic epoxy floors throughout, LED lighting, 2 full kitchens on opposite ends of the

- Controlled Access
- Conferencing Facility
- Security System
- Automatic Blinds
- Storage Space

building, 5 bathrooms one has a full shower, executive offices upstairs, conference rooms, workstation areas, and a bar. The building comes equipped with a high-end interior and exterior video surveillance and an Elk alarm system.

This space also includes a full outdoor area in the back to offer seating or a fun work setting for your company.

- High Ceilings
- Secure Storage
- Shower Facilities
- Outdoor Seating
- Air Conditioning

PROPERTY FACTS





Building Type	Office	Building Size	7,500 SF
Year Built	1980	Building Class	B
Building Height	2 Stories	Typical Floor Size	3,750 SF
Parking	8 Surface Parking Spaces		

SELECT TENANTS

FLOOR	TENANT NAME	INDUSTRY
2nd	EyeRide	Professional, Scientific, and Technical Services

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	8 min drive	2.8 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	11 min drive	4.9 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	15 min drive	7.8 mi
Miami International Airport	39 min drive	21.9 mi

MAP OF 2520 SW 30TH AVE HALLANDALE, FL 33009



ADDITIONAL PHOTOS



DSC01950



DSC01971



DSC01962



DJI_0679



DSC01959



2520-SW-30th-Ave-Hallandale-Beach-FL-workstation



DJL_0681



DSC01956



DSC01911



DSC01893



DSC01878



DSC01881



DSC01890



DSC01983



DSC01965



DSC01980



DJI_0684



DSC01905



DSC01992



2520-SW-30th-Ave-Hallandale-Beach-FL-mezz



DJI_0682



DSC01968



DSC01935



DSC01914



DSC01917



2520-SW-30th-Ave-Hallandale-Beach-FL



DSC01932



DSC01926



DSC01896



DSC01902



DSC01908



DSC01920



DSC01941



DSC01947



DSC01989



DSC01977



DSC01899



DSC01929



DSC01875



DSC01986



DSC01887



DJI_0683



DJI_0680



DSC01944



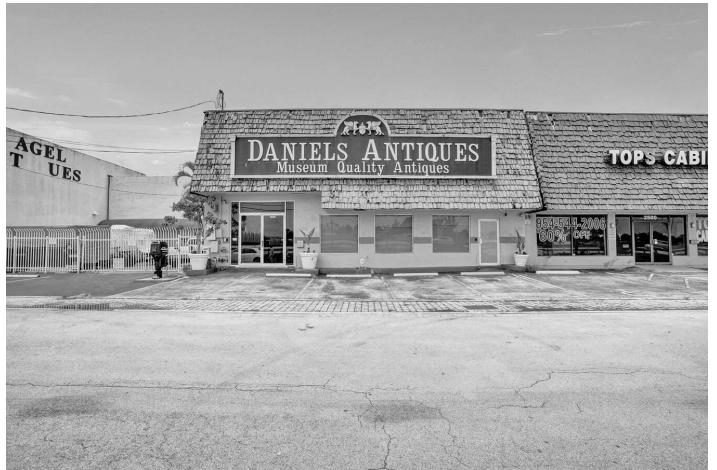
DSC01884



DSC01974



DSC02001



DSC01998



DSC01995



Building Photo



DSC01923



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



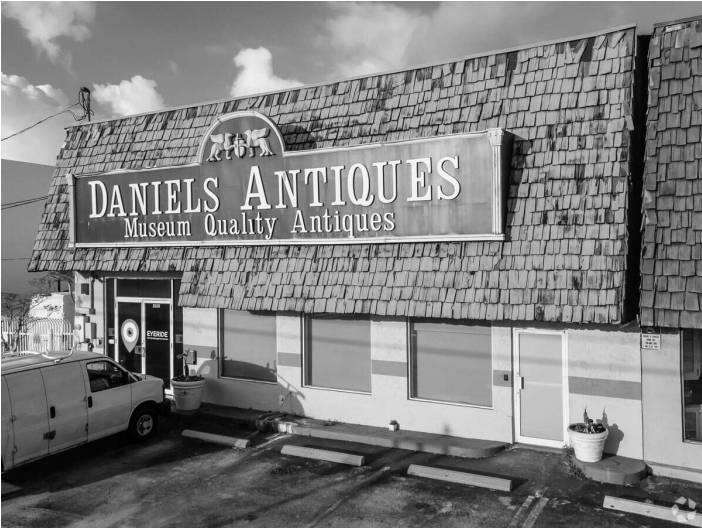
Building Photo



Building Photo



Building Photo



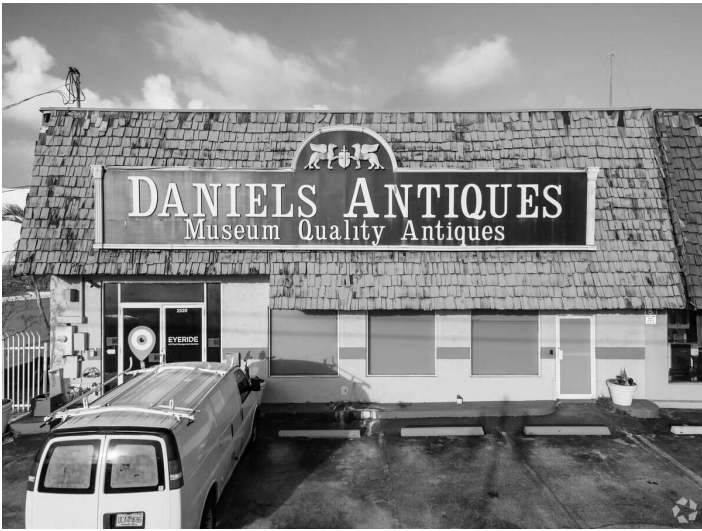
Building Photo



Building Photo



Aerial



Building Photo



Aerial



Aerial



Aerial

Listing ID: 23360013

Date Created: 7/12/2021

Last Updated: 7/15/2021

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Luis Rodriguez
(407) 497-1094



Zoraida Olivera
(954) 456-2500



2500 E Hallandale Beach Blvd

39,801 SF of Space Available in Hallandale Beach, FL



ALL AVAILABLE SPACES(26)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Fl, Ste Arc A	834 SF	1-5 Yrs	\$32.00 /SF/YR	Medical	Full Build-Out	Now
1st Fl, Ste Arc B	1,059 SF	5 Yrs	Upon Request	Medical	Partial Build-Out	Now
1st Fl, Ste Arc C	1,547 SF	1-5 Yrs	Upon Request	Medical	-	Now
3rd Fl, Ste 300	8,215 SF	5-10 Yrs	\$20.00 /SF/YR	Medical	Full Build-Out	Now
4th Fl, Ste 404	1,474 SF	1-5 Yrs	\$20.00 /SF/YR	Office	Partial Build-Out	Now
5th Fl, Ste 501	492 SF	1-5 Yrs	\$20.00 /SF/YR	Office	Shell Space	Now
5th Fl, Ste 502	184 SF	1-5 Yrs	Upon Request	Office	-	Now
5th Fl, Ste 503	572 SF	1 Yr	\$20.00 /SF/YR	Office	-	Now
5th Fl, Ste 504	1,315 SF	1-5 Yrs	\$20.00 /SF/YR	Office	Full Build-Out	Now
5th Fl, Ste 505, 509, 510	5,032 SF	1-5 Yrs	\$20.00 /SF/YR	Medical	Full Build-Out	Now

PROPERTY OVERVIEW

This 9 story Commercial property is comprised of 48,000 (+/-) sq ft of Retail space and 100,000 (+/-) sq ft of Medical/Professional offices in the main office Tower. The building has undergone many major improvements to the common areas including: Main Lobby renovation, Elevator Bavins, Elevator Landings, Mailroom, Renovated Restrooms, New Roof, Repaved Parking Lot and more.

- Banking
- Bus Line
- Dry Cleaner

The Millennium 2500 Building is located in the City of Hallandale Beach -- one of the rapidly growing areas of South Florida. Conveniently located just minutes East of I-95 off Hallandale Beach Blvd. between the Ft. Lauderdale Airport and Miami. Prices on each space is not by square feet; it is priced by character of the space.

- Property Manager on Site
- Restaurant

PROPERTY FACTS





Building Type	Office	Building Class	B
Year Built	1974	Typical Floor Size	12,000 SF
Building Height	9 Stories	Unfinished Ceiling Height	10'
Building Size	139,974 SF		
Parking	257 Surface Parking Spaces 115 Covered Parking Spaces		

SELECT TENANTS

FLOOR	TENANT NAME	INDUSTRY
1st	Budget Drugs	Retailer
3rd	CLSC	Health Care and Social Assistance
2nd	Comprehensive Interventional Pain Medicine	Health Care and Social Assistance
4th	Dr. Bubucea - Gynecologist	Health Care and Social Assistance
PENT	Finger Mate, Inc.	Manufacturing
6th	GMT International Realty & Investment, LLC	Real Estate
PENT	Jack Pines, MD	Health Care and Social Assistance
8th	Martin A. Swartz, D.D.S.	Health Care and Social Assistance
1st	Padrino's	Retailer
7th	Prosthodontics Associates	Health Care and Social Assistance

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	12 min drive	4.8 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	14 min drive	5.9 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	19 min drive	9.7 mi
Miami International Airport	44 min drive	24.0 mi

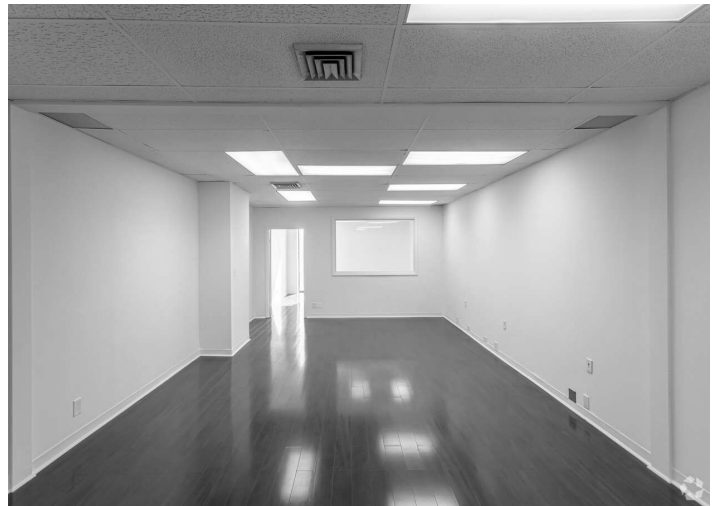
MAP OF 2500 E HALLANDALE BEACH BLVD HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



Aerial



Interior Photo



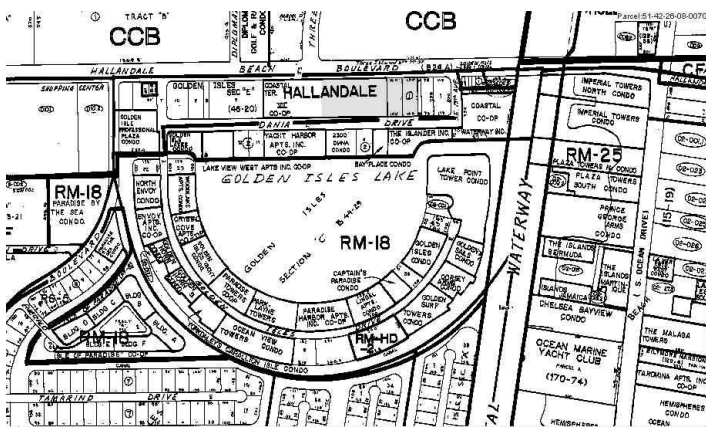
Interior Photo



Interior Photo



Building Photo



Plat Map



Interior Photo



Building Photo



Interior Photo



Lobby



Interior Photo



Interior Photo



Building Photo



Interior Photo



Building Photo



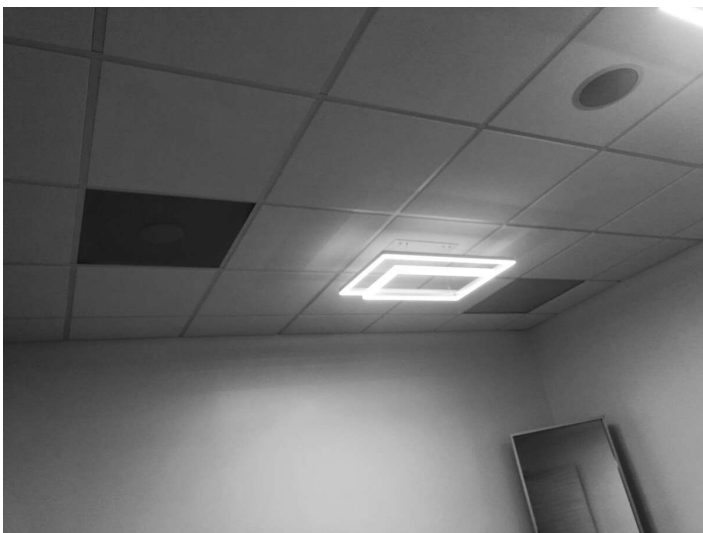
Building Photo



Building Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo

Listing ID: 20072091

Date Created: 11/12/2020

Last Updated: 7/8/2021

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Julian Huzenman
(305) 773-1213



Roy Faith
(305) 333-7250



Maritza Cruz
(786) 463-4977



2801 NE 213th St - Aventura Medical Tower

1,303 - 20,000 SF Condo Units in Aventura, FL



ABOUT 2801 NE 213TH ST , AVENTURA, FL 33180

Unit Size	1,303 - 20,000 SF	Floors	12
No. Units	5	Typical Floor Size	20,000 SF
Total Building Size	105,000 SF	Year Built	2018
Property Type	Office	Parking Ratio	4.72/1,000 SF
Property Subtype	Medical	Opportunity Zone	Yes
Building Class	A		

5 UNITS AVAILABLE

Unit 8th Floor

Unit Size	20,000 SF	Sale Type	Owner User
Condo Use	Office		

Unit 1005

Unit Size	1,303 SF	Sale Type	Investment or Owner User
Condo Use	Office/Medical		

Unit 1003

Unit Size	1,501 SF	Sale Type	Investment or Owner User
Condo Use	Office/Medical		

Unit 1002

Unit Size	1,451 SF	Sale Type	Investment or Owner User
Condo Use	Office/Medical		

Unit 1001

Unit Size	1,763 SF	Sale Type	Investment or Owner User
Condo Use	Office/Medical		

DESCRIPTION

A Medical office building built for a Doctors convenience. Patient friendly design. 7 levels of covered parking with reserved spaces. Medical Units delivered Gray shell condition. Impact fees included already paid by developer. 8th floor terrace with tranquil outdoor waiting level or employee break spot. Flexible layouts built to suit your Medical Practice Needs. The building offers:

- *Walk to Hospital
- *On-site Retail Pharmacy & Infusion Center
- *On-site Medical Imaging
- *Collegial Medical Environment
- *Energy Efficient Impact Resistant Glass
- *State of the Art
- *ADA Compliant
- *Signature Elevator of Capability
- *Medical Offices from 817 SF to 20,000 SF per floor

INVESTMENT HIGHLIGHTS

- *Walk to Hospital, * On-site Retail Pharmacy & Infusion Center, *On-site Medical Imaging, *Collegial Medical Environment,

WALK SCORE ®

Very Walkable (70)

MAJOR TENANT INFORMATION





Tenant	SF Occupied	Lease End Date
Chen Neighborhood Medical Centers of South Florid	6,421	August 2028
Parcel AMC LLC	-	
Neuroscience Consultants LLC	-	

AMENITIES

- 24 Hour Access
- Property Manager on Site
- High Ceilings
- Natural Light
- Air Conditioning

TRANSPORTATION

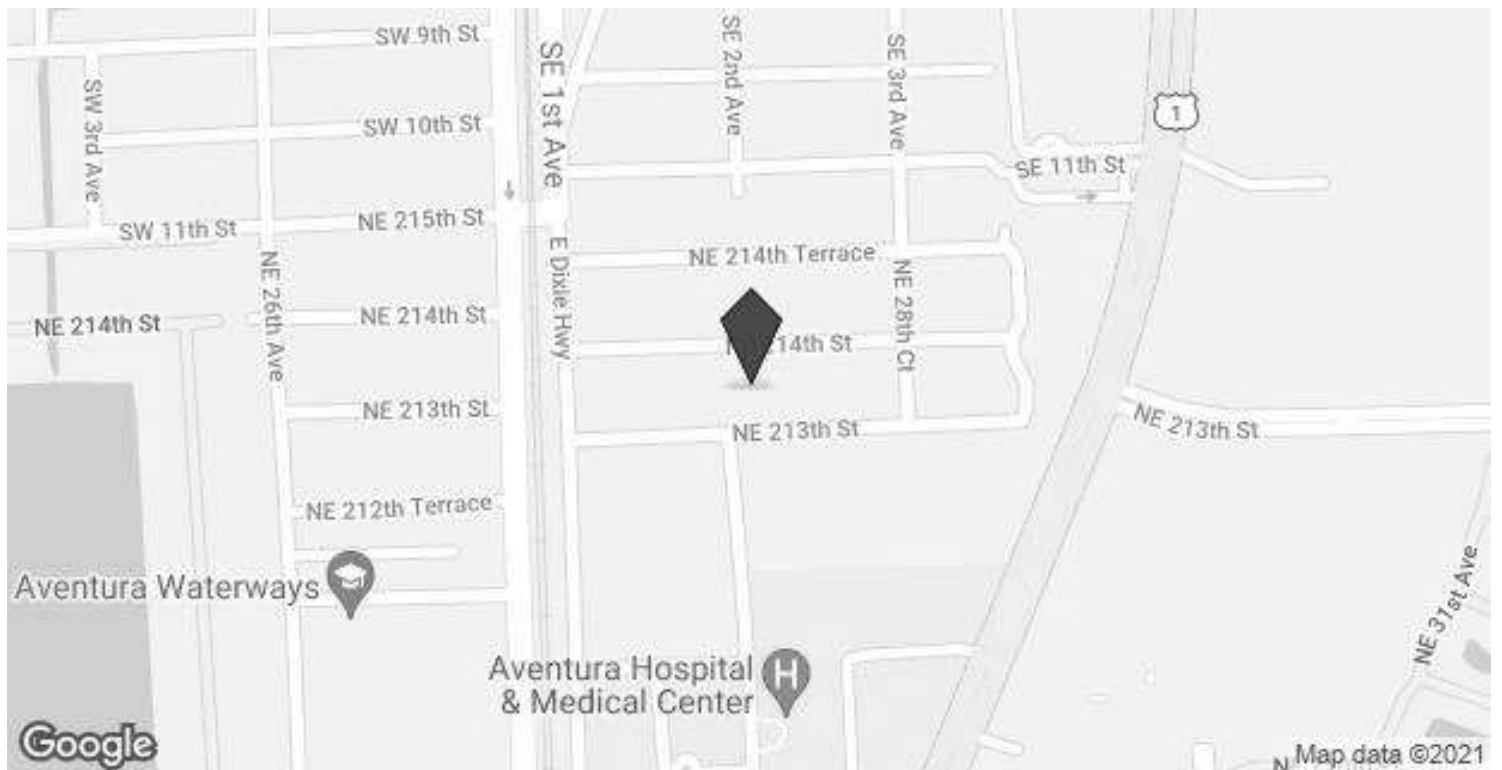
COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	10 min drive	4.3 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	12 min drive	5.4 mi

AIRPORT

Fort Lauderdale-Hollywood International Airport	17 min drive	9.2 mi
Miami International Airport	39 min drive	22.1 mi

MAP OF 2801 NE 213TH ST AVENTURA, FL 33180



ADDITIONAL PHOTOS



Aerial



Interior Photo



Interior Photo



Interior Photo



Building Photo



Interior Photo



Lobby



Other



Aerial



Building Photo



Building Photo



Aerial



Building Photo



Aerial

Listing ID: 16041052

Date Created: 5/14/2019

Last Updated: 7/5/2021

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Victoria
Romanenko
(305) 904-9998

Golden Keys Realty

Ivory 214 | 2820 NE 214th St

2,380 SF of 4-Star Office/Medical Space Available in Aventura, FL



HIGHLIGHTS

- Ivory Aventura - Best Location, Brand New Building

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
10th Fl, Ste 1010	2,380 SF	Negotiable	\$49.00 /SF/YR	Office/ Medical	Full Build- Out	30 Days

PROPERTY OVERVIEW

Medical office in brand new building Ivory Aventura. Unit located on 10th floor 2380 Sq with marble floors. Unit can be divided into 2

- Fitness Center
- Restaurant
- Direct Elevator Exposure

offices, per request.

Great location , Next to Aventura Hospital.





- Reception
- Air Conditioning

PROPERTY FACTS

Building Type	Office	Building Size	49,133 SF
Year Built	2020	Building Class	A
LoopNet Rating	4 Star	Typical Floor Size	12,000 SF
Building Height	10 Stories	Unfinished Ceiling Height	12'
Parking	313 Covered Parking Spaces		

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	10 min drive	4.3 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	12 min drive	5.4 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	17 min drive	9.2 mi
Miami International Airport	39 min drive	22.1 mi

MAP OF 2820 NE 214TH ST AVENTURA, FL 33180



ADDITIONAL PHOTOS



DJI_0049



DJI_0055



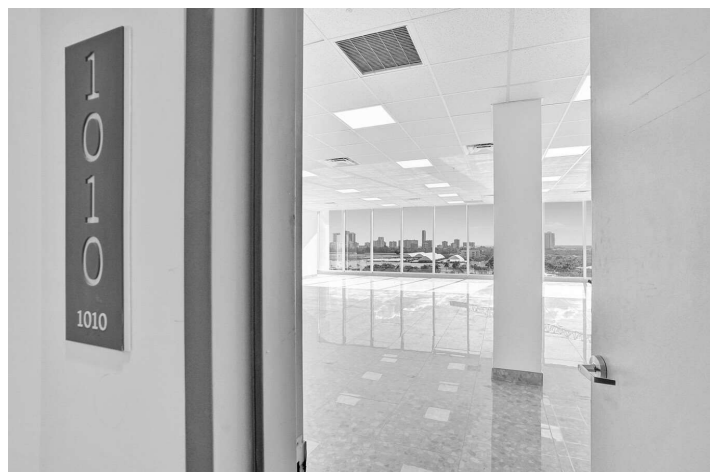
DJI_0051



DJI_0059



DJI_0052



DSC09262



DSC09211



DSC09223



DSC09217



DSC09226



DSC09220



DSC09229



DSC09232



DSC09241



DSC09235



DSC09244



DSC09238



DSC09247



DSC09250



DSC09259



DSC09253



DSC09268



DSC09256



DSC09271



DSC09277



DSC09286



DSC09280



DSC09295



DSC09283



DSC09298



DSC09301



DSC09304



Building Photo



Building Photo



Building Photo



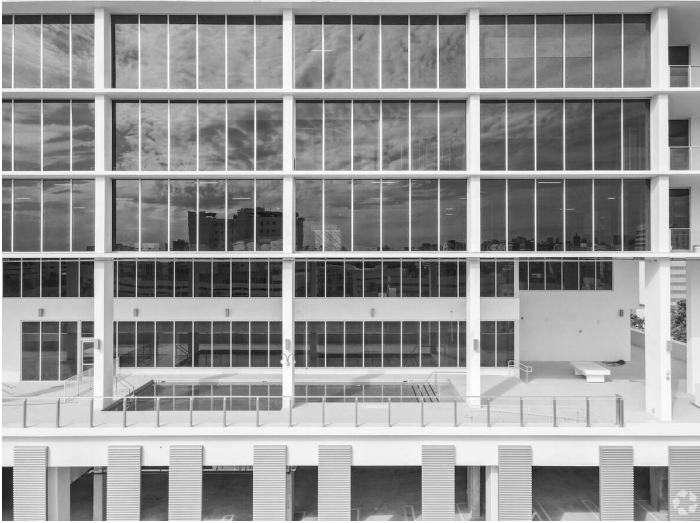
Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Listing ID: 22787488

Date Created: 4/20/2021

Last Updated: 7/8/2021

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Dennis Amoils
(786) 306-4999



Natalie McGriff
(305) 652-0672



Aventura Warehouses | 1600-1622 NE 205th Ter

10,910 SF of Industrial Space Available in Miami, FL



HIGHLIGHTS

- Great Location off I-95 & Ives Dairy Rd
- Dade-Broward County Line
- Storefront Entrance
- Access to Major Roads
- A/C Warehouses, Office & Flex Space

ALL AVAILABLE SPACES(2)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	1,250 SF	3 Yrs	\$25.00 /SF/YR	Industrial	Partial Build-Out	Now
1st Floor	9,660 SF	5 Yrs	\$13.00 /SF/YR	Industrial	-	Nov 2021

PROPERTY OVERVIEW

Aventura Warehouses are made up of 9 buildings conveniently fronting Ives Dairy Road and I-95. The properties consist of warehouse, office and retail spaces of various sizes, ready to meet almost any tenant's square footage requirements.

Great Exposure, Access to Major Roads.

Special Leasing incentives may be available.

On-site management, leasing office, maintenance and security patrol

A/C warehouses, office & flex space

Aventura Warehouses is zoned IU-3 and the

permitted uses are:

" Light Industrial Manufacturing

" Heavy Industrial Manufacturing

" Wholesale Distribution Facilities

" Warehousing

" Storage Facilities

" Offices

Conveniently fronts Ives Dairy Road and I-95

Located close to DADE and BROWARD counties.

Close proximity to Aventura, MIA, FLL airports,

Port Everglades and Port of Miami

INDUSTRIAL PARK FACILITY FACTS





Rental Rate \$13.00 - \$25.00 /SF/YR **Business Park Type** Industrial Park

SELECT TENANTS

FLOOR	TENANT NAME	INDUSTRY
1st	Gen-X International Corp	Retailer
1st	Metro Printing	Manufacturing
1st	Skemo Shoes & Bags	Manufacturing

TRANSPORTATION

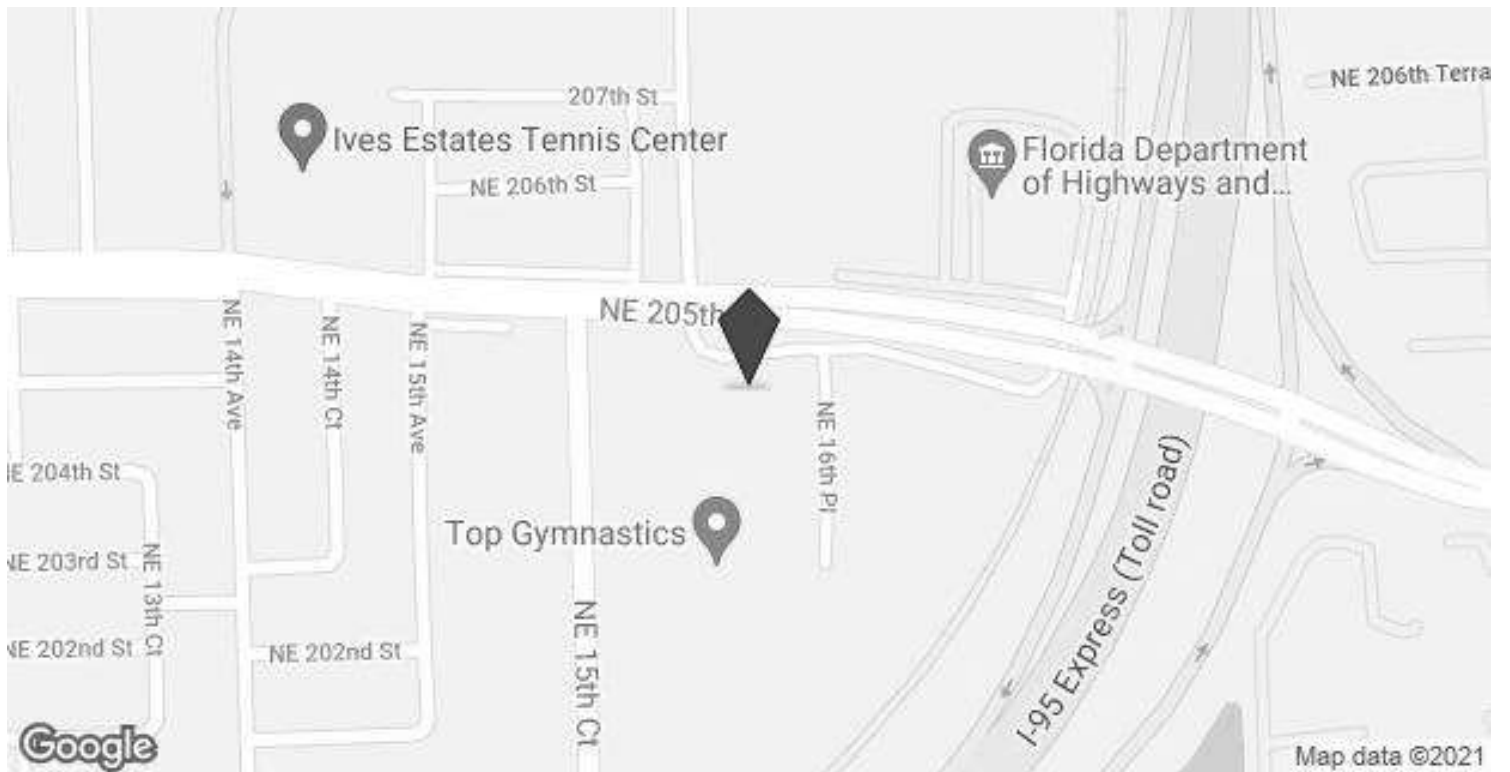
COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	8 min drive	4.0 mi
Golden Glades Commuter Rail (Tri-County Commuter)	 	8 min drive	4.7 mi

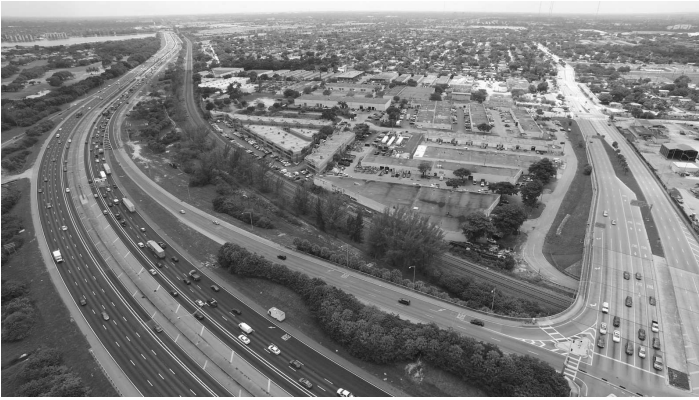
AIRPORT

Fort Lauderdale–Hollywood International Airport	15 min drive	9.0 mi
Miami International Airport	36 min drive	20.2 mi

MAP OF 1600-1622 NE 205TH TER MIAMI, FL 33179



ADDITIONAL PHOTOS



Conveniently located next to I-95 and Ives Dairy Road



One of our tenants



Interior Photo



Building Photo



Building #5 facing Ives Dairy Rd.



Building #9 located on 15 court



Interior Photo



One of our tenants



Buildings #1-#8



Interior Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Listing ID: 18357853

Date Created: 4/27/2021

Last Updated: 7/6/2021

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Angela Kelsey

(954) 981-8073 Ext. 254



Bldg B | 2001-2035 SW 31st Ave

11,794 SF of Industrial Space Available in Hallandale, FL



FEATURES

Clear Height	20'	Exterior Dock Doors	5
Drive-In Bays	4	Standard Parking Spaces	19

ALL AVAILABLE SPACES(2)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Fl, Ste 2013	9,644 SF	Negotiable	\$14.68 /SF/YR	Industrial	-	Aug 2021
1st Fl, Ste 2033	2,150 SF	Negotiable	\$16.72 /SF/YR	Industrial	-	Now

WAREHOUSE FACILITY FACTS





Building Size	33,121 SF	Construction	Reinforced Concrete
Lot Size	0.92 AC	Water	City
Year Built	1986	Sewer	City
Power Supply	Amps: 200-400 Phase: 3		
Zoning	M-1 - Light Industrial		

SELECT TENANTS

FLOOR	TENANT NAME	INDUSTRY
1st	Design Refrigeration & Air Conditioning Company	Construction
1st	Monsieur Touton Selection (FL), Inc.	Wholesaler
1st	Moon Foreign Trade LLC	Wholesaler

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	6 min drive	1.9 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	10 min drive	4.1 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport		13 min drive	6.9 mi
Miami International Airport		39 min drive	22.6 mi

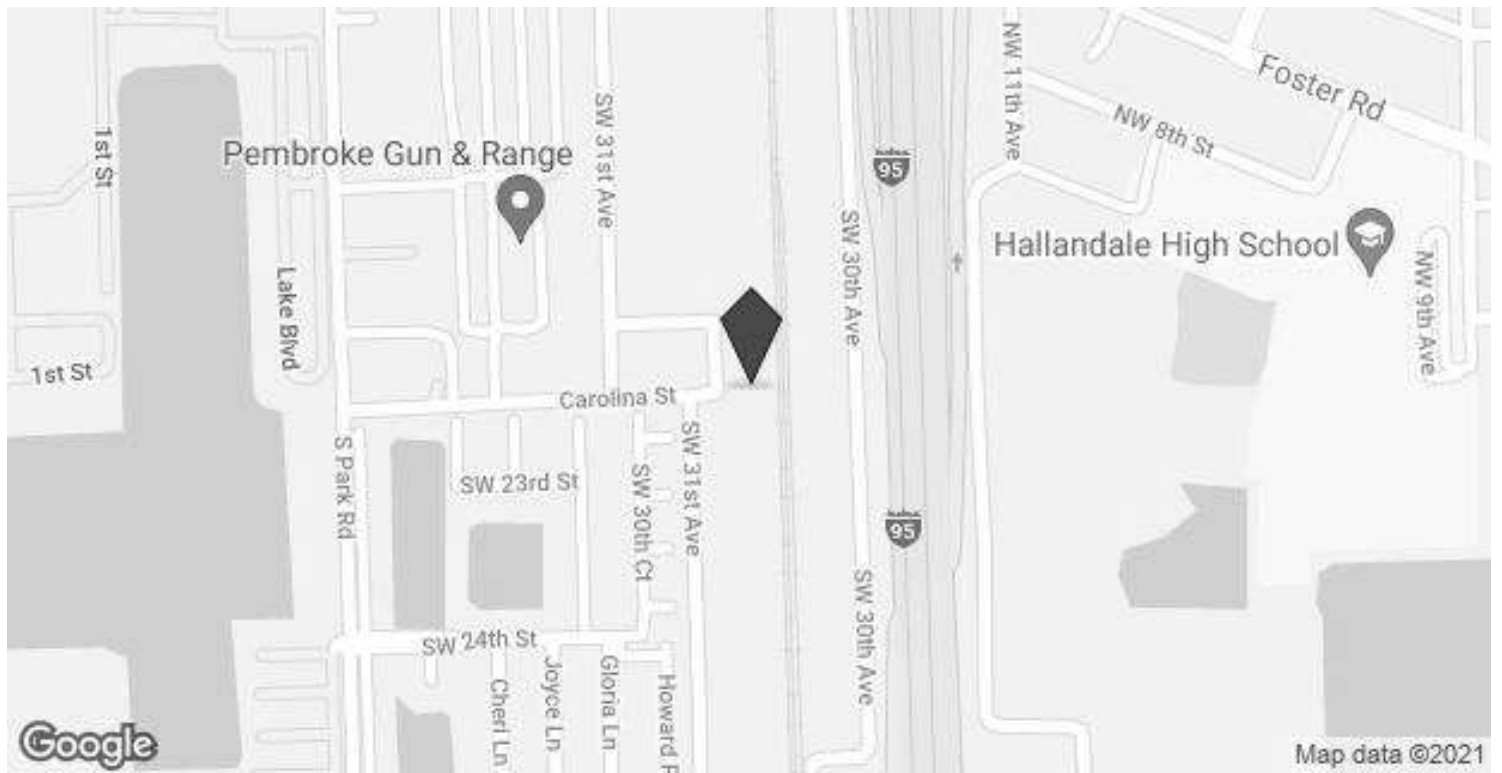
FREIGHT PORT

Port Everglades		16 min drive	9.1 mi
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RAILROAD

FLORIDA EAST COAST-FT. LAUDERDALE-FL		15 min drive	8.7 mi
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MAP OF 2001-2035 SW 31ST AVE HALLANDALE, FL 33009



ADDITIONAL PHOTOS



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Other



Other



Other



Other



Other



Other



Other



Other



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Plat Map

Listing ID: 22198443

Date Created: 6/2/2021

Last Updated: 7/15/2021

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Tom O'Loughlin
(954) 817-3919



Larry Genet
(305) 807-0004



Michael Oretsky
(954) 798-4284



Prologis Seneca Park | 3500 SW 20th St

455,988 SF of Industrial Space Available in Pembroke Park, FL



HIGHLIGHTS

- Estimated completion date of Q2 2022.
- Nearby retailers include Advance Auto Parts, Public Storage, U-Haul, and more.
- 32' clear ceiling height
- Easy access to I-95 and Florida's Turnpike, perfect for distribution and warehouses.
- Build-to-spec office
- LED lighting

ALL AVAILABLE SPACES(3)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	190,494 SF	Negotiable	Upon Request	Industrial	-	May 2022
1st Floor	30,000-190,494 SF	Negotiable	Upon Request	Industrial	-	May 2022
1st Floor	28,000-75,000 SF	Negotiable	\$9.50 /SF/YR	Industrial	-	Mar 2022

PROPERTY OVERVIEW

On behalf of the Prologis, CBRE, Inc., as exclusive agent, is pleased to offer for lease Prologis Seneca Park, an industrial park with a diverse tenancy. Located just west of I-95 just off the Pembroke Road exit, the property affords industrial space users unmatched connectivity with immediate access to Interstate 95, Florida's Turnpike, Interstate 595 and Interstate 75. This central location provides accessibility to the Fort Lauderdale-Hollywood International Airport, Miami International airport, Port Everglades and the Port of Miami,

making the warehouse ideal for logistics activities. Having been institutionally-owned and maintained since its formation, Prologis Seneca Park offers tenants in the market an exceptional self-enclosed business campus offering a dock-high space configuration. The park has ample parking and modern features ideal for industrial warehouse environments. The buildings feature 32' clear height, 44'-50' column spacing, a 120' truck court, ESFR sprinkler system and LED lighting.

INDUSTRIAL PARK FACILITY FACTS

Rental Rate \$9.50 /SF/YR

Min. Divisible 28,000 SF





Business Park Type Industrial Park

FEATURES AND AMENITIES

- Signage

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	9 min drive	3.0 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	11 min drive	3.8 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	16 min drive	8.0 mi
Miami International Airport	41 min drive	23.6 mi

MAP OF 3500 SW 20TH ST PEMBROKE PARK, FL 33009



ADDITIONAL PHOTOS



2300 Commerce Center Way



2300 Commerce Center Way



Aerial

Listing ID: 19465885

Date Created: 6/9/2021

Last Updated: 7/15/2021

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Matthew
McAllister
(561) 227-2018



Richard Etner
(954) 771-0800



3523 Pembroke Rd

21,000 SF of Industrial Space Available in Hollywood, FL



HIGHLIGHTS

- Fully fenced
- Outside storage

FEATURES

Drive-In Bays 2

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	21,000 SF	Negotiable	\$18.28 /SF/YR	Industrial	-	Now

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- ±21,000 SF available on 2.39 acres
- 12' -16' clear ceiling heights
- Grade level loading
- Free-standing building
- Property is fully fenced
- Frontage on Pembroke Road
- Minutes to I-95 (0.77 miles)

MANUFACTURING FACILITY FACTS

Building Size	27,844 SF	Year Built	1958
Lot Size	2.39 AC	Construction	Reinforced Concrete
Zoning	IM-1 - Industrial Manufacturing		

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)   8 min drive 2.5 mi

Sheridan Street Commuter Rail (Tri-County Commuter) 11 min drive 3.3 mi



AIRPORT

Fort Lauderdale–Hollywood International Airport 15 min drive 7.5 mi

Miami International Airport 41 min drive 23.1 mi

FREIGHT PORT

Port Everglades 17 min drive 9.7 mi

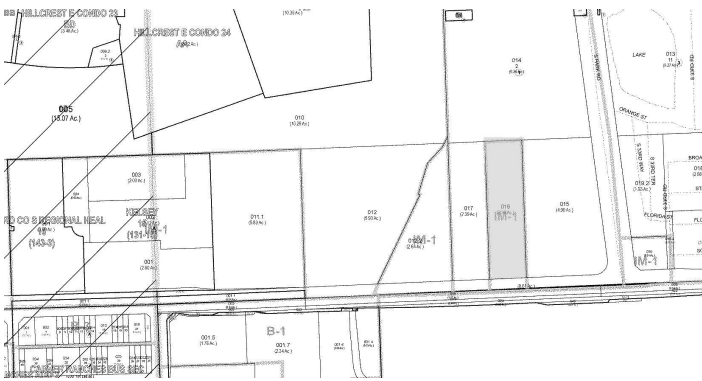
RAILROAD

FLORIDA EAST COAST-FT. LAUDERDALE-FL 16 min drive 9.2 mi

MAP OF 3523 PEMBROKE RD HOLLYWOOD, FL 33021



ADDITIONAL PHOTOS



Plat Map

Listing ID: 17994857

Date Created: 12/18/2019

Last Updated: 7/15/2021

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Gregg Metzger
(786) 417-0104

**Sheridan Real
Estate Investments
B, LLC**

South Florida Distribution Center- Building B | 20351 Sheridan St

249,005 SF | 4-Star Industrial Building | Fort Lauderdale, FL | \$60,000,000 (\$241/SF)



INVESTMENT HIGHLIGHTS

- This property features 59 loading docks and a 180 foot Truck Court
- Shell layout provides a vast open area allowing for a wide range of uses
- The property is situated on nearly 14 acres of land, providing potential for additional future build out
- This property features heavy power (1600a/480v 3p) to suit your industrial needs
- This property is in Fort Lauderdale alongside US highway 27 and connects into both Miami proper, the Treasure Coast and Gulf Coast

EXECUTIVE SUMMARY

Newly constructed, beautifully-situated 249,005 SF commercial building on 13.7 acres for sale. The facility is a Class-A business park in a corporate park setting. Situated less than one-half mile from State Route 27 and under four

miles to I-75, the park is perfectly sited to benefit major business hubs in the area and can serve over 5 million people within a one hour drive's time.

PROPERTY FACTS

Price	\$60,000,000	No. Stories	1
Price Per SF	\$241	Year Built	2020
Sale Type	Investment or Owner User	Tenancy	Single
Property Type	Industrial	Parking Ratio	1/1,000 SF
Property Subtype	Distribution	Clear Ceiling Height	32 FT
Building Class	A	No. Dock-High Doors/Loading	59
Lot Size	13.69 AC	Opportunity Zone	No
Rentable Building Area	249,005 SF		

AMENITIES

- Air Conditioning

ZONING

Zoning Code **PID (Industrial Use)**

REGIONAL ACCESSIBILITY

50 Mi.

100 Mi.

500 Mi.

1 Hour Drive



CITY	POPULATION	MILES	DRIVE TIME
Hialeah	238,942	19	0 h 27 m
Miami	470,914	23	0 h 39 m
Orlando	285,713	227	4 h 13 m
Saint Petersburg	265,098	234	4 h 19 m
Tampa	392,890	254	4 h 41 m
Jacksonville	903,889	343	6 h 24 m

			10 MILES
Total Population			456,439

Total Labor Force	273,052
Unemployment Rate	4.99%
Median Household Income	\$81,707
Warehouse Employees	31,739
High School Education Or Higher	93.20%

TRANSPORTATION

AIRPORT

Fort Lauderdale–Hollywood International Airport	35 min drive	19.0 mi
Miami International Airport	38 min drive	24.7 mi

FREIGHT PORT

Port Everglades	37 min drive	26.7 mi
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RAILROAD

Sunshine Loading Service, Incorporated	27 min drive	16.3 mi
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PROPERTY TAXES

Parcel Number	51-39-02-02-0013	Improvements Assessment	\$0
Land Assessment	\$4,174,980	Total Assessment	\$4,174,980

MAP OF 20351 SHERIDAN ST FORT LAUDERDALE, FL 33332



ADDITIONAL PHOTOS



Building Exterior



Street View



Building Exterior



Rear Loading Bay



Ample Parking Available



Rear Dock Doors



Dock Doors



Aerial View



Dock Doors



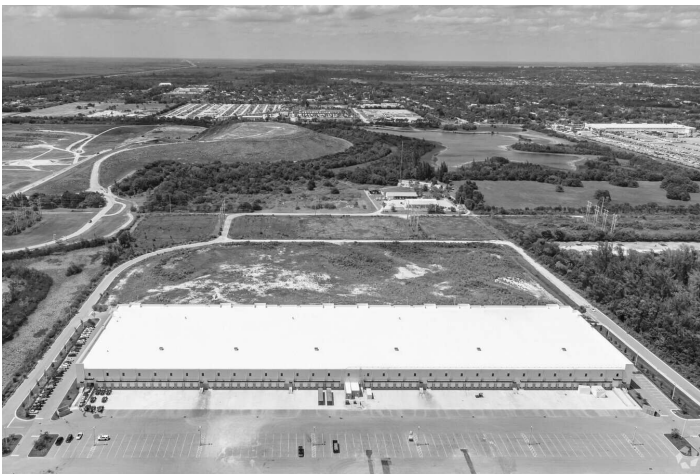
Aerial View



Entrance



Aerial View



Aerial View

Listing ID: 23052216

Date Created: 5/13/2021

Last Updated: 6/17/2021

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Ross Kuflik
(631) 532-9189

COMPASS

2000 N Dixie Hwy

8,200 SF | Flex Building | Hollywood, FL | \$1,800,000 (\$220/SF)



INVESTMENT HIGHLIGHTS

- DH3 ZONING, Excellent E Hollywood location, Sits on 0.325 Acres, 14173 sft lot, Building approx 8000 sft., Solid Concrete Build, 2 Stories, Use Code 4

EXECUTIVE SUMMARY

ZONING ALLOWS FOR MANY USES & CAN RE-DEVELOP. LOCATED ON A DOUBLE LOT (1/3 ACRE) GREAT EAST HOLLYWOOD LOCATION 2000 N DIXIE HWY GREAT VISIBILITY SOLID CONCRETE BUILD WITH HURRICANE IMPACT, SECURITY SYSTEM AND 8 FT HIGH ROLLING STEEL GATE, LARGE FENCED IN YARD FOR OUTDOOR STORAGE, MULTIPLE BAYS (3), MULTIPLE ENTRANCES, 5 BATHROOMS, EXCELLENT PARKING FOR 14 OVERSIZED PLUS VEHICLES PLUS STREET PARKING ALSO, CAN REDEVELOP UP TO 10 STORIES OR 140 FT CAN ADD RESIDENTIAL UNITS, MANY USES INCLUDE INDUSTRIAL, LIGHT MANUFACTURING, COMMERCIAL 1ST FLOOR, RESIDENTIAL UPSTAIRS, CALL BROKER FOR SHOWINGS - ROSS KUFLIK / COMPASS CELL (631) 532 9189

DH3 ZONING ALLOWS FOR MULTIPLE USES. Excellent E Hollywood location, Sits on 0.325 Acres DOUBLE Lot, 14173 sft lot, Building approx 8200 sft., Solid Concrete Build, 2 Stories, Use Code 41, Zoned HIGH INTENSITY MIXED USE, Industrial, Light Manufacturing, Flex, Mixed Use Commercial & Residential, Can Build Up to 10 Stories or 140 ft in ht., Has Large Security 8 ft ht Gated Yard for Outdoor storage, Building Has 3 Bays (Roll Up Doors) 1 Double 7ftx7ft Steel Door, Multiple entryways, Rear Alley, 5 Bath 2 full 3 half, Excellent Parking for 14 oversized vehicles Plus street parking, 3 Central A/C Units, First Floor of building Hurricane Impact, Second Story Hurricane film on windows, Ceiling Ht first floor 11 ft, second story 8 ft ceiling ht., Call for showing

PROPERTY FACTS

Price	\$1,800,000	No. Stories	2
Price Per SF	\$220	Year Built	1954
Sale Type	Owner User	Tenancy	Single
Property Type	Flex	Parking Ratio	1.71/1,000 SF
Property Subtype	Light Manufacturing	Clear Ceiling Height	11 FT
Building Class	C	No. Dock-High Doors/Loading	3
Lot Size	0.33 AC	No. Drive In / Grade-Level Doors	3
Rentable Building Area	8,200 SF	Opportunity Zone	No

AMENITIES

- Commuter Rail
- Fenced Lot
- Security System
- Signage
- Yard
- Reception
- Storage Space
- Air Conditioning



ZONING

Zoning Code **IM-1 (DH3 ZONING, Excellent E Hollywood location, Sits on 0.325 Acres, 14173 sft lot, Building approx 8200 sft., Solid Concrete Build, 2 Stories, Use Code 4)**

BIKE SCORE ®
Bikeable (75)

TRANSPORTATION

COMMUTER RAIL

Sheridan Street Commuter Rail (Tri-County Commuter)	6 min drive	1.8 mi
		
Hollywood Commuter Rail (Tri-County Commuter)	7 min drive	2.6 mi
		

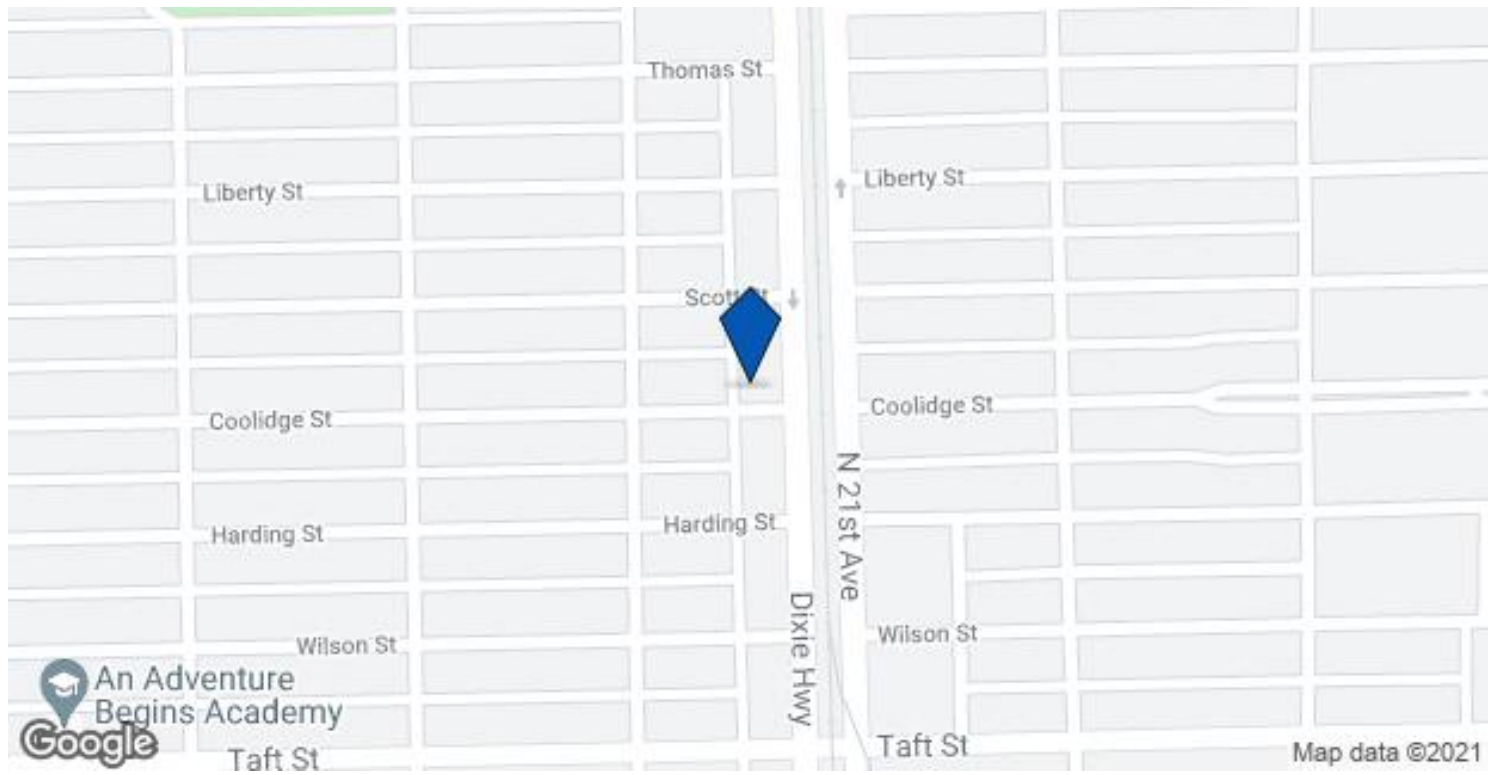
AIRPORT

Fort Lauderdale–Hollywood International Airport	12 min drive	4.9 mi
Miami International Airport	43 min drive	25.5 mi

PROPERTY TAXES

Parcel Number	51-42-09-05-1100	Improvements Assessment	\$496,730
Land Assessment	\$155,900	Total Assessment	\$652,630

MAP OF 2000 N DIXIE HWY HOLLYWOOD, FL 33020



ADDITIONAL PHOTOS



IMG_2524



IMG_2520



IMG_2519



Building Photo



IMG_2518



Building Photo



Plat Map

Building Photo

Listing ID: 22758204

Date Created: 4/16/2021

Last Updated: 7/6/2021

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Tom O'Loughlin
(954) 817-3919



4080 SW 30th Ave - 4080 SW 30th Avenue
4,296 SF Flex Condo Unit Offered at \$920,000 in Fort Lauderdale, FL



ABOUT 4080 SW 30TH AVE , FORT LAUDERDALE, FL 33312

Price	\$920,000	Building Class	B
Unit Size	4,296 SF	Floors	1
No. Units	1	Typical Floor Size	50,000 SF
Total Building Size	50,000 SF	Year Built	2001
Property Type	Industrial (Condo)	Parking Ratio	0.2/1,000 SF
Property Subtype	Warehouse	Opportunity Zone	No
Sale Type	Investment or Owner User		

1 UNIT AVAILABLE

Unit 4080

Unit Size	4,296 SF	Condo Use	Flex
Price	\$920,000	Sale Type	Investment or Owner User
Price Per SF	\$214.15	No. Parking Spaces	5

Description

The unit is a very well maintained of 4,297 SF 100% AC flex Office/warehouse/assembly space. Space features secure reception with window to reception station, two offices, conference room, kitchen, open cube area, 2 bathrooms, existing server area, open warehouse, and 12' x 12' street level loading door that has small non-AC storage area with double door leading into AC warehouse. 5 dedicated parking spots and common area parking.

DESCRIPTION

Waterfront, Easy Access to all thoroughfares, Well Built, Hurricane Windows, High Ceilings, Can Accommodate 2 Stories or Mezzanine, 2 Bathrooms, Full Kitchen, Floor Drain

INVESTMENT HIGHLIGHTS

- Waterfront, Easy Access to all thoroughfares, Well Built, Hurricane Windows, High Ceilings, Can Accommodate 2 Stories or Mezzanine

MAJOR TENANT INFORMATION

Tenant	SF Occupied	Lease End Date
Oak Construction Co Inc	11,000	
Genesis Interiors	10,000	
Bmi	4,300	
HSD Mechanitronics	5,000	

AMENITIES

- 24 Hour Access
- Front Loading

UTILITIES

- Lighting - Fluorescent
- Water - City
- Sewer - City
- Heating - Electric

TRANSPORTATION

COMMUTER RAIL

Fort Lauderdale/Hollywood International Airport Commuter Rail (Tri-County Commuter)	6 min drive	2.2 mi
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Sheridan Street Commuter Rail (Tri-County Commuter)	11 min drive	4.8 mi
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AIRPORT

Fort Lauderdale-Hollywood International Airport	6 min drive	2.0 mi
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Miami International Airport	47 min drive	28.6 mi
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FREIGHT PORT

Port Everglades	9 min drive	4.2 mi
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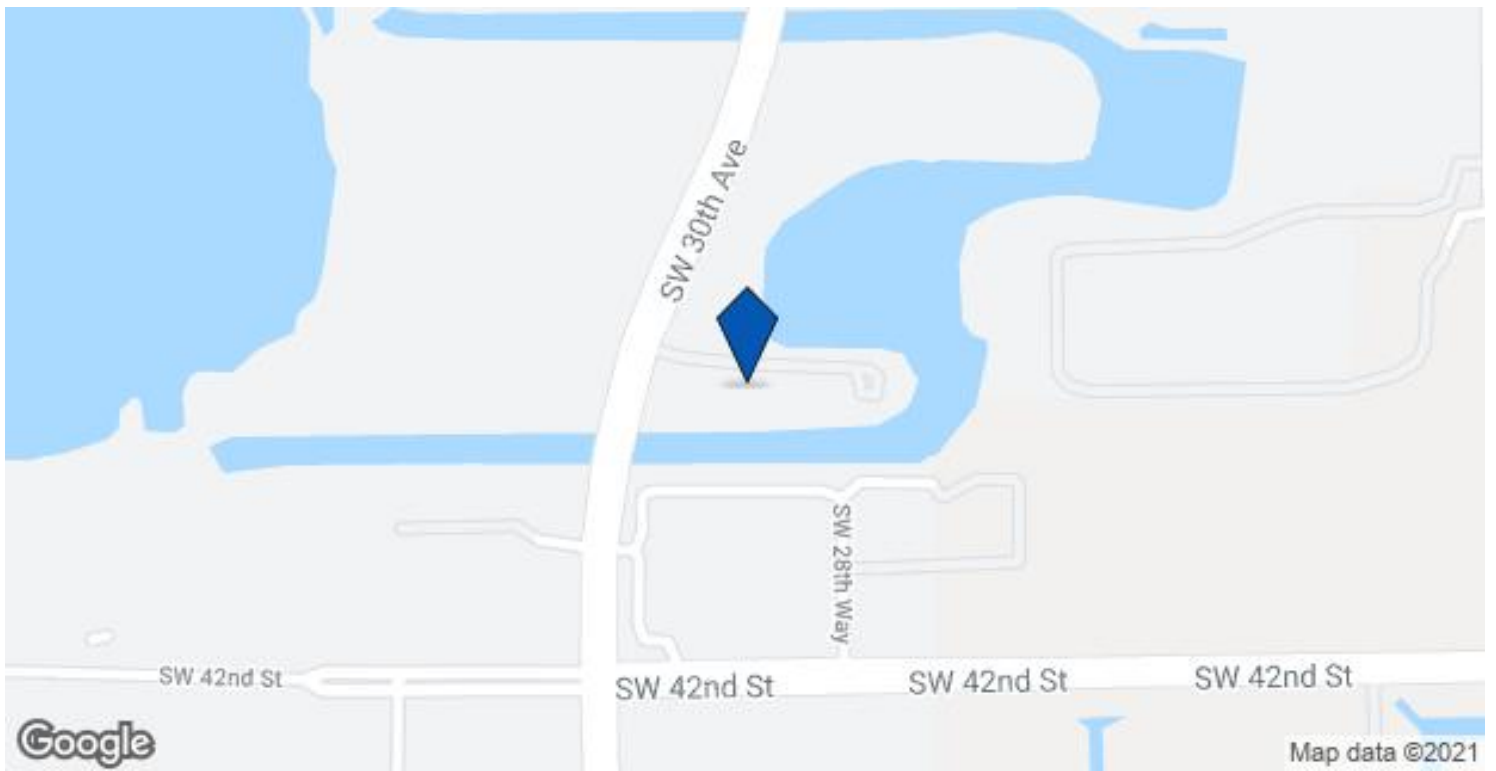
RAILROAD

TRANSFLO-FT. LAUDERDALE-FL	10 min drive	3.9 mi
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ZONING

Zoning Code	M-3, Hollywood (Industrial)
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MAP OF 4080 SW 30TH AVE FORT LAUDERDALE, FL 33312



ADDITIONAL PHOTOS



IMG_2099



IMG_1622



IMG_1624



IMG_1621



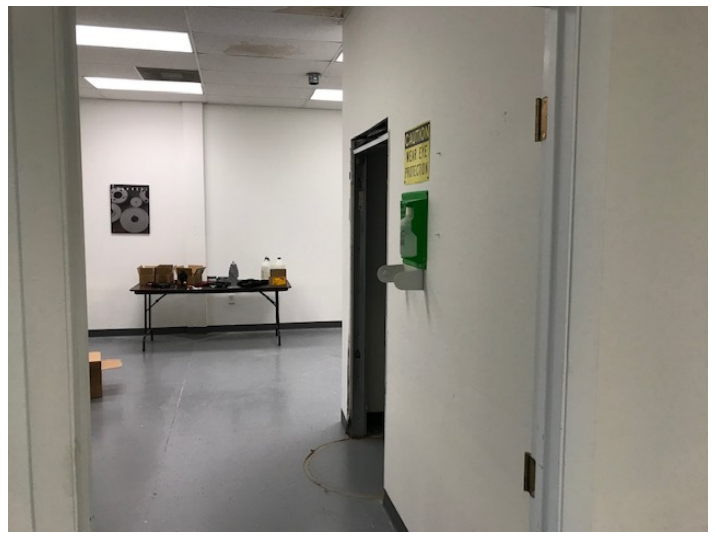
IMG_1623



IMG_1620



IMG_1619



IMG_1616



IMG_1618



IMG_1615



IMG_1617



IMG_1614



IMG_1613



IMG_1612



IMG_1611



IMG_1610



IMG_1609



IMG_1606



IMG_1608



IMG_1605



IMG_1607



IMG_1604



IMG_1603



IMG_2100



IMG_1602

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Klinton Lewis
(512) 819-4729



Shell | 890 W Commercial Blvd

1,057 SF | Retail Building | Fort Lauderdale, FL | \$4,587,000 (\$4,340/SF) | 5.75% Cap Rate



INVESTMENT HIGHLIGHTS

- 21-Year Absolute NNN Lease (Nov 2019)
- Two, 10-Year Options
- 454,000+ Population Within 5-Miles
- 2.00% Annual Escalations
- 88,000+ Combined Vehicles Per Day Traffic Counts
- ?Strong Personal & Tenant Affiliated LLC Guaranty

EXECUTIVE SUMMARY

Embree Capital Markets is pleased to offer for sale to qualified investors a unique freestanding Shell gas stations and convenience stores. This is an opportunity for an investor to acquire well-located gas stations in a personal income tax-free state. The subject property received various

property renovations in 2020. The absolute NNN leases feature 2.00% annual increases during their 21-year primary term and features two, 10- year extension options.

PROPERTY FACTS

Sale Type	Investment NNN	Price Per SF	\$4,340
Property Type	Retail	Cap Rate	5.75%
Property Subtype	Service Station	NOI	\$263,731
Building Size	1,057 SF	Tenancy	Single
Building Class	C	Building Height	1 Story
Year Built	1977	Building FAR	0.04
Price	\$4,587,000	Land Acres	0.69 AC
Zoning	B-2 - GENERAL BUSINESS		
Parking	16 Spaces (10 Spaces per 1,000 SF Leased)		
Frontage	69 FT on Powerline Rd		
Opportunity Zone	Yes		

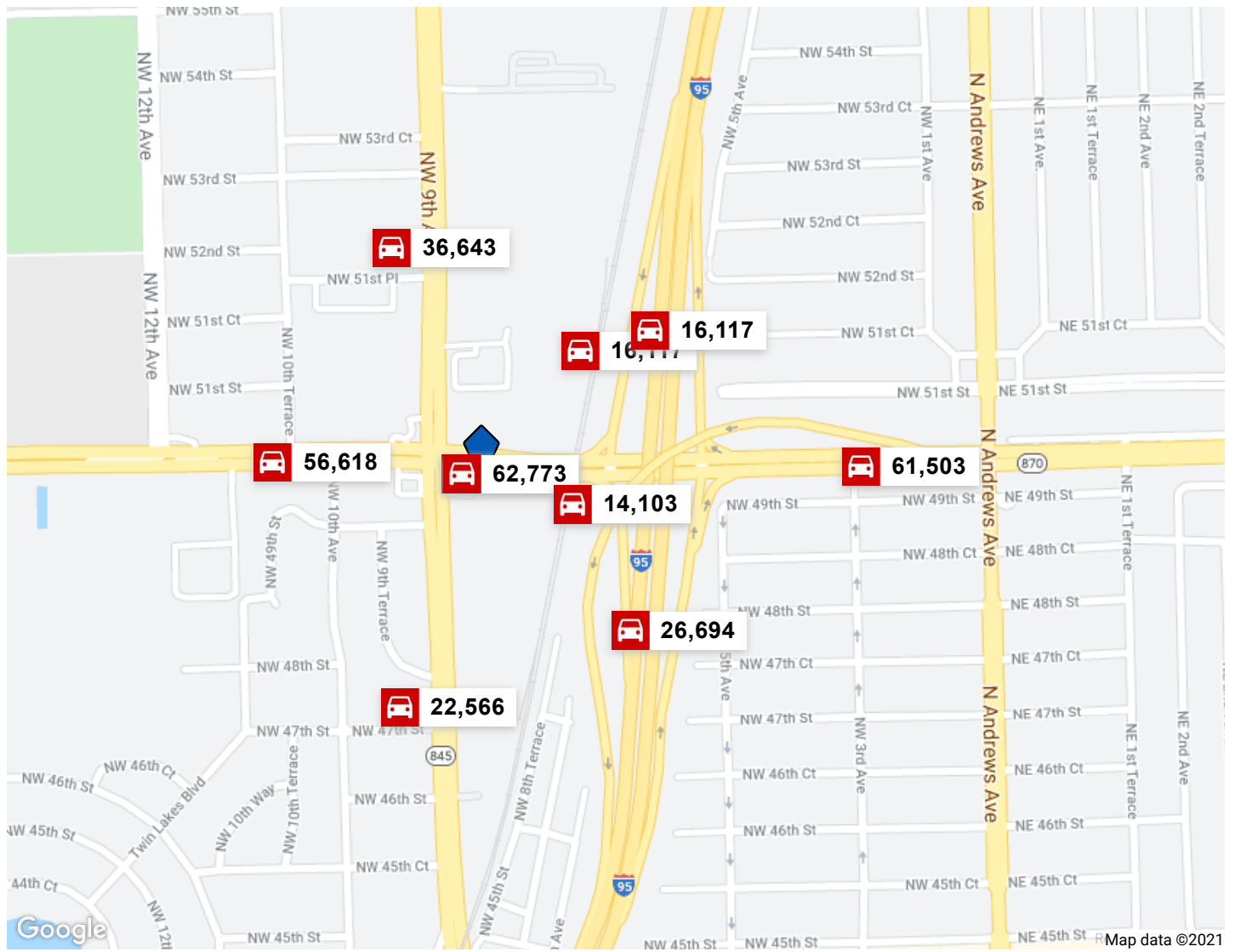
AMENITIES

- Bus Line
- Dedicated Turn Lane
- Pylon Sign
- Signage
- Signalized Intersection

MAJOR TENANTS











TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE TYPE	LEASE END
Shell	Mining, Quarrying, and Oil and Gas Extraction	1,057 SF	-	Triple Net	Nov 2040

TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
NW 50th St	I- 95, E	66,671	2020	0.03 mi
West Commercial Boulevard	I- 95, E	62,773	2020	0.03 mi
I- 95	W Commercial Blvd, NE	14,103	2020	0.13 mi
NW 50th St	NW 10th Ave, E	56,618	2020	0.15 mi
I- 95	W Commercial Blvd, S	16,117	2020	0.18 mi
NW 9th Ave	NW 47th St, S	22,566	2018	0.21 mi
NW 9th Ave	NW 53rd St, N	36,643	2020	0.22 mi
NW 48th St	NW 5th Ave, NE	26,694	2020	0.23 mi
NW 5th Ave	NW 52nd Ct, N	16,117	2020	0.25 mi
NW 50th St	NW 3rd Ave, W	61,503	2020	0.39 mi

NEARBY MAJOR RETAILERS

TRANSPORTATION

COMMUTER RAIL

Cypress Creek Commuter Rail (Tri-County Commuter)	 	4 min drive	1.6 mi
Fort Lauderdale Commuter Rail (Tri-County Commuter)	 	10 min drive	5.8 mi

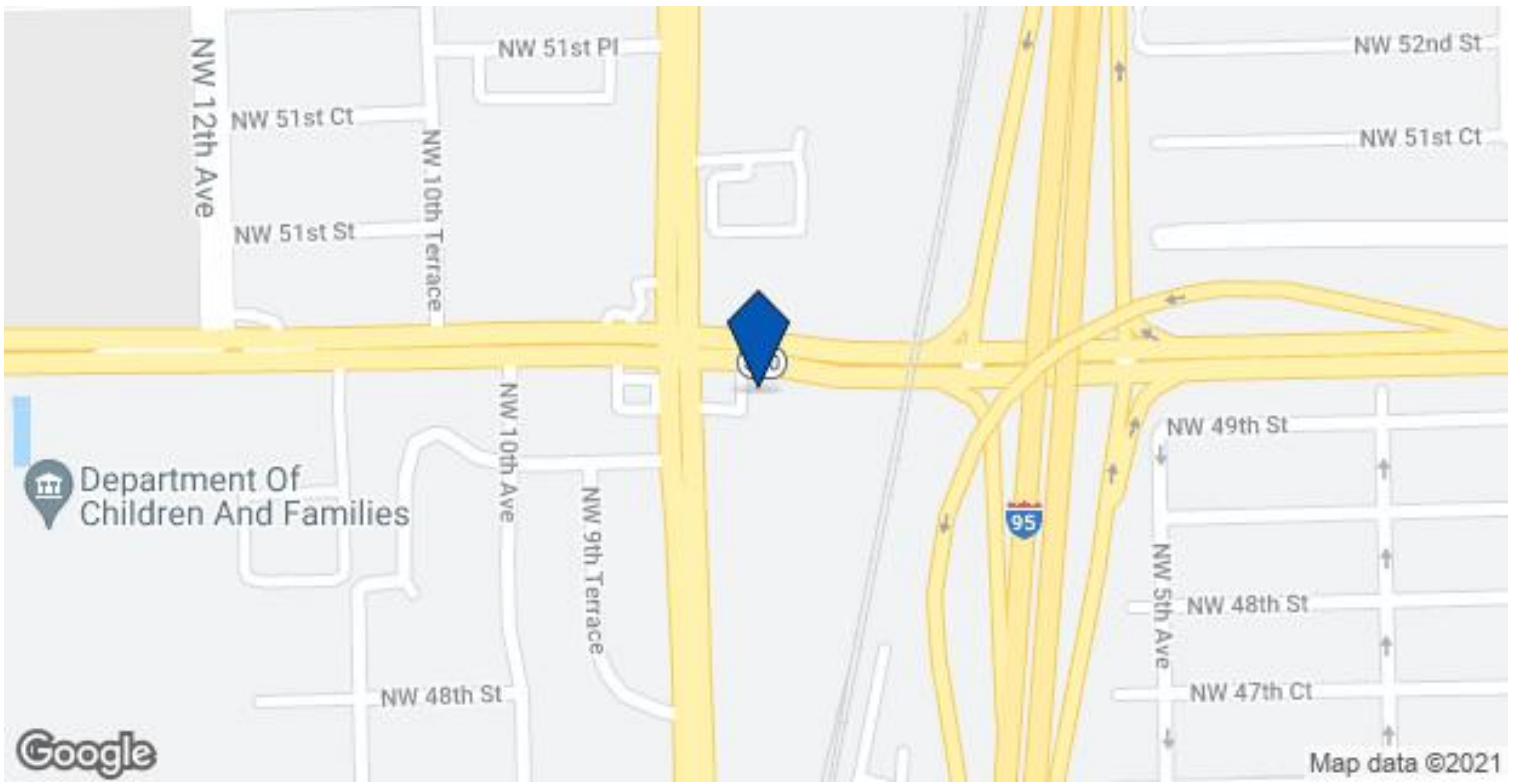
AIRPORT

Fort Lauderdale–Hollywood International Airport	17 min drive	10.7 mi
Miami International Airport	54 min drive	35.8 mi

PROPERTY TAXES

Parcel Number	49-42-15-11-0010	Improvements Assessment	\$573,990
Land Assessment	\$768,250	Total Assessment	\$1,342,240

MAP OF 890 W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309



ADDITIONAL PHOTOS



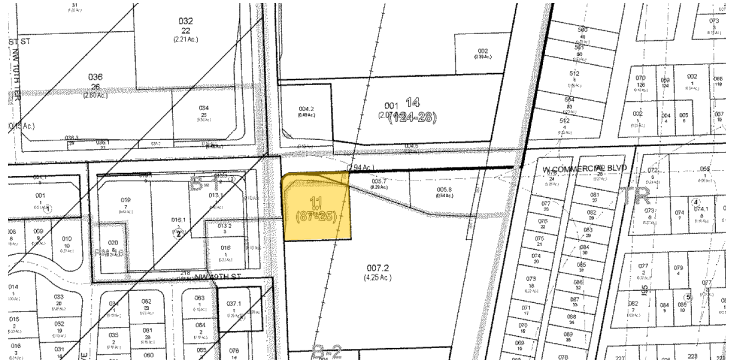
Primary Photo



Building Photo



Building Photo



Plat Map

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Klinton Lewis
(512) 819-4729



Shell | 2801 Pembroke Rd

1,958 SF | Retail Building | Hollywood, FL | \$3,338,000 (\$1,705/SF) | 5.75% Cap Rate



INVESTMENT HIGHLIGHTS

- 21-Year Absolute NNN Lease (Nov 2019)
- Two, 10-Year Options
- 484,000+ Population Within 5-Miles
- 2.00% Annual Escalations
- ?44,000+ Combined Vehicles Per Day Traffic Count
- Strong Personal & Tenant Affiliated LLC Guaranty

EXECUTIVE SUMMARY


Embree Capital Markets is pleased to offer for sale to qualified investors a unique freestanding Shell gas stations and convenience stores. This is an opportunity for an investor to acquire well-located gas stations in a personal income tax-free state. The subject property received various

property renovations in 2020. The absolute NNN leases feature 2.00% annual increases during their 21-year primary term and features two, 10- year extension options.

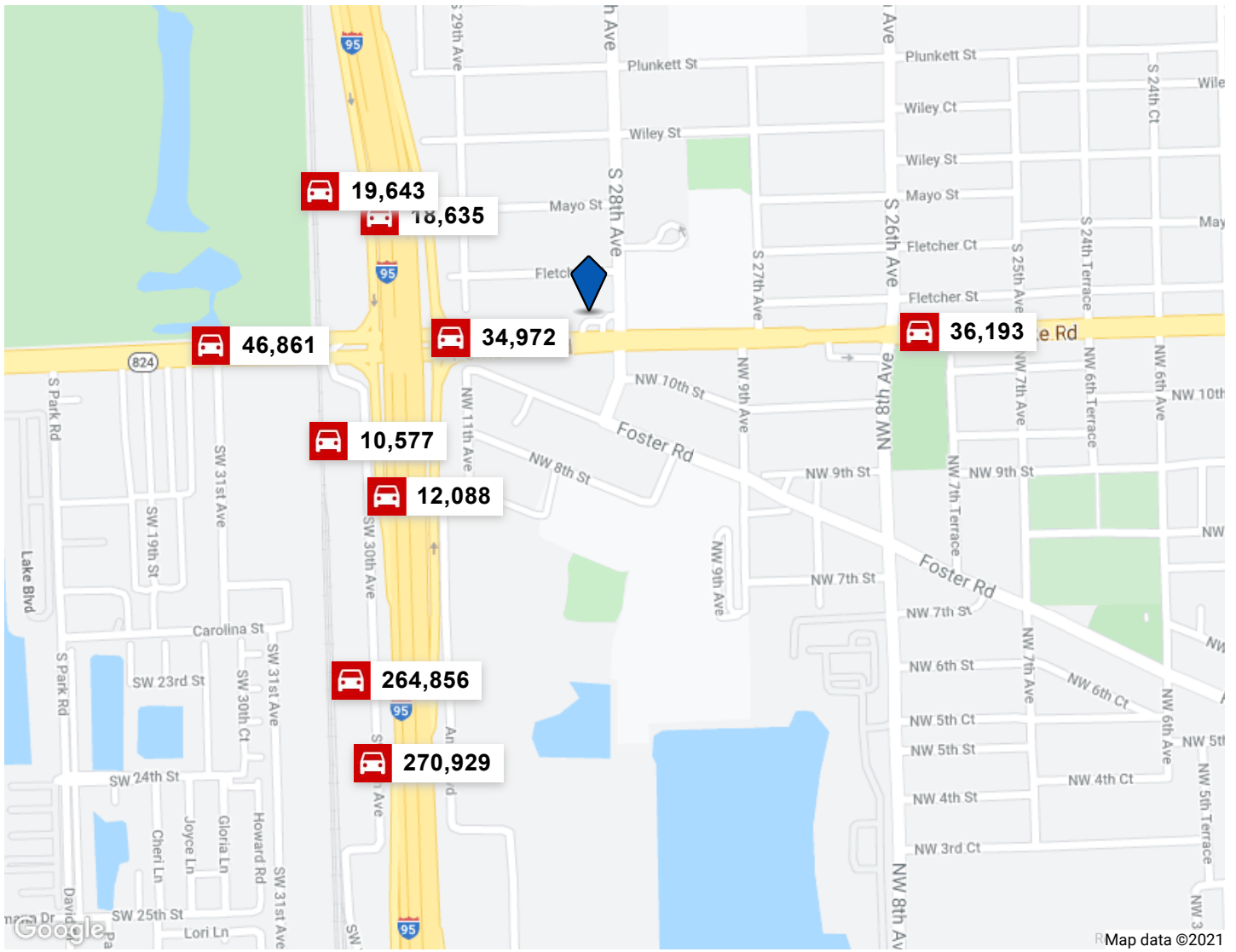
PROPERTY FACTS

Sale Type	Investment NNN	Price Per SF	\$1,705
Property Type	Retail	Cap Rate	5.75%
Property Subtype	Service Station	NOI	\$191,923
Building Size	1,958 SF	Tenancy	Single
Building Class	C	Building Height	1 Story
Year Built	1969	Building FAR	0.16
Price	\$3,338,000	Land Acres	0.29 AC
Zoning	C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT		
Frontage	183 FT on Pembroke Rd		
Opportunity Zone	No		

MAJOR TENANTS











TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE TYPE	LEASE END
	Mining, Quarrying, and Oil and Gas Extraction	1,958 SF	-	Triple Net	Nov 2040
Shell is a global energy company. Around 84,000 employees across more than 70 countries work together		to power progress through more and cleaner energy solutions.			

TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Pembroke Rd	W Pembroke Rd, W	38,189	2020	0.08 mi
Pembroke Rd	W Pembroke Rd, W	34,972	2015	0.08 mi
Mayo St	S 29th Ave, E	18,635	2020	0.17 mi
Ansin Blvd	NW 7th Ct, E	12,088	2020	0.22 mi
I- 95	Pembroke Rd, N	10,577	2020	0.22 mi
Mayo St	S 29th Ave, E	19,643	2020	0.23 mi
W Pembroke Rd	SW 31st Ave, W	46,861	2020	0.30 mi
West Pembroke Road	NW 7th Ter, SW	36,193	2020	0.35 mi
I- 95	W Pembroke Rd, N	264,856	2020	0.37 mi
John P Lyons Ln	SW 24th St, W	270,929	2020	0.44 mi

NEARBY MAJOR RETAILERS

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	5 min drive	1.5 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	9 min drive	3.7 mi

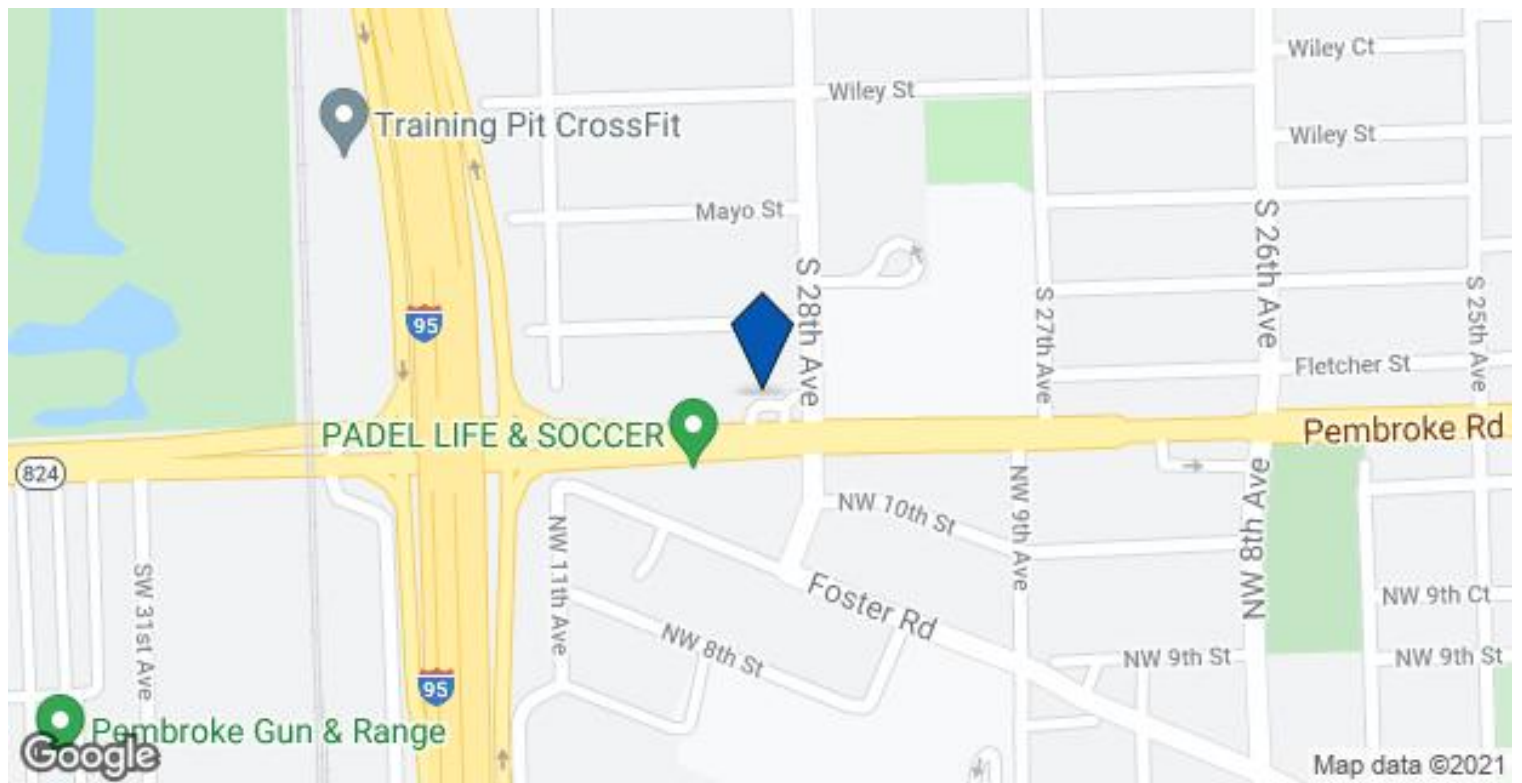
AIRPORT

Fort Lauderdale–Hollywood International Airport	12 min drive	6.5 mi
Miami International Airport	38 min drive	22.3 mi

PROPERTY TAXES

Parcel Number	51-42-21-06-4450	Improvements Assessment	\$519,200
Land Assessment	\$191,090	Total Assessment	\$710,290

MAP OF 2801 PEMBROKE RD HOLLYWOOD, FL 33020



ADDITIONAL PHOTOS



pembroke 1



Building Photo



Plat Map

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Albert Hernandez

(305) 253-5600 Ext. 104



Marathan Gas Station | 4699 NW 183rd St

819 SF | Retail Building | Opa Locka, FL | \$2,900,000 (\$3,541/SF) | 8.86% Cap Rate



EXECUTIVE SUMMARY

Marathon Gas Station Business and Property for Sale.
Corner Location on a major roadway surrounded by heavy
retail and residential population. Open 24 hours. Food-Mart

selling approx. \$60K monthly. See Flyer attachment for
sales, expenses & more information.

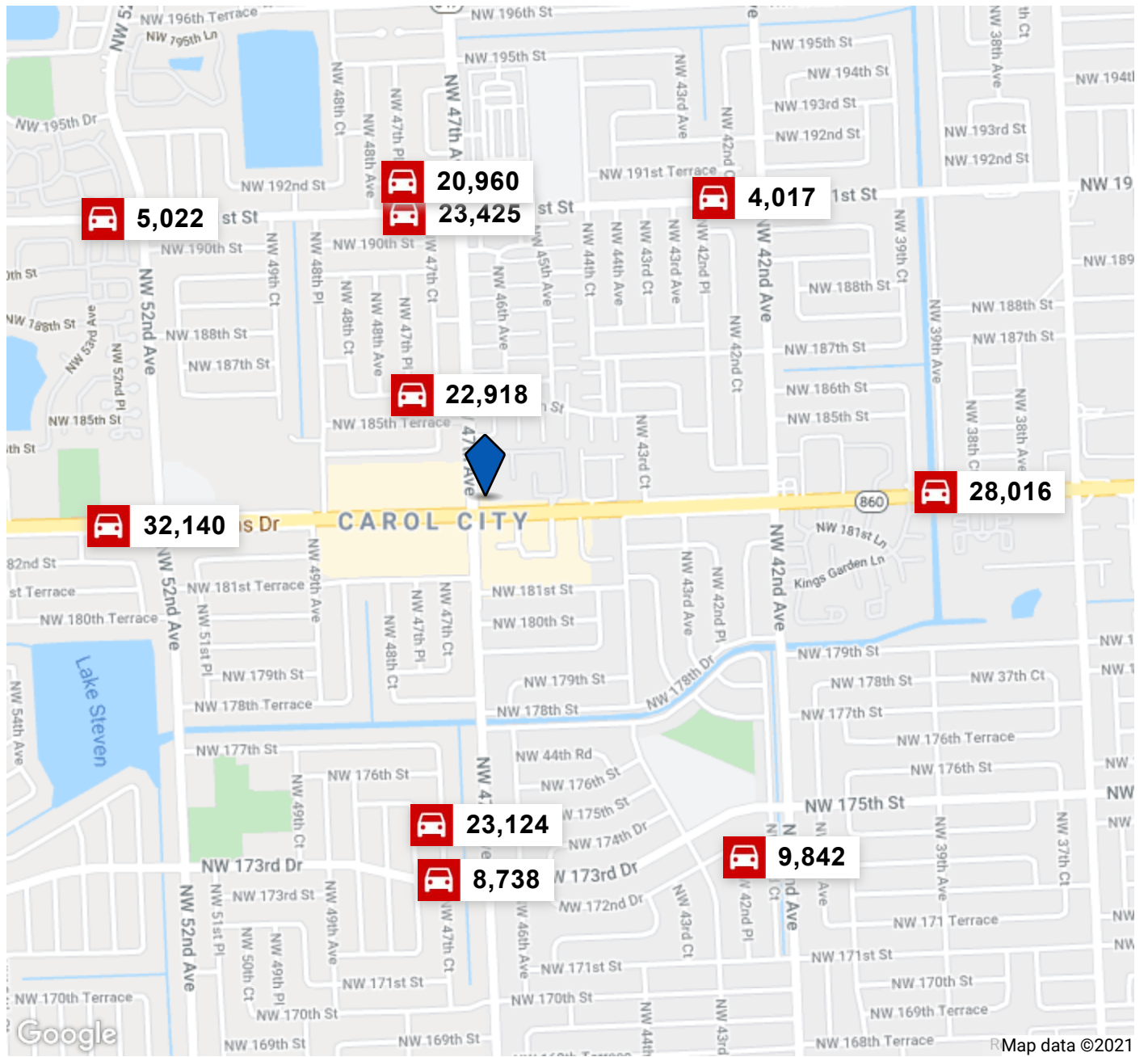
PROPERTY FACTS

Sale Type	Investment or Owner User	Price Per SF	\$3,541
Sale Condition	Business Value Included	Cap Rate	8.86%
Property Type	Retail	NOI	\$256,880
Property Subtype	Service Station	Tenancy	Single
Building Size	819 SF	Building Height	1 Story
Building Class	B	Building FAR	0.05
Year Built	1981	Land Acres	0.39 AC
Price	\$2,900,000		
Zoning	BU-1A		
Parking	3 Spaces (3.66 Spaces per 1,000 SF Leased)		
Frontage	88 FT on NW 183rd St		
Opportunity Zone	No		

AMENITIES

- Pylon Sign

TRAFFIC







COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
NW 47th Ave	NW 185th St, S	22,918	2020	0.18 mi
Northwest 47th Avenue	NW 191st St, N	23,425	2020	0.48 mi
NW 47th Ave	NW 192nd St, No	20,960	2020	0.53 mi
Northwest 183rd Street	NW 52nd Ave, NW	32,140	2020	0.53 mi
Northwest 47th Avenue	NW 175th St, E	23,124	2020	0.54 mi
Northwest 173rd Drive	NW 47th Ave, E	8,738	2020	0.63 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Northwest 42nd Avenue	NW 42nd Ave, E	4,017	2020	0.68 mi
Northwest 191st Street	NW 52nd Ave, W	5,022	2020	0.72 mi
Northwest 42nd Avenue	NW 172nd Dr, NW	9,842	2020	0.77 mi
NW 183rd St	NW 38th Ct, W	28,016	2020	0.83 mi

WALK SCORE [®]
Very Walkable (70)

TRANSPORTATION

COMMUTER RAIL

Opa-Locka Commuter Rail (Tri-County Commuter)	 	9 min drive	4.4 mi
Golden Glades Commuter Rail (Tri-County Commuter)	 	12 min drive	6.9 mi

AIRPORT

Miami International Airport	26 min drive	15.0 mi
Fort Lauderdale-Hollywood International Airport	27 min drive	16.3 mi

PROPERTY TAXES

Parcel Number	34-2105-001-0490	Improvements Assessment	\$123,824
Land Assessment	\$338,432	Total Assessment	\$462,256

MAP OF 4699 NW 183RD ST OPA LOCKA, FL 33055



Listing ID: 23689408

Date Created: 7/15/2021

Last Updated: 7/16/2021

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Larry Genet
(305) 807-0004



Jake Zebede
(954) 331-1747



2033 Thomas St

15,180 SF | Industrial Building | Hollywood, FL | For Sale



INVESTMENT HIGHLIGHTS

- ±6,072 SF of office on two floors
- Zoned DH-3, City of Hollywood
- Built in 1983, recently renovated
- 100% Air conditioned

EXECUTIVE SUMMARY

This unique two story executive style headquarter facility consists of ±15,180 total square feet and is situated on

±32,198 SF or ±.74 acres of land.

PROPERTY FACTS

Sale Type	Investment or Owner User	Year Built	1952
Property Type	Industrial	Tenancy	Single
Property Subtype	Warehouse	Parking Ratio	2.51/1,000 SF
Building Class	C	Clear Ceiling Height	18 FT - 24 FT 6 IN
Lot Size	0.73 AC	No. Drive In / Grade-Level Doors	2
Rentable Building Area	15,180 SF	Opportunity Zone	No
No. Stories	2		

AMENITIES

- Bus Line
- Fenced Lot
- Air Conditioning

UTILITIES

- Water - City
- Sewer - City

ZONING

Zoning Code **IM-1, Hollywood**

BIKE SCORE ®
Bikeable (78)

TRANSPORTATION

COMMUTER RAIL

Sheridan Street Commuter Rail (Tri-County Commuter) 7 min drive 2.3 mi



Hollywood Commuter Rail (Tri-County Commuter)  8 min drive 3.1 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport 11 min drive 4.8 mi

Miami International Airport 43 min drive 25.8 mi

FREIGHT PORT

Port Everglades 11 min drive 5.1 mi

RAILROAD

FLORIDA EAST COAST-FT. LAUDERDALE-FL 10 min drive 4.7 mi

PROPERTY TAXES

Parcel Numbers	51-42-03-10-1180	Improvements Assessment	\$1,139,370
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Land Assessment	\$378,330	Total Assessment	\$1,517,700
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MAP OF 2033 THOMAS ST HOLLYWOOD, FL 33020



ADDITIONAL PHOTOS



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Interior Photo



Building Photo



Building Photo



Building Photo



Building Photo

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Matthew
McAllister
(561) 227-2018



Richard Etner
(954) 771-0800



2200 N 30th Rd

9,208 SF | Industrial Building | Hollywood, FL | \$5,600,000 (\$608/SF) | 5.40% Cap Rate



EXECUTIVE SUMMARY

Cushman & Wakefield of Florida, LLC, acting as exclusive advisor, is pleased to offer for sale 2200 N 30th Road (the "Property"), a net leased industrial asset located at 2200 N 30th Road in the heart of Hollywood, Florida. The Property comprises 9,082± SF and is situated on 2.59 acres. The IM-1 zoning is flexible, allowing for a variety of uses of industrial, including outside storage. Located directly off of Sheridan Street in Hollywood just West of I-95, 2200 N 30th Road offers an excellent opportunity to own a net leased property which has approximately 4.5 years remaining on

the term with Action Rentals. This unique offering presents users and investors alike an opportunity to own an asset in one of South Florida's most valued submarkets, convenient to transportation, an abundance of nearby amenities and close proximity to the I-95, I-595, Port Everglades and the Fort Lauderdale International Airport. 2200 N 30th Road is a great opportunity for an Investor or Owner/User. This is a viable investment for those seeking potential income, future occupancy or redevelopment in an appreciating submarket.

PROPERTY FACTS

Price	\$5,600,000	Rentable Building Area	9,208 SF
Price Per SF	\$608	No. Stories	1
Sale Type	Investment	Year Built	1973
Cap Rate	5.40%	Tenancy	Single
Property Type	Industrial	Parking Ratio	2.16/1,000 SF
Property Subtype	Warehouse	No. Drive In / Grade-Level Doors	5
Building Class	C	Opportunity Zone	No
Lot Size	2.59 AC		

AMENITIES

- Bus Line
- Fenced Lot

ZONING

Zoning Code **IM-1**

ABOUT 2200 N 30TH RD , HOLLYWOOD, FL 33021

Located directly off of Sheridan Street in Hollywood just West of I-95, 2200 N 30th Road offers an excellent opportunity to own a net leased property which has approximately 4.5 years remaining on the term with Action Rentals. This unique offering presents users and

investors alike an opportunity to own an asset in one of South Florida's most valued sub-markets, convenient to transportation, an abundance of nearby amenities and close proximity to the I-95, I-595, Port Everglades and the Fort Lauderdale International Airport.

TRANSPORTATION

COMMUTER RAIL

Sheridan Street Commuter Rail (Tri-County Commuter) 7 min walk 0.4 mi



Hollywood Commuter Rail (Tri-County Commuter)  7 min drive 2.4 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport 11 min drive 4.4 mi

Miami International Airport 43 min drive 25.3 mi

FREIGHT PORT

Port Everglades 13 min drive 6.7 mi

RAILROAD

FLORIDA EAST COAST-FT. LAUDERDALE-FL 12 min drive 6.2 mi

PROPERTY TAXES

Parcel Number	51-42-08-01-0040	Improvements Assessment	\$291,280
Land Assessment	\$903,200	Total Assessment	\$1,194,480

MAP OF 2200 N 30TH RD HOLLYWOOD, FL 33021



ADDITIONAL PHOTOS



Front of Building



Aerial View



Interior Photo

Listing ID: 16778093

Date Created: 7/31/2019

Last Updated: 7/8/2021

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



Tom O'Loughlin
(954) 817-3919



Larry Genet
(305) 807-0004



Monarch Commerce Center - Bldg 2 | 2401 SW 145th Ave

32,000 SF | Industrial Building | Miramar, FL | For Sale



INVESTMENT HIGHLIGHTS

- ±32,000 SF Class A building
- ±5,800 SF mezzanine
- Racked warehouse space
- ±5,800 SF high-end corporate office space including conference rooms and lounge
- 24' clear height
- Rear Loading - 7 dock high doors

TRANSPORTATION

AIRPORT

Miami International Airport	30 min drive	17.9 mi
Fort Lauderdale–Hollywood International Airport	32 min drive	19.7 mi

FREIGHT PORT

Port Everglades	36 min drive	22.6 mi
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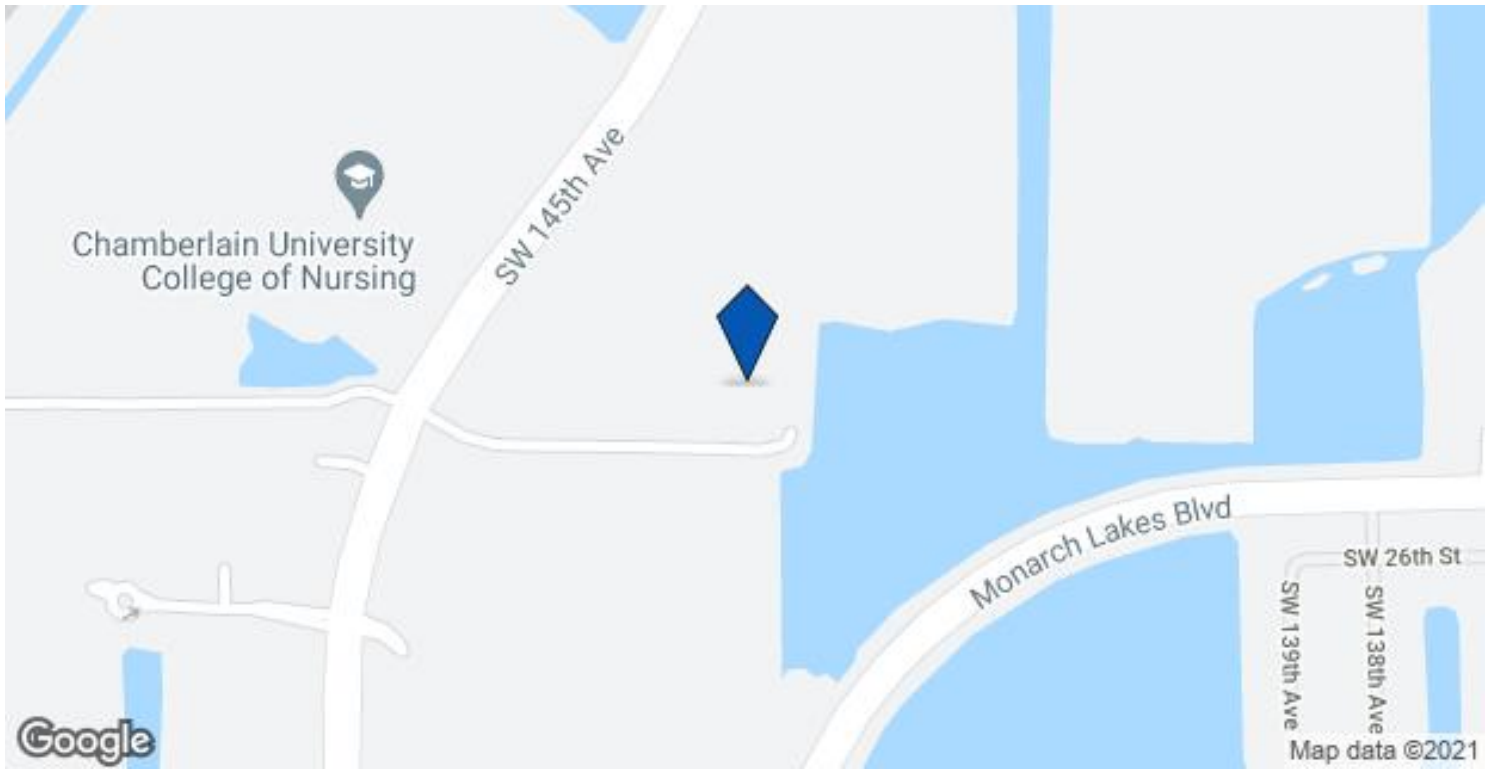
RAILROAD

SMITH TERMINAL DISTRIBUTION SYSTEMS-MIAMI-FL	21 min drive	14.0 mi
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PROPERTY TAXES

Parcel Number	51-40-22-AA-0040	Improvements Assessment	\$3,168,060
Land Assessment	\$352,010	Total Assessment	\$3,520,070

MAP OF 2401 SW 145TH AVE MIRAMAR, FL 33027



ADDITIONAL PHOTOS



Primary Photo



Interior Photo



Interior Photo



Building Photo



Interior Photo



Building Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Building Photo



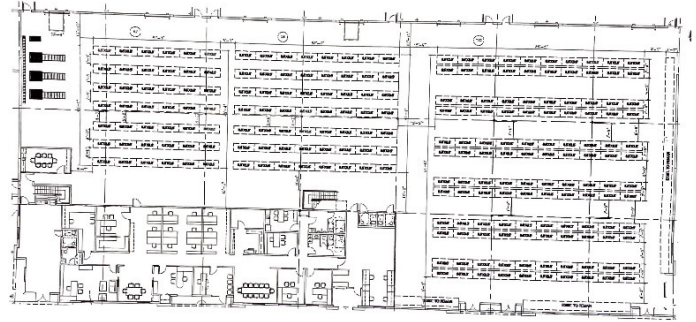
Building Photo



Building Photo



Building Photo



Site Plan



Building Photo

Listing ID: 23221189

Date Created: 5/27/2021

Last Updated: 7/15/2021

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



Matthew
McAllister
(561) 227-2018



Richard Etner
(954) 771-0800



5900 N Powerline Rd

33,491 SF | 4-Star Industrial Building | Fort Lauderdale, FL | \$10,000,000 (\$299/SF)



OWNER/USER/MULTI-TENANT INVESTMENT



VISIBILITY
POWERLINE ROAD



BUILDING SIZE
33,491 SF



ZONING
INDUSTRIAL



GRADE LEVEL
LOADING



SPRINKLERS
ESFR



24' FEET
CLEAR HEIGHT

EXECUTIVE SUMMARY

5900 POWERLINE ROAD:

- * TOTAL AVAILABLE: 33,491 SF
- * BASE BUILDING: 31,567 SF
- * MEZZANINE: 808 SF
- * PARKING STRUCTURE 1,116 SF (5 car garage)
- * GRADE LEVEL DOORS: 6
- * CEILING HEIGHT: 24'
- * ELECTRIC: 3-Phase

* TILT-UP CONSTRUCTION

- * BAR JOISTS & I-BEAMS USED TO REDUCE COLUMNS
- * LIGHTWEIGHT INSULATED CONCRETE ROOF R19 WITH TPO
- * ELECTRIC ROUGH, PLUMBING ROUGH & MECHANICAL ROOF CURBS IN PLACE FOR 7 FUTURE BAYS
- * IMPACT WINDOWS & DOORS
- * LED LIGHTING THROUGHOUT
- * ALARM & SURVEILLANCE SYSTEMS

BUILDING SPECIFICATIONS:

PROPERTY FACTS

Price	\$10,000,000	Rentable Building Area	33,491 SF
Price Per SF	\$299	No. Stories	1
Sale Type	Investment	Year Built	2021
Property Type	Industrial	Tenancy	Single
Property Subtype	Manufacturing	Clear Ceiling Height	24 FT
Building Class	B	No. Drive In / Grade-Level Doors	6
Lot Size	1.93 AC	Opportunity Zone	No
Construction Status	Under Construction		

AMENITIES

- Bus Line
- Fenced Lot
- Signage

ZONING

Zoning Code I

TRANSPORTATION

COMMUTER RAIL

Cypress Creek Commuter Rail (Tri-County Commuter) 16 min walk 0.8 mi



Pompano Beach Commuter Rail (Tri-County Commuter) 12 min drive 5.9 mi



AIRPORT

Fort Lauderdale–Hollywood International Airport 19 min drive 12.2 mi

Miami International Airport 56 min drive 37.3 mi

FREIGHT PORT

Port Everglades 17 min drive 11.3 mi

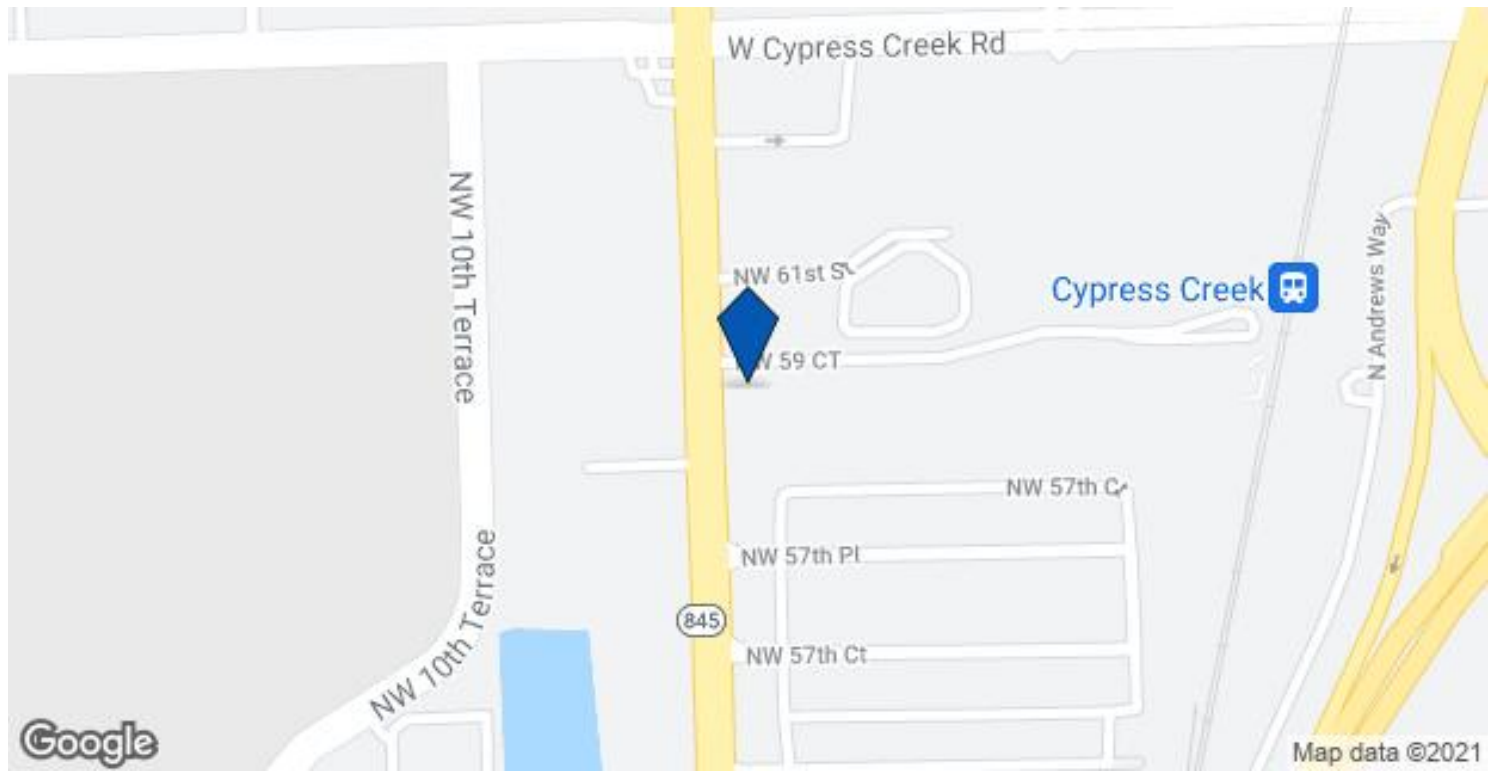
RAILROAD

NS CONNECTING LINE BULK TRANSFER TERMINAL-POMPANO 8 min drive 3.3 mi

PROPERTY TAXES

Parcel Number	49-42-10-48-0010	Improvements Assessment	\$0
Land Assessment	\$705,320	Total Assessment	\$705,320

MAP OF 5900 N POWERLINE RD FORT LAUDERDALE, FL 33309



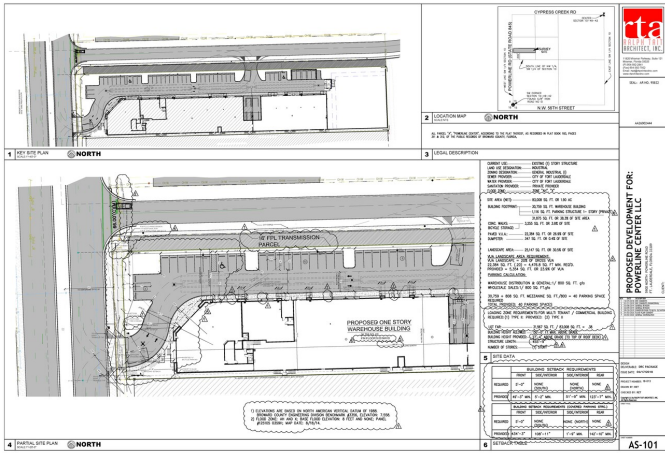
ADDITIONAL PHOTOS



Warehouse_no signs copy



Building Photo



Powerline Center



Building Photo

Listing ID: 23221370

Date Created: 5/27/2021

Last Updated: 7/15/2021

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Thomas Hotz

(954) 312-2415 Ext. 2415



6850 Lyons Technology Pky

45,156 SF | Vacant | Industrial Building | Coconut Creek, FL | \$8,500,000 (\$188/SF)



PROPERTY FACTS

Price	\$8,500,000	No. Stories	1
Price Per SF	\$188	Year Built	2005
Sale Type	Owner User	Parking Ratio	1.35/1,000 SF
Property Type	Industrial	Clear Ceiling Height	24 FT
Property Subtype	Warehouse	No. Dock-High Doors/Loading	4
Building Class	A	No. Drive In / Grade- Level Doors	3
Lot Size	2.88 AC	Opportunity Zone	No
Rentable Building Area	45,156 SF		

ZONING

Zoning Code	PCD
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TRANSPORTATION

COMMUTER RAIL

Deerfield Beach Commuter Rail (Tri-County Commuter)	12 min drive	4.8 mi
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Pompano Beach Commuter Rail (Tri-County Commuter)	15 min drive	7.1 mi
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AIRPORT

Fort Lauderdale–Hollywood International Airport	37 min drive	22.9 mi
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Palm Beach International Airport	47 min drive	31.9 mi
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FREIGHT PORT

Port Everglades	35 min drive	21.9 mi
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RAILROAD

TRI-RAIL-POMPANO BEACH-FL-800 NW 33R	14 min drive	7.0 mi
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PROPERTY TAXES

Parcel Number	48-42-06-14-0017	Improvements Assessment	\$3,980,430
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Land Assessment	\$880,280	Total Assessment	\$4,860,710
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MAP OF 6850 LYONS TECHNOLOGY PKY COCONUT CREEK, FL 33073



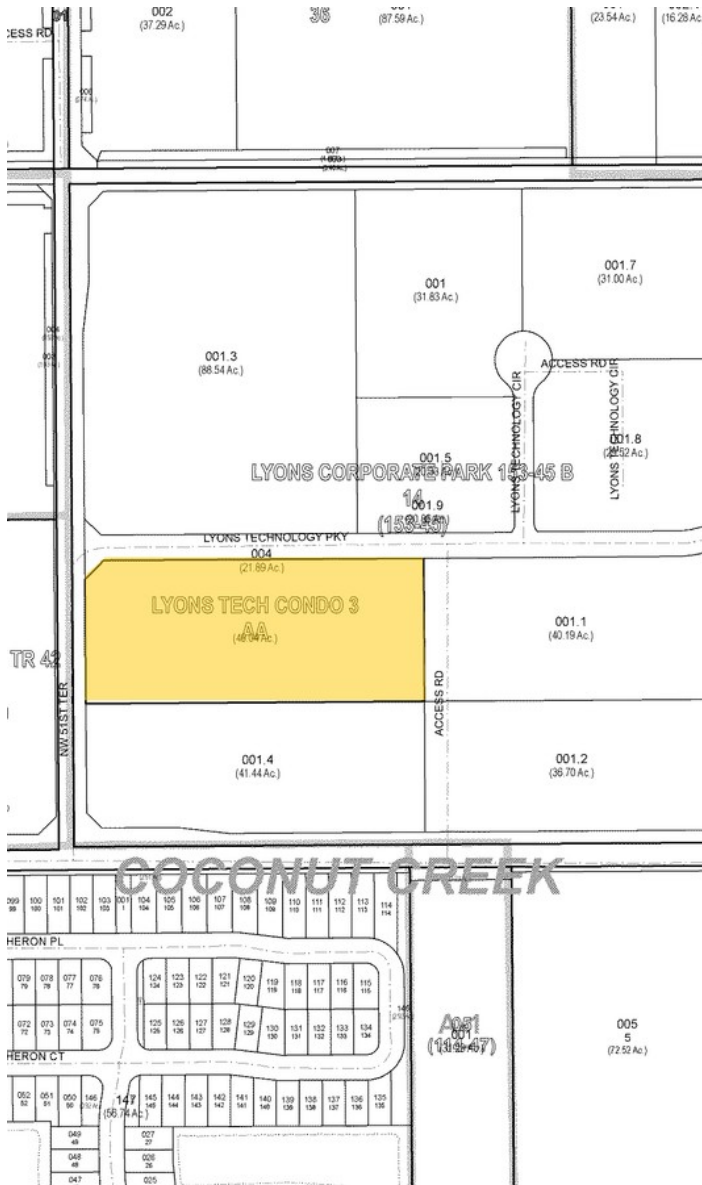
ADDITIONAL PHOTOS



Building Photo



Building Photo



Plat Map



Building Photo



Building Photo

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Patrick Killen
(786) 489-3952



400C Ansin Auto Body Paint Booth Parking - Auto Body; Paint Booth; Parking!

8,067 SF Industrial Condo Unit Offered at \$1,950,000 in Hallandale Beach, FL



ABOUT 400C ANSIN AUTO BODY PAINT BOOTH PARKING , HALLANDALE BEACH, FL 33009

Price	\$1,950,000	Building Class	C
Unit Size	8,067 SF	Floors	1
No. Units	1	Typical Floor Size	11,358 SF
Total Building Size	11,358 SF	Year Built	1969
Property Type	Flex (Condo)	Lot Size	0.83 AC
Property Subtype	Light Distribution	Parking Ratio	2.29/1,000 SF
Sale Type	Owner User	Opportunity Zone	No

1 UNIT AVAILABLE

Unit 400C

Unit Size 8,067 SF
Price \$1,950,000
Price Per SF \$241.73
Condo Use Industrial

Sale Type Owner User
No. Parking Spaces 25
APN/Parcel ID 51-42-21-AE-0030

Description

51-42-21-AE-0030

One Drive in Bay







DESCRIPTION

Owner Wants Offers! Great Location! Near I-95! Part of a 3 Unit Building. Located next to the service road of I-95 at Hallandale Beach Blvd. Easy access to the expressway One tenant in place. Total square feet is 8,067. The roof is Twin T construction. Parking lot backs up to the warehouse door with plenty of parking. Perfect for many operations, Has 440 three phase power. Paint booth is included! Lot is fenced and walled. Owner Wants 4 Months to Close.

INVESTMENT HIGHLIGHTS

- Plenty of Parking; High Power Available; Paint Booth; Close to I-95

EXECUTIVE SUMMARY

Owner Wants Offers! Great Location! Near I-95! Part of a 3 Unit Building. Located next to the service road of I-95 at Hallandale Beach Blvd. Easy access to the expressway One tenant in place. Total square feet is 8,067. The roof is Twin T construction. Parking lot backs up to the warehouse door with plenty of parking. Perfect for many operations, Has 440 three phase power. Paint booth is included! Lot is fenced and walled.

Owner Wants 4 Months to Close.

Owner will consider all offers.

Call Patrick Killen for more info!

BIKE SCORE ®

Bikeable (71)

AMENITIES

- 24 Hour Access
- Bus Line
- Fitness Center
- Security System
- Signage
- Storage Space
- Air Conditioning

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)   7 min drive 2.5 mi

Sheridan Street Commuter Rail (Tri-County Commuter) 11 min drive 4.7 mi



AIRPORT

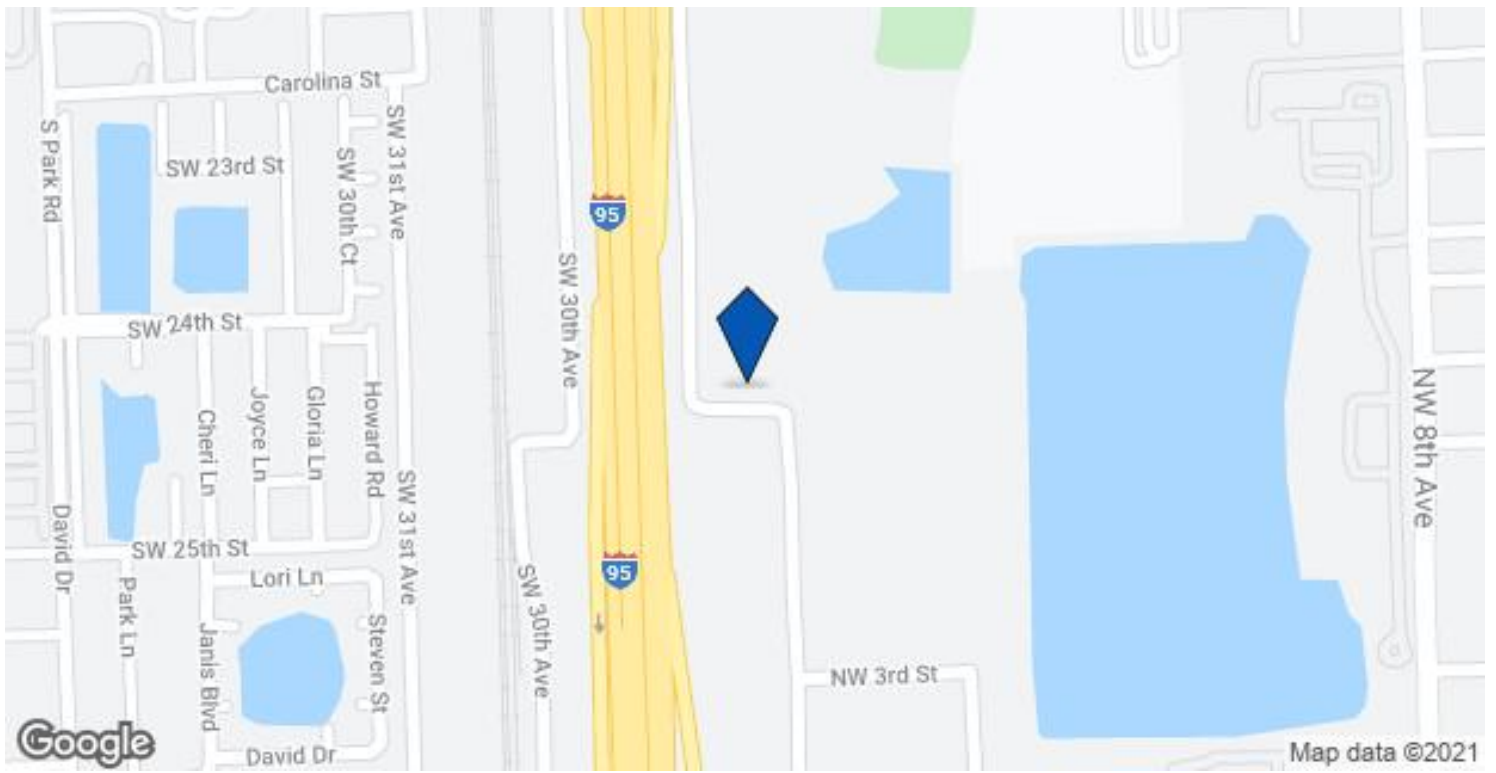
Fort Lauderdale–Hollywood International Airport 14 min drive 7.5 mi

Miami International Airport 38 min drive 21.8 mi

ZONING

Zoning Code **IL, Hallandale (industrial light district)**

MAP OF 400C ANSIN AUTO BODY PAINT BOOTH PARKING HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



DSC04584



Building photo



Interior Photo



Interior Photo



Interior Photo



DSC04606



DSC04592



DSC04586



DSC04603



DSC04587



DSC04589



DSC04591



DSC04604



DSC04579



DSC04601



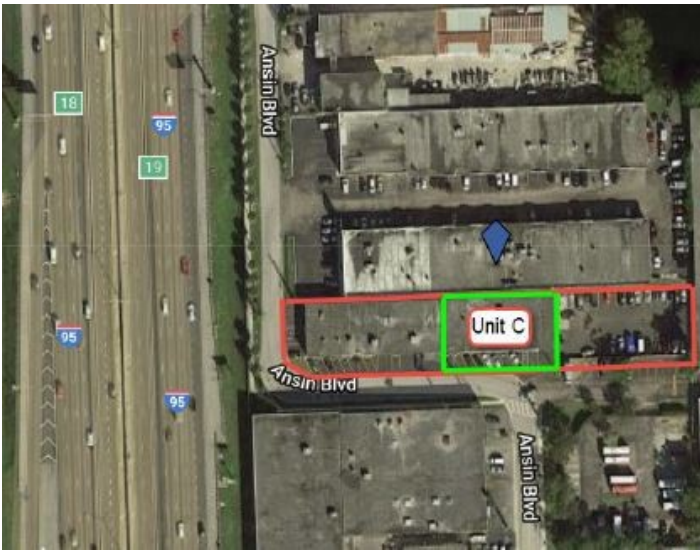
DSC04578



Building Photo



Interior Photo



Aerial



DSC04575



DSC04572



DSC04573



DSC04569



DSC06741



DSC06743

Listing ID: 15784090

Date Created: 4/19/2019

Last Updated: 7/11/2021

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Karina Amor
(954) 681-4763

COMPASS

430 Ansin Blvd - Condos A, AA, B & G
9,340 SF Industrial Condo Unit Offered at \$1,800,000 in Hallandale Beach, FL



ABOUT 430 ANSIN BLVD , HALLANDALE BEACH, FL 33009

Price	\$1,800,000	Building Class	B
Unit Size	9,340 SF	Floors	1
No. Units	1	Typical Floor Size	9,340 SF
Total Building Size	9,340 SF	Year Built	1974
Property Type	Industrial (Condo)	Lot Size	2.18 AC
Property Subtype	Warehouse	Parking Ratio	1.61/1,000 SF
Sale Type	Investment	Opportunity Zone	No

1 UNIT AVAILABLE

Unit 430A

Unit Size	9,340 SF	Condo Use	Industrial
Price	\$1,800,000	Sale Type	Investment
Price Per SF	\$192.72		

DESCRIPTION

Multiple use warehouse / office / showroom with excellent access and visibility from I-95. Sale includes 4 condo units for a total of 9,340 sf, with 2 tenants in place on gross lease. As of now the space is divided into front unit with 6,975 sf occupied with one tenant and adjacent space for 2,365 sf also occupied with second tenant. There is constant demand of condo warehouses in the Hallandale Beach area, so this is an attractive long term investment opportunity. There are 4 separate folios plus an illuminated Billboard sign. Future owner investor may decide to convert back the front unit into 3 individual warehouses and improve cap rate. Front walk-in access and side loading zone. Three roll-up doors 12' x 14'. Condo maintenance fee paid quarterly includes Bldg insurance and water. Space is fully air conditioned.

INVESTMENT HIGHLIGHTS

- Highly visible from Heavy traffic Hwy
- East of I-95 between 2 major arteries: Pembroke Rd and Hallandale Blvd
- Excellent tenants in place

BIKE SCORE ®
Bikeable (71)

AMENITIES





- Signage
- Air Conditioning

UTILITIES

- Water - County
- Sewer - County

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	7 min drive	2.6 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	11 min drive	4.8 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	14 min drive	7.6 mi
Miami International Airport	39 min drive	21.9 mi

FREIGHT PORT

Port Everglades	17 min drive	9.9 mi
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RAILROAD

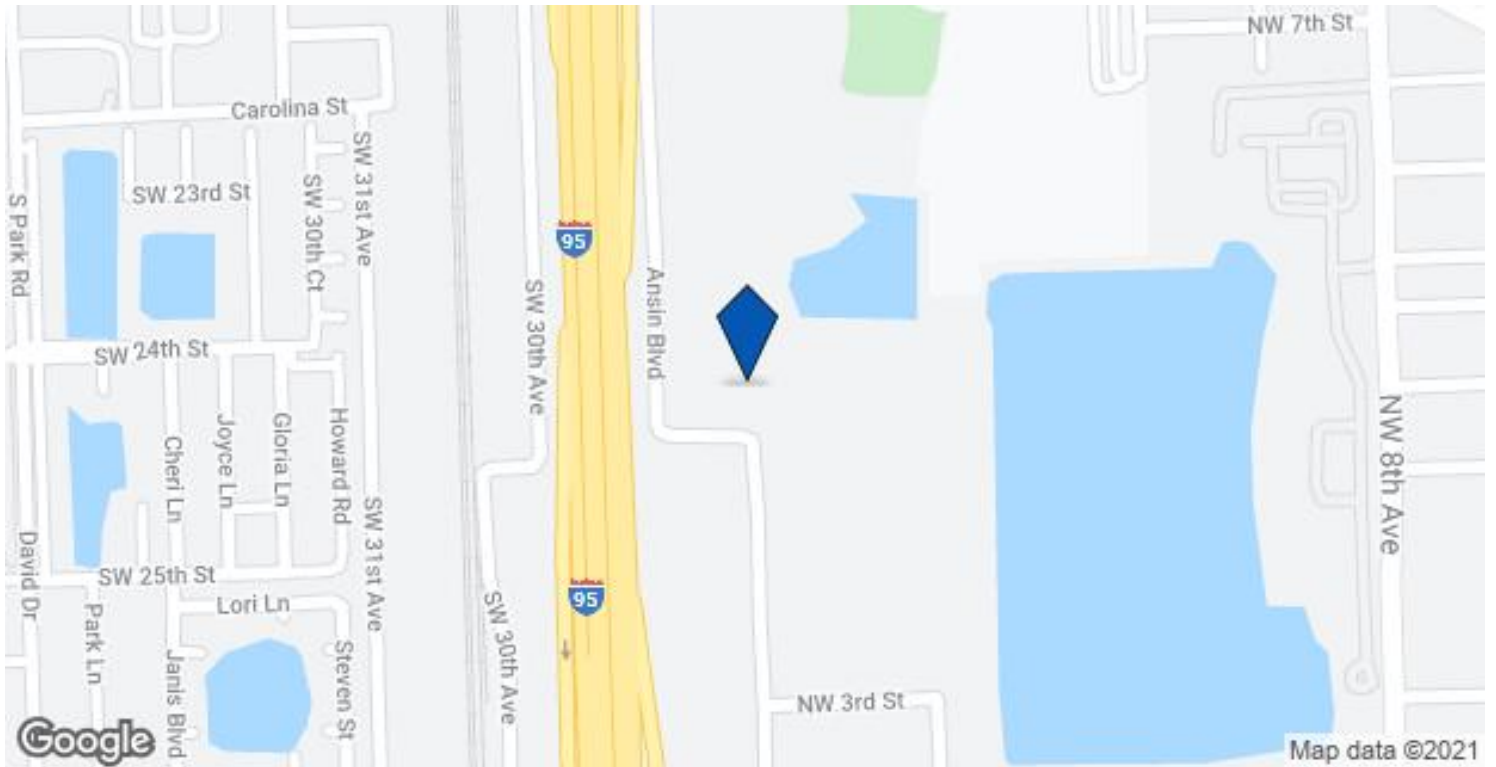
FLORIDA EAST COAST-FT. LAUDERDALE-FL	16 min drive	9.4 mi
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ZONING

Zoning Code

I-L (Light Industrial, Manufacturing)

MAP OF 430 ANSIN BLVD HALLANDALE BEACH, FL 33009



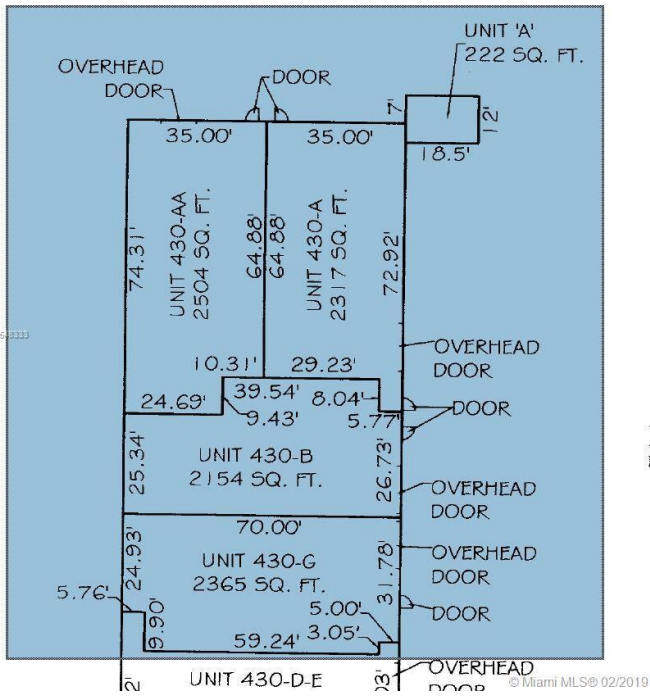
ADDITIONAL PHOTOS



Other



Other



Building Photo



Other



Other



Other



Other



Other



Other



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Listing ID: 23507398

Date Created: 6/24/2021

Last Updated: 7/8/2021

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Ron Yanks
(954) 893-1342



David Sanmartin
(954) 549-0801



1062-1086 NW 1st Ct - Wedgewood Business Park 1st Court 4,419 SF Industrial Condo Units Offered at \$899,000 Per Unit in Hallandale Beach, FL



ABOUT 1062-1086 NW 1ST CT , HALLANDALE BEACH, FL 33009

Price	\$899,000	Floors	1
Unit Size	4,419 SF	Typical Floor Size	22,140 SF
No. Units	2	Year Built	1970
Total Building Size	22,140 SF	Lot Size	0.83 AC
Property Type	Industrial	Parking Ratio	1.58/1,000 SF
Property Subtype	Warehouse	Opportunity Zone	No
Building Class	C		

2 UNITS AVAILABLE

Unit 1074

Unit Size	4,419 SF	Condo Use	Industrial
Price	\$899,000	Sale Type	Investment
Price Per SF	\$203.44	APN/Parcel ID	51-42-28-AJ-0030

Description

Warehouse with some office space. 100% air conditioned.

Sale Notes

AMAZING LOCATION, ONE STREET NORTH OF HALLANDALE BEACH BLVD, AND JUST EAST OF I-95. WAREHOUSE CONDO #1074 FEATURES 4,419 SF. CURRENTLY LEASED UNTIL FEBRUARY 2022 TO A CAR DEALERSHIP FOR \$4,500 PER MONTH (INCLUDES SALES TAX). CONDO FEE IS \$1,661 PER QUARTER. IT COVERS LANDSCAPING, INSURANCE, MANAGEMENT, AND REPAIRS. PROPERTY TAXES \$10,000 PER YEAR. THIS PROPERTY IS AVAILABLE SEPARATELY OR WITH CONTIGUOUS WAREHOUSE (4,419 sf) CONDO #1080. SHORT TERM 1ST MORTGAGE FINANCING AVAILABLE AT 8%. B-I BUSINESS INDUSTRIAL ZONING ALLOWS FOR MANY RETAIL, LIGHT INDUSTRIAL, AND LIGHT MANUFACTURING USES. SEE ATTACHED LIST OF PERMITTED USES. 374 ANSIN BLVD (NEARBY) JUST CLOSED FOR \$205 PER SF.

Unit 1080

Unit Size	4,419 SF	Condo Use	Industrial
Price	\$899,000	Sale Type	Investment
Price Per SF	\$203.44	APN/Parcel ID	51-42-28-AJ-0040

Sale Notes

AMAZING LOCATION, ONE STREET NORTH OF HALLANDALE BEACH BLVD, AND JUST EAST OF I-95. WAREHOUSE CONDO #1080 FEATURES 4,419 SF. CURRENTLY LEASED UNTIL FEBRUARY 2022 TO A CAR DEALERSHIP FOR \$4,500 PER MONTH (INCLUDES SALES TAX). CONDO FEE IS \$1,661 PER QUARTER. PROPERTY TAXES \$10,000 PER YEAR. THIS PROPERTY IS AVAILABLE SEPARATELY OR WITH CONTIGUOUS WAREHOUSE (4,419 sf) CONDO #1080. SHORT TERM 1ST MORTGAGE FINANCING AVAILABLE AT 8%. B-I BUSINESS INDUSTRIAL ZONING ALLOWS FOR MANY RETAIL, LIGHT INDUSTRIAL, AND LIGHT MANUFACTURING USES. SEE ATTACHED LIST OF PERMITTED USES. WAREHOUSE UNDER A/C. 374 ANSIN BLVD (NEARBY) JUST CLOSED FOR \$205 PER SF.

DESCRIPTION

WAREHOUSE CONDOMINIUM BUILDING COMPRISED OF A TOTAL OF 5 CONDO UNITS. BUILT IN 1970.

INVESTMENT HIGHLIGHTS

- DESIRABLE LOCATION EAST OF I-95 AND JUST NORTH OF HALLANDALE BEACH BLVD
- WAREHOUSE UNDER A/C

WALK SCORE ®
Very Walkable (75)

BIKE SCORE ®
Very Bikeable (79)

MAJOR TENANT INFORMATION

Tenant	SF Occupied	Lease End Date
Best Price Car Dealer	8,838	January 2022

AMENITIES

- Air Conditioning

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)   6 min drive 2.3 mi

Sheridan Street Commuter Rail (Tri-County Commuter) 10 min drive 4.5 mi



AIRPORT

Fort Lauderdale–Hollywood International Airport 13 min drive 7.3 mi

Miami International Airport 38 min drive 21.6 mi

FREIGHT PORT

Port Everglades 15 min drive 9.6 mi

RAILROAD

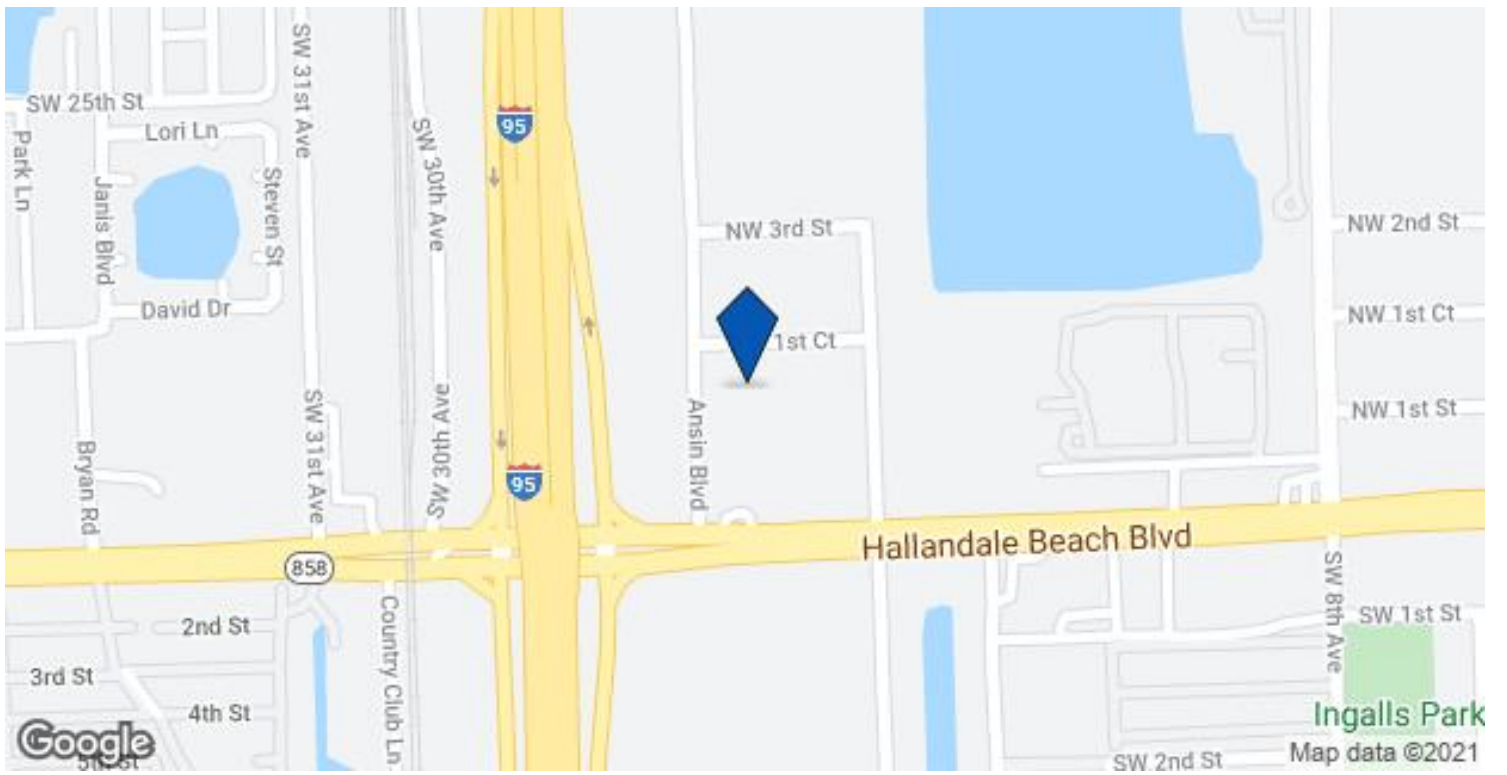
FLORIDA EAST COAST-FT. LAUDERDALE-FL 15 min drive 9.1 mi

ZONING

Zoning Code

B-I (B-I Business Industrial. See list of permitted uses. Allows for many retail, light industrial and manufacturing uses.)

MAP OF 1062-1086 NW 1ST CT HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



photo 2



front photo

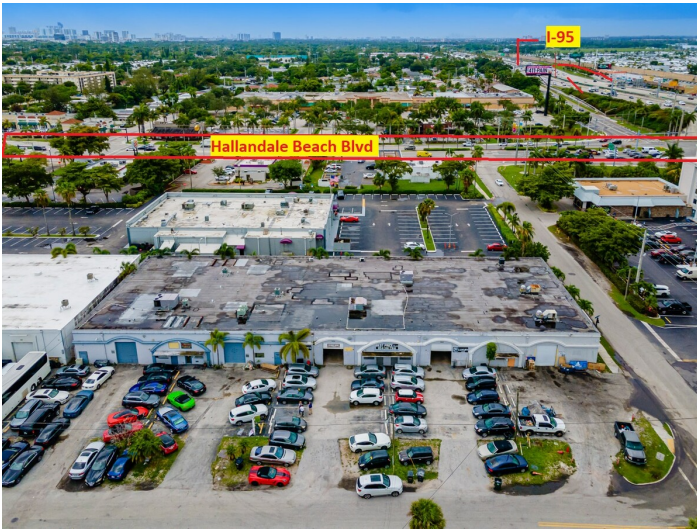


PHOTO 5



photo 6



18



19



20



23



21



24



22



25



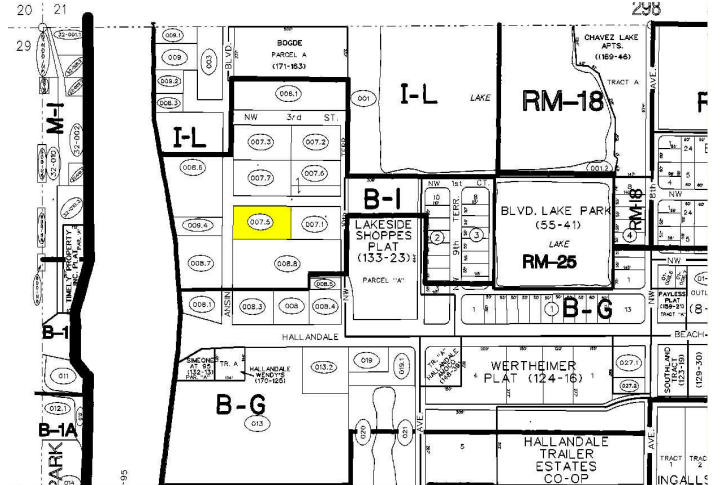
26



28



27



Plat Map

Listing ID: 23415231

Date Created: 6/15/2021

Last Updated: 7/6/2021

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David Crosby
(954) 444-6412

Crator IIc

1918 S Andrews Ave

18,500 SF | Industrial Building | Fort Lauderdale, FL | \$3,850,000 (\$208/SF)



INVESTMENT HIGHLIGHTS

- Fully approved Plans and Permits for Brewery/taproom/Restaurant
- High Density zoning of 50 units per acre
- Located within 3 miles of Fort Lauderdale Airport/ Port Everglades/ Broward Medical Center
- Additional 15,000 sf land Available on first ave

EXECUTIVE SUMMARY

29,250 SF land with 18,500 +/-SF of building located in downtown Fort Lauderdale.
Property is located within 3 miles of Fort Lauderdale Airport and Port Everglades.
And within 1/2 mile of Broward Medical Center. And within 1/2 mile of Tap 42 Restaurant
The property is zoned RAC-SAE which includes a very liberal

parking requirements of No parking for first 2000 square feet and 60 % of remaining requirements (for every 10 required only 6 are needed)
Property also has fully approved and permitted plans for Brewery/Restaurant/Taproom
Additional 15,000 sf of land with 4 unit income producing apartment building available

PROPERTY FACTS

Price	\$3,850,000	Rentable Building Area	18,500 SF
Price Per SF	\$208	No. Stories	2
Sale Type	Investment or Owner User	Year Built/Renovated	1947/2013
Sale Conditions	1031 Exchange Redevelopment Project Building in Shell Condition	Tenancy	Single
Property Type	Industrial	Parking Ratio	3.51/1,000 SF
Property Subtype	Warehouse	Clear Ceiling Height	12 FT - 15 FT
Building Class	C	No. Drive In / Grade-Level Doors	2
Lot Size	0.67 AC	Opportunity Zone	No

AMENITIES

- Bus Line

ZONING

Zoning Code **RAC-SAE (RAC-SAE)**

BIKE SCORE ®
Bikeable (89)

TRANSPORTATION

COMMUTER RAIL

Fort Lauderdale Commuter Rail (Tri-County Commuter)	11 min drive	4.1 mi
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Fort Lauderdale/Hollywood International Airport Commuter Rail (Tri-County Commuter)	11 min drive	5.1 mi
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AIRPORT

Fort Lauderdale–Hollywood International Airport	12 min drive	4.4 mi
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Miami International Airport	50 min drive	30.8 mi
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FREIGHT PORT

Port Everglades	3 min drive	1.2 mi
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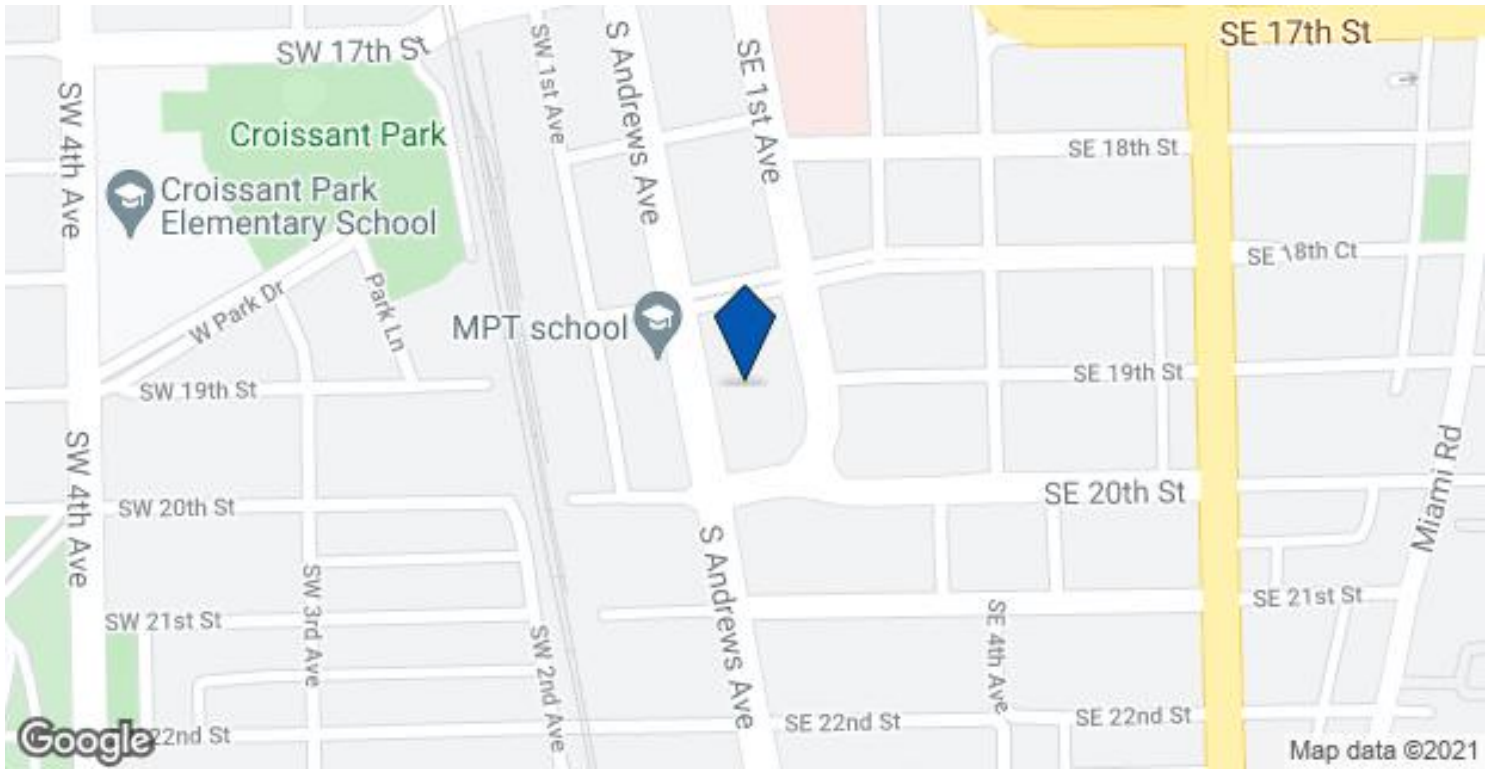
RAILROAD

Challenge Warehousing, Incorporated	2 min drive	0.8 mi
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PROPERTY TAXES

Parcel Numbers	50-42-15-14-0020	Improvements Assessment	\$1,558,170
Land Assessment	\$912,500	Total Assessment	\$2,470,670

MAP OF 1918 S ANDREWS AVE FORT LAUDERDALE, FL 33316



ADDITIONAL PHOTOS



Primary Photo



reese3



reese6



reese 1



reese4



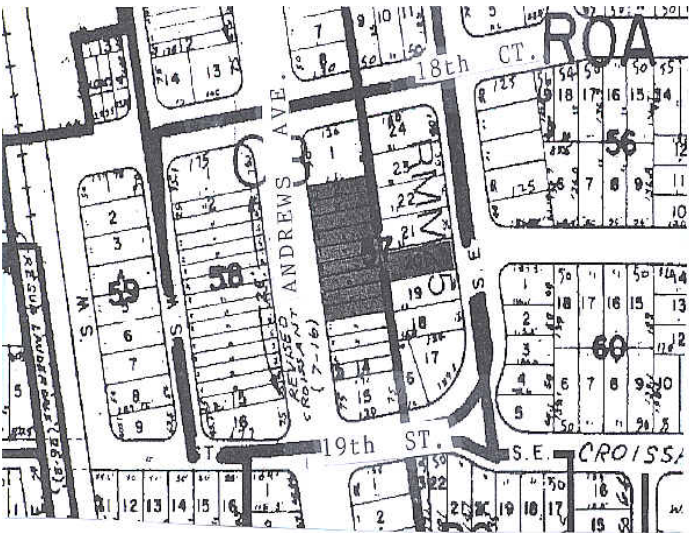
Building Photo



reese5



Aerial



Plat Map



reese7

Listing ID: 22497303

Date Created: 3/17/2021

Last Updated: 7/6/2021

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Bram Scolnick
(305) 778-8499



1951 Grant St

23,500 SF | Vacant | Industrial Building | Hollywood, FL | \$3,960,000 (\$169/SF)



INVESTMENT HIGHLIGHTS

- 100% Air-conditioned
- 24ft ceilings
- 2 Fenced Yards
- Front, Side & Rear Parking
- Fire Sprinklers

EXECUTIVE SUMMARY

Amazing FULLY-AIR-CONDITIONED Warehouse, 24 foot ceilings; 10,000 SQ. FT. FOOTPRINT, reinforced steel mezzanines more than double the floor space to 23,500sf +/- with clear space from floor to ceiling in almost half of the warehouse. There are TWO 12ft x 14ft roll-up doors; motorized and remote controlled, impact rated up to CATEGORY 5 (180mph). There is just under 700sf of air-conditioned office space divided into 5 spaces plus a file room. There are 2 bathrooms at the rear of the building. There are fire sprinklers throughout the building. The Air-conditioning is 3-zone (office; West side; East side). There are 2 fenced yard spaces as well; along the East side of the building, running the entire depth of almost 100ft and roughly 12ft wide; and a larger paved yard in the rear of the building. Room enough for up to three 40ft-trailers (possibly 53ft). There is a single door out to this yard from the building; however, a dock and roll-up door can be installed. In addition to the rear fenced yard, there are up to 4 additional parking

spaces at the rear of the building.

The building has a top-notch security system with 21 cameras connected to Wi-fi and cell phones, DVR onsite and remote viewing possible. The building has its 40 year recertification. And, can easily be subdivided into two 5,000sf spaces.

ZONED for a variety of uses. (C-5, Hollywood).

Parking is 1.4/1000sf.

Built in 1981, renovated in 2018/2019.

Class B building.

Can be used for 1031 Exchange.

City Water & Sewer

Located at the Northeast corner of Grant Street and 20th Avenue, this property is easy to access from 95 and minutes to sea- and air-ports.

Priced at \$144.68 per square-foot of usable storage space.

PROPERTY FACTS

Price	\$3,960,000	Rentable Building Area	23,500 SF
Price Per SF	\$169	No. Stories	3
Sale Type	Investment or Owner User	Year Built	1981
Sale Conditions	1031 Exchange Bulk/Portfolio Sale	Parking Ratio	0.6/1,000 SF
Property Type	Industrial	Clear Ceiling Height	24 FT
Property Subtype	Warehouse	No. Drive In / Grade-Level Doors	2
Building Class	C	Opportunity Zone	No
Lot Size	0.32 AC		

AMENITIES

- Fenced Lot
- Front Loading
- Mezzanine
- Security System
- Yard
- Storage Space
- Air Conditioning

UTILITIES

- Water - City
- Sewer - City
- Heating

ZONING

Zoning Code **C-5, Hollywood (Industrial)**

MAJOR TENANTS

TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE END
BH Gourmet Properties Inc	Services	10,000 SF	-	-

WALK SCORE ®
Very Walkable (76)

BIKE SCORE ®
Very Bikeable (77)

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)   6 min drive 2.1 mi

Sheridan Street Commuter Rail (Tri-County Commuter)   6 min drive 2.2 mi

AIRPORT

Fort Lauderdale-Hollywood International Airport 12 min drive 5.7 mi

Miami International Airport 43 min drive 25.0 mi

FREIGHT PORT

Port Everglades 12 min drive 6.1 mi

RAILROAD

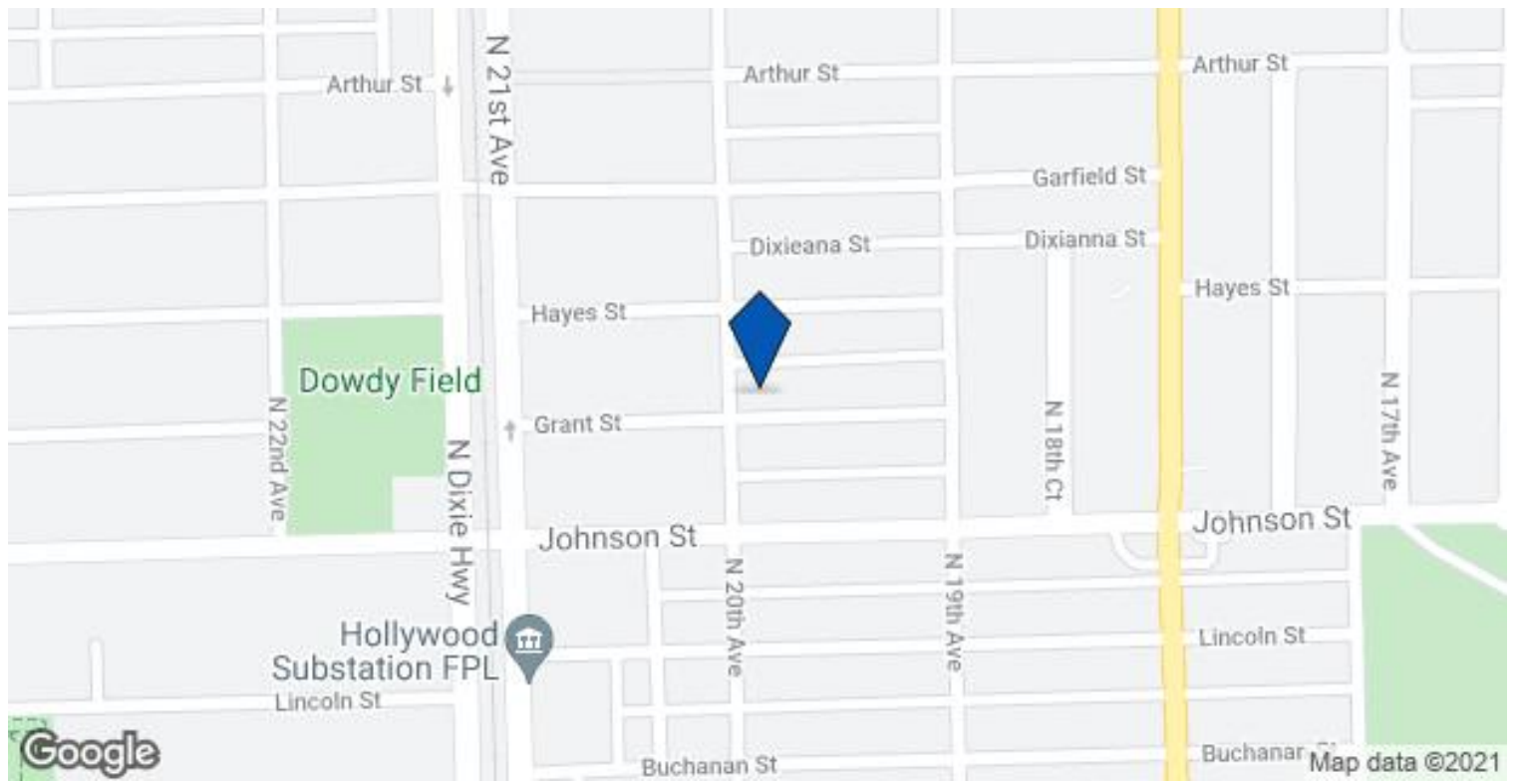
FLORIDA EAST COAST-FT. LAUDERDALE-FL 12 min drive 5.6 mi

PROPERTY TAXES

Parcel Number 51-42-03-10-5050 Improvements Assessment \$1,152,250

Land Assessment \$191,170 Total Assessment \$1,343,420

MAP OF 1951 GRANT ST HOLLYWOOD, FL 33020



ADDITIONAL PHOTOS



2020-09-25 11.46.20



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20200702_141927



20200702_141914



20200702_141807



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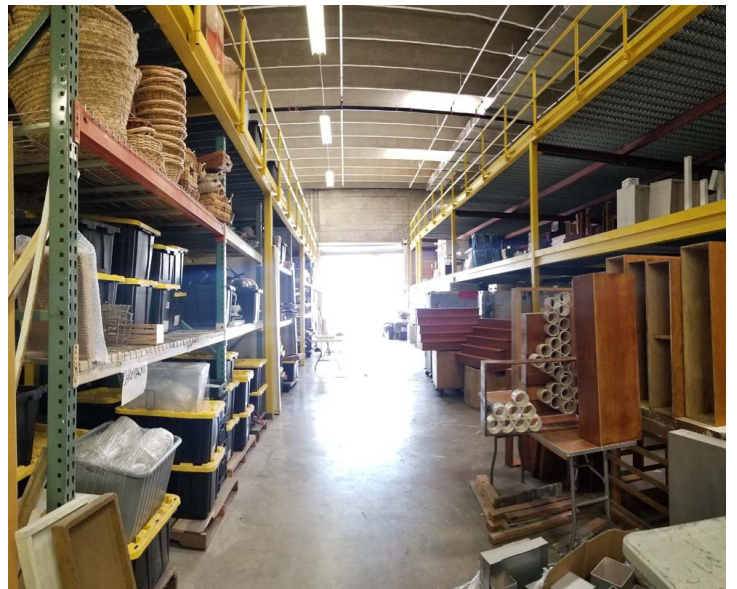
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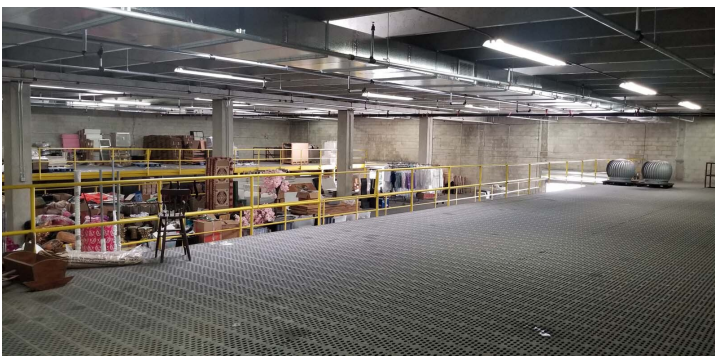
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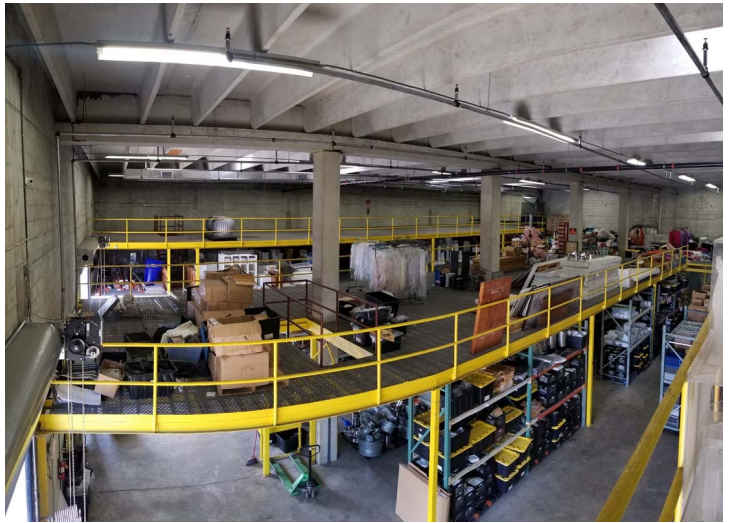
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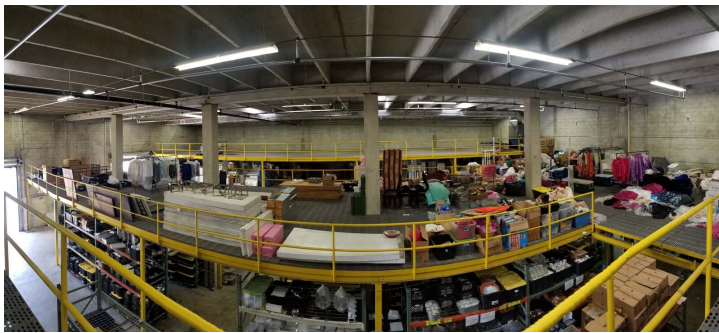
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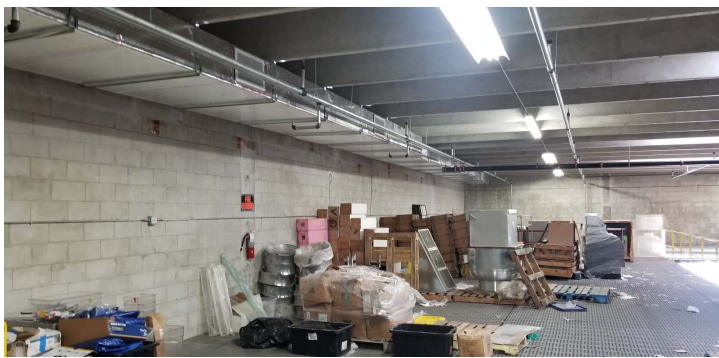
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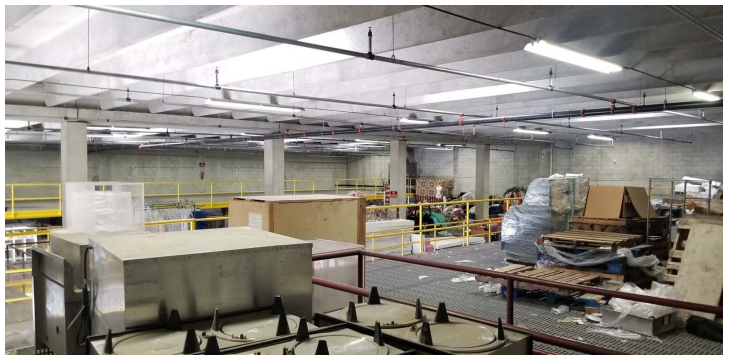
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20200702_141351



20200702_141503



20200702_141114

Listing ID: 20205231

Date Created: 7/8/2020

Last Updated: 7/13/2021

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Jonathan Peranich

(832) 602-3383



Fresenius Kidney Care & Elite Plastic Surgery | 2700 Hollywood Blvd

25,411 SF | 100% Leased | Office Building | Hollywood, FL | \$12,870,000 (\$506/SF) | 5.10% Cap Rate



INVESTMENT HIGHLIGHTS

- **FACILITY LOCATION** - Situated along the prominent Hollywood Boulevard corridor, the asset resides in a rare location with traffic counts of 55,000/day.
- **MINIMAL LANDLORD RESPONSIBILITIES** - Tenant responsible for HVAC, roof repair, parking lot, interior/non-structural, landscaping, insurance and taxes.
- **CORPORATELY GUARANTEED** - The Fresenius Medical Care & Elite Plastic Surgery leases are backed by a corporate guarantee.
- **STRONG DEMOGRAPHICS** - The subject property is located in a market totaling over 390,000+ in population with 160,000+ households (5-mile radius).
- **RENTAL RATE ESCALATIONS** - The Fresenius Medical Care -3% annual increases in base rent. Elite Plastic Surgery - r 2% annual increases in base rent.

EXECUTIVE SUMMARY

Florida Broker of Record: Ron Gentile | Orlando REO Professionals I, Inc. | License #: BK679907

OVERVIEW

Peranich Huffman Net Lease Group is pleased to offer for sale, the 100% occupied Fresenius Medical Care & Elite Plastic Surgery medical office building of Hollywood, Florida. The 25,411 square foot state-of-the-art facility consists of two buildings, inclusive of a full surgery center, and a 17-station dialysis facility.

LOCATION

Situated along the prominent Hollywood Boulevard corridor, the asset resides in an exceptionally rare location with traffic counts surpassing 55,000+ vehicles per day. The population within the 5-mile radius of the subject property exceeds 390,000 residents, and household incomes throughout the city are well above the national average. Additionally, there are three hospitals within the 2-mile proximity of the subject property.

TERM & ESCALATIONS

With 11 years of term remaining, each lease is corporately guaranteed by their respective parent entities. Rent escalations throughout the lease terms increase by an average of 2.5% annually – a highly rare metric for this sector. These escalations also continue throughout each of the (2) 5-year option periods found in both leases.

NET LEASE STRUCTURE





Both leases are structured on a net basis, whereby the Tenants are responsible for all expenses relating to property taxes, utilities, insurance premiums, landscaping & janitorial services, as well as the repair, maintenance, and replacement of the (i) parking lot, (ii) HVAC units, and (iii) all interior portions of the premises. Roof repairs are also a responsibility of the tenants. The Landlord is solely responsible for capital expenditures associated with replacement of the roof or structural components of the exterior.

PROPERTY FACTS

Sale Type	Investment NNN	Cap Rate	5.10%
Property Type	Office	NOI	\$656,530
Property Subtype	Medical	Percent Leased	100%
Building Size	25,411 SF	Tenancy	Multiple
Building Class	C	Building Height	2 Stories
Year Built/Renovated	1957/2010	Typical Floor Size	12,706 SF
Price	\$12,870,000	Building FAR	0.42
Price Per SF	\$506	Land Acres	1.40 AC
Zoning	C-2		
Opportunity Zone	No		

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	13 min walk	0.6 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	7 min drive	2.4 mi

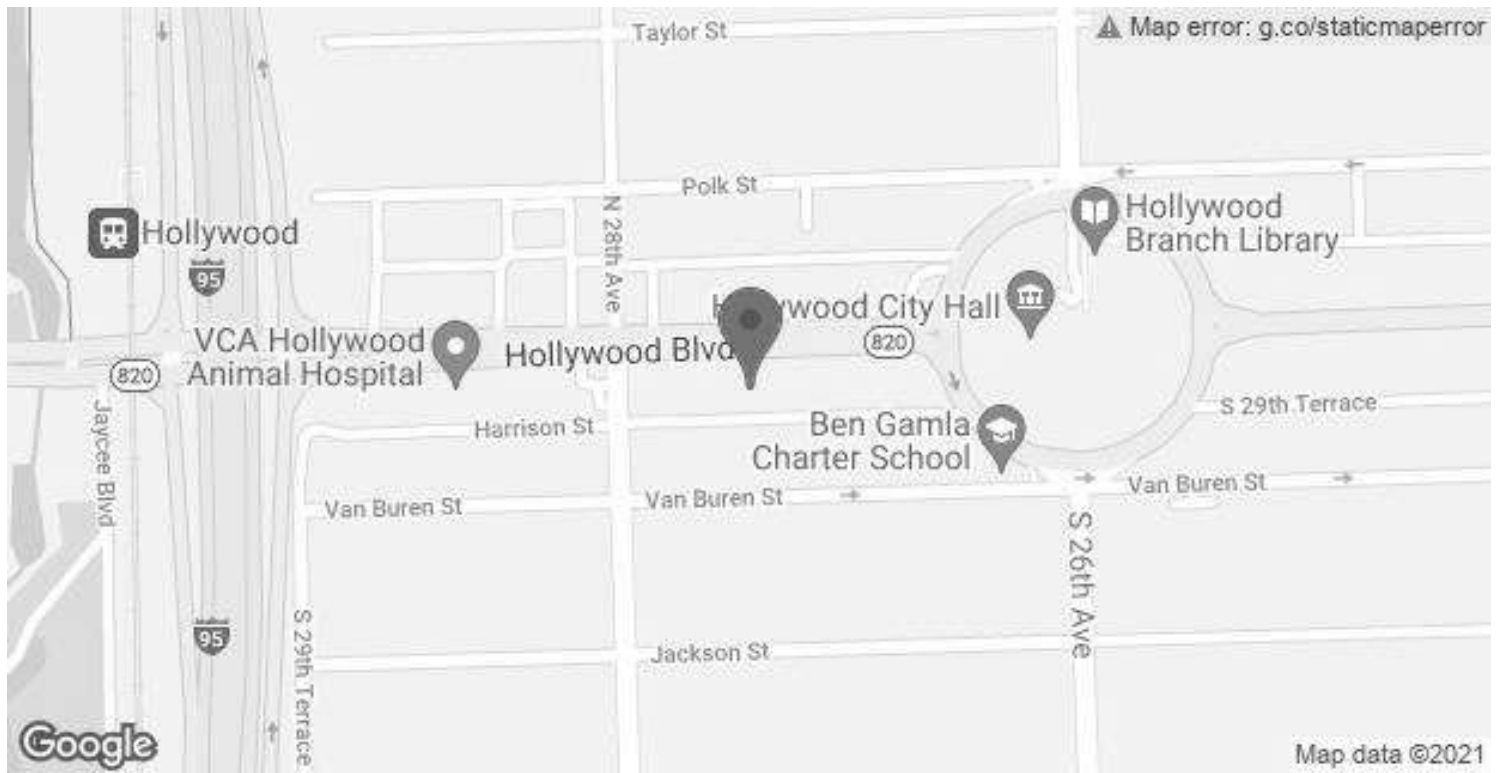
AIRPORT

Fort Lauderdale–Hollywood International Airport	11 min drive	5.6 mi
Miami International Airport	40 min drive	23.5 mi

PROPERTY TAXES

Parcel Number	51-42-16-02-3150	Improvements Assessment	\$4,067,130
Land Assessment	\$1,007,140	Total Assessment	\$5,074,270

MAP OF 2700 HOLLYWOOD BLVD HOLLYWOOD, FL 33020



ADDITIONAL PHOTOS



Building Photo 2



Building Photo 3



Building Photo 4



Building Photo 5



Building Photo 6

Listing ID: 23656574

Date Created: 7/12/2021

Last Updated: 7/12/2021

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Adam Goldstein
(844) 264-9655



Uri Segev
(844) 264-9655



Bank Owned 6 Story Office Building | 4200 NW 16th St

88,751 SF | Vacant | Office Building | Lauderhill, FL | \$5,200,000 (\$59/SF)



INVESTMENT HIGHLIGHTS

- Lender owned office building priced below replacement cost, ready to reposition and remodel to suit specific needs
- Situated in Lauderhill, less than a block off SR7/441, with easy Turnpike, I-95, and I-595 access
- Adjacent to the Lauderhill Mall with multiple national tenant anchors

EXECUTIVE SUMMARY

4200 NW 16th Street is a six story office building featuring 88,751 square feet located in a high traffic area just behind the Lauderhill Mall, which features a mix of national and regional tenant anchors. Priced well below its replacement cost at about \$58 per square foot, this lender owned building is a great deal & ready to be repositioned. Ample parking is available via a cross access agreement with the

mall. The property is situated in a convenient location just off SR7/ 441, close to Florida's Turnpike and with easy I95 & I595 access. All of the floors are already built out for a mix of different uses and office types. Some floors feature expansive open space spaces, while other floors include larger offices and smaller executive offices.

PROPERTY FACTS

Sale Type	Investment or Owner User	Price Per SF	\$59
Sale Conditions	1031 Exchange	Percent Leased	Vacant
Property Type	Office	Tenancy	Multiple
Property Subtype	Medical	Building Height	6 Stories
Building Size	88,751 SF	Typical Floor Size	12,130 SF
Building Class	B	Slab To Slab	10'
Year Built/Renovated	1973/2012	Building FAR	2.91
Price	\$5,200,000	Land Acres	0.70 AC
Zoning	C2, Lauderhill - Community Commercial		
Parking	291 Spaces (4 Spaces per 1,000 SF Leased)		
Opportunity Zone	No		

AMENITIES

- 24 Hour Access
- Security System

SPACE AVAILABILITY

SPACE	SIZE	SPACE USE	CONDITION	AVAILABLE
1st Floor	14,792 SF	Office	Full Build-Out	Now
2nd Floor	14,792 SF	Office	Full Build-Out	Now
3rd Floor	14,792 SF	Office	Full Build-Out	Now
4th Floor	14,792 SF	Office	Full Build-Out	Now
5th Floor	14,792 SF	Office	Full Build-Out	Now
6th Floor	14,791 SF	Office	Full Build-Out	Now

ABOUT CENTRAL FORT LAUDERDALE

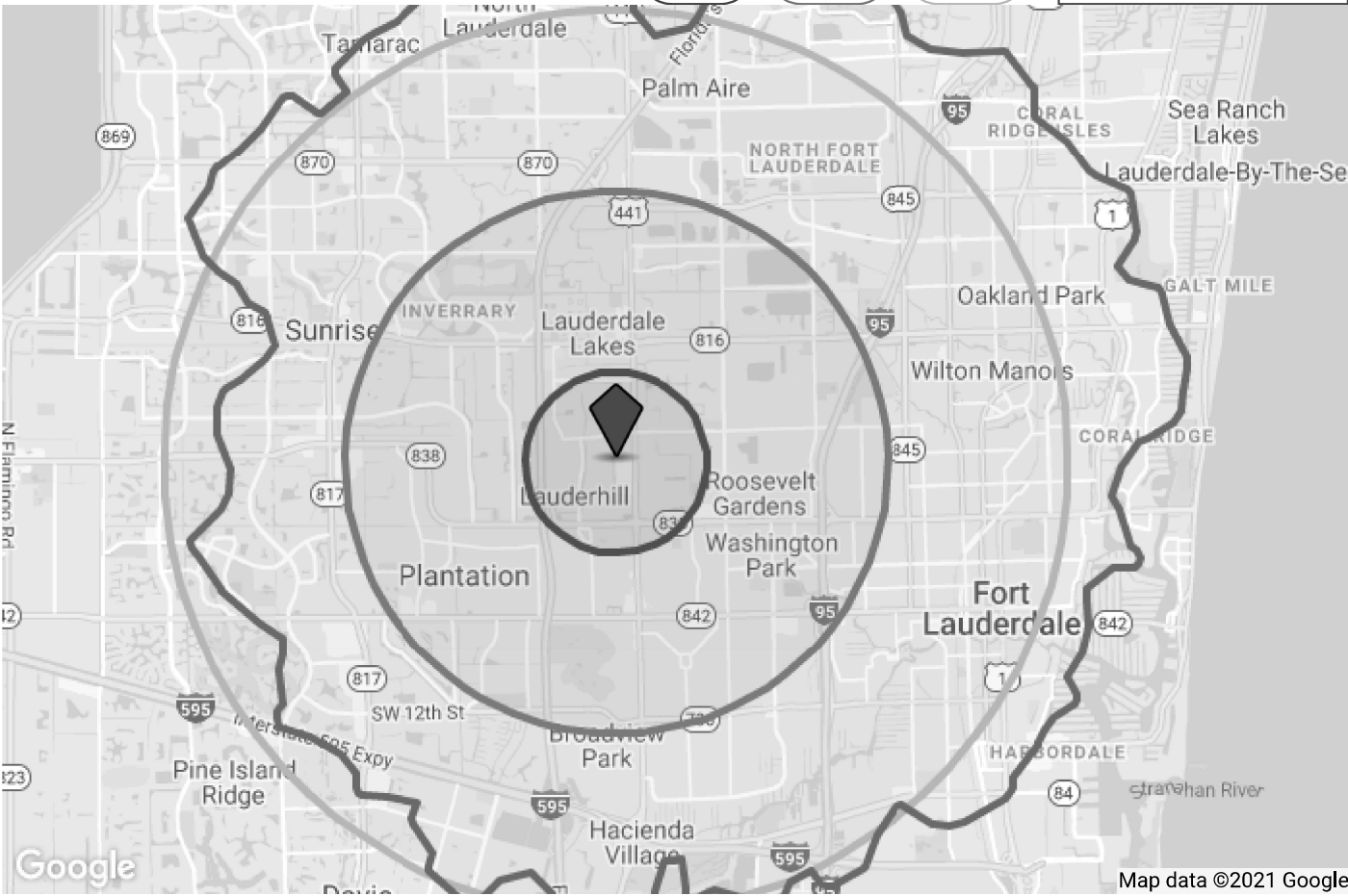
Fort Lauderdale is Broward County's largest office employment hub when considering rentable space. The area borders the downtown central business district, yet rents are significantly lower here. South Florida's main highway arteries, including Interstate 95 and U.S. Route 395, intersect in the locale. Fort Lauderdale is experiencing Broward County's largest apartment construction wave in its history. High-growth multifamily areas that surround Fort Lauderdale include downtown Fort Lauderdale, Plantation, and Sunrise. Proximity to these areas, lower office rents, and connectivity are significant draws for office tenants.

Diverse office employment sectors, including healthcare and business services companies, as well as governmental organizations, have a substantial presence in Fort Lauderdale. Some of the largest office tenants in the area include Auto Nation, Charles Schwab, Stiles, Merrill Lynch, and Hotels.com.

Despite a low amount of office construction over the past decade, plenty of space is available here. Existing office space has drawn tenants such as FAME, SEACOR, and Weatherby Healthcare.

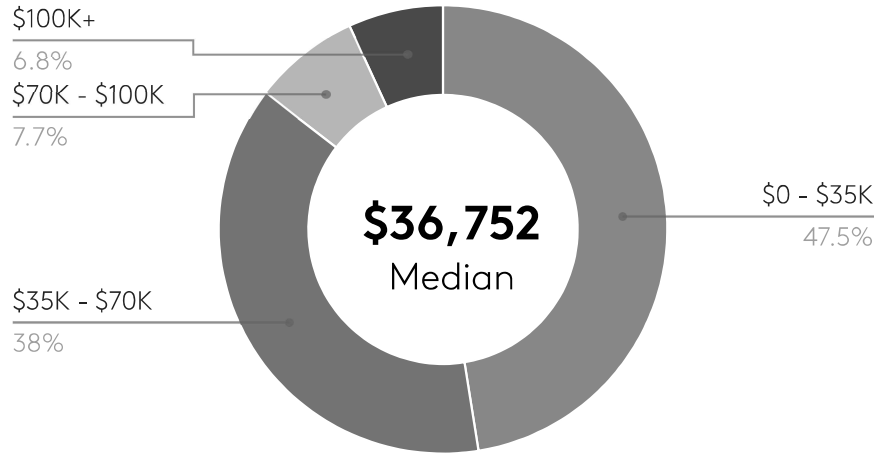
DEMOGRAPHICS

- 1 Mi.
- 3 Mi.
- 5 Mi.
- 15 Min Drive ▾

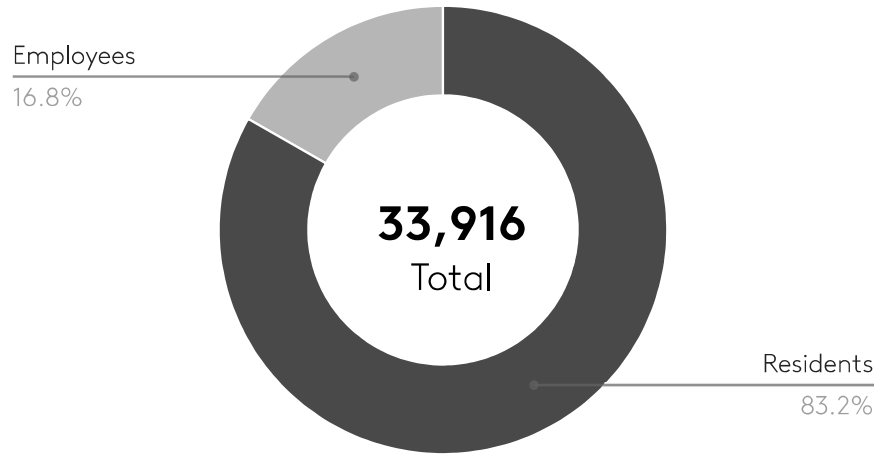


HOUSEHOLD INCOME

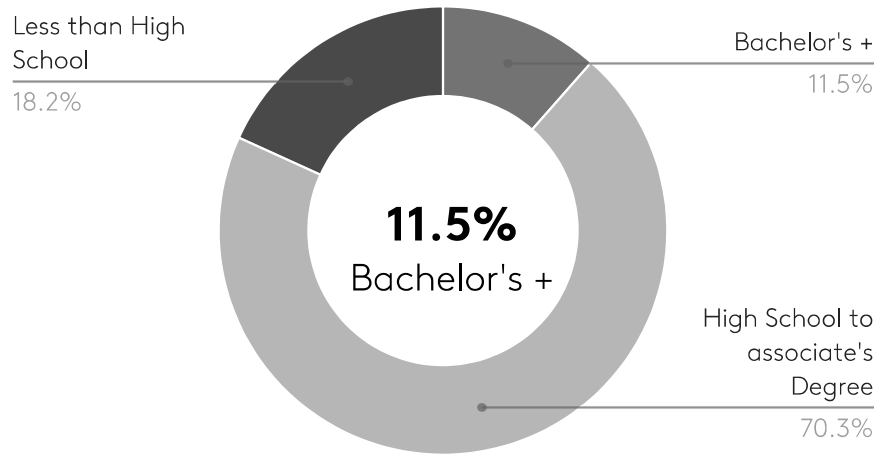
1 mile ▾



ABSOLUTE POPULATION



EDUCATIONAL ATTAINMENT



1 MILE

3 MILE

5 MILE

2010 Population	24,715	174,065	429,793
2021 Population	28,231	189,728	469,253
Population Growth '10-'21	14.2%	9.0%	9.2%
2010 Households	9,032	62,874	169,955
2021 Households	10,252	68,418	184,254
Household Growth '10-'21	13.5%	8.8%	8.4%
Average Age	37	38	39
Median Household Income	\$36,752	\$43,856	\$51,142
Daytime Employees	5,685	60,225	242,549
Total Businesses	850	7,971	29,475
College Degree + Higher	12%	17%	25%

NEARBY AMENITIES

HOSPITALS

Plantation General Hospital	Acute Care	4 min drive	1.7 mi
Westside Regional Medical Center	Acute Care	10 min drive	5.5 mi
Broward Health Medical Center	Acute Care	13 min drive	7 mi
University Hospital and Medical Center	Acute Care	15 min drive	7.6 mi
Providence Holy Cross Medical Center	Acute Care	16 min drive	8.5 mi

RESTAURANTS



Jerk Machine	Jamaican	\$	8 min walk
Le Jardin International Restaurant	Caribbean	\$\$	8 min walk
Super Dragon	Chinese	\$\$	9 min walk
Dutch Pot Jamaican Restaurant	Jamaican	\$	12 min walk
Aunt I's	Jamaican	\$	13 min walk
Spoon's Grill	Grill	\$\$	14 min walk
Royal Casino Restaurant & Catering Inc	American	\$\$	15 min walk

RETAIL

Goodwill	Dollar/Variety/Thrift	5 min walk
Simon's Sportswear	Sporting Goods	5 min walk
Bravo	Supermarket	6 min walk
Citi Trends	Unisex Apparel	7 min walk
Rainbow	Ladies' Apparel	7 min walk
Ashley Stewart	Ladies' Apparel	7 min walk
Foot Locker	Shoes	7 min walk

TRANSPORTATION

COMMUTER RAIL

Fort Lauderdale Commuter Rail (Tri-County Commuter)	11 min drive	4.3 mi
		
Cypress Creek Commuter Rail (Tri-County Commuter)	15 min drive	7.3 mi
		

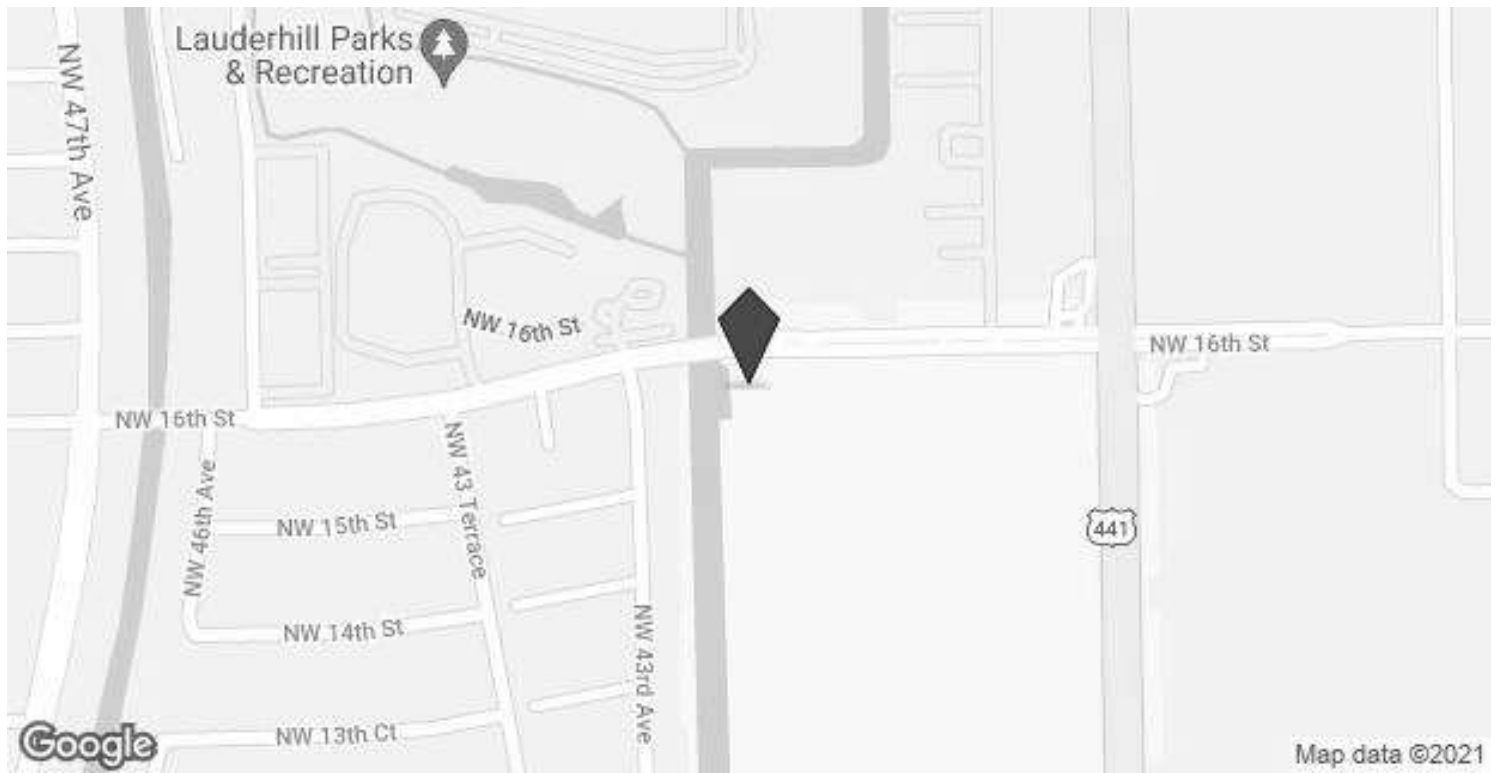
AIRPORT

Fort Lauderdale-Hollywood International Airport	18 min drive	9.7 mi
Miami International Airport	52 min drive	36.3 mi

PROPERTY TAXES

Parcel Number	49-41-36-29-0010	Improvements Assessment	\$3,284,100
Land Assessment	\$765,900	Total Assessment	\$4,050,000

MAP OF 4200 NW 16TH ST LAUDERHILL, FL 33313



ADDITIONAL PHOTOS



4200 NW 16th Street



Courtyard



4200 NW 16th Street



4200 NW 16th Street



4200 NW 16th Street



Bird's Eye View



Main Entrance



Main Lobby



Main Lobby



Elevator Bank

Listing ID: 21187252

Date Created: 8/4/2019

Last Updated: 7/6/2021

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Alex Zylberglait
(786) 522-7056



Michael Crocchiola
(786) 522-7005

Marcus & Millichap
THE ZYLBERGLAIT GROUP

6067 Hollywood Blvd

31,850 SF | 100% Leased | Office Building | Hollywood, FL | \$6,100,000 (\$192/SF)



INVESTMENT HIGHLIGHTS

- Value-Add Opportunity with Significant Upside in Rents and Occupancy
- Close Proximity to the Florida Turnpike and Interstate 95
- Great Exposure with Excellent Visibility
- Located on Hollywood Boulevard Which has Traffic Counts of Over 42,000 VPD
- Ample Parking Ratio of 4.24:1000

EXECUTIVE SUMMARY

Marcus & Millichap is proud to present 6067 Hollywood Boulevard, a three-story office building located in Hollywood, Florida. The Subject property consists of approximately 31,850 square feet of rentable space and is situated on a 1.68-acre parcel (or 73,065 square feet). The opportunity consists of four total folios. 6067 Hollywood Boulevard was built in 1985 and has been exceptionally maintained.

The Subject property is currently 78 percent occupied with a variety of professional tenants. The property provides an investor with a unique opportunity to take advantage of the short-term leases in place and increase rents to market rates. 6067 Hollywood Boulevard provides professional curb appeal along with ample parking. The Subject

property has approximately 135 parking spaces, equating to a healthy parking ratio of 4.24 per 1000 square feet of rentable space. The property is located just off the Florida Turnpike (FL 511), which has traffic counts of over 146,900 vehicles per day. The Subject property is also located directly on Hollywood Boulevard (SR 820) which has traffic counts in excess of over 42,000 vehicles per day. 6067 Hollywood Boulevard is just 0.2 miles from South State Road 7 (US 441), which has traffic counts of over 35,500 vehicles per day, and is only three miles from Interstate 95 which has traffic counts of over 30,000 vehicles per day.




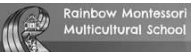
PROPERTY FACTS

Sale Type	Investment	Price Per SF	\$192
Property Type	Office	Percent Leased	100%
Property Subtype	Office	Tenancy	Multiple
Building Size	31,850 SF	Building Height	3 Stories
Building Class	C	Typical Floor Size	10,617 SF
Year Built	1985	Building FAR	0.44
Price	\$6,100,000	Land Acres	1.68 AC
Zoning	SR7CCD, Hollywood		
Parking	135 Spaces (4.24 Spaces per 1,000 SF Leased)		
Opportunity Zone	No		

AMENITIES

- 24 Hour Access
- Atrium
- Banking
- Bus Line
- Courtyard
- Signage
- Natural Light
- Outdoor Seating
- Air Conditioning

MAJOR TENANTS

TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE TYPE	LEASE END
 Allstate	Finance and Insurance	1,250 SF	-	-	-
Balarezo Family Chiropractic	Health Care and Social Assistance	2,560 SF	-	-	-
 Celerity	Information	200 SF	-	-	-
Centurion Healthcare Consulting	Health Care and Social Assistance	2,500 SF	-	-	-
Complete Rehab & Medical Center	Health Care and Social Assistance	1,500 SF	-	-	-
 SABCO	Manufacturing	3,000 SF	-	-	-
 MCC	Services	400 SF	-	Full Service Gross	Jan 2022
 Rainbow Montessori Multicultural School	Educational Services	8,750 SF	-	-	-

WALK SCORE ®

Very Walkable (81)

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	9 min drive	3.0 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	11 min drive	4.2 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	17 min drive	9.1 mi
Miami International Airport	39 min drive	26.0 mi

PROPERTY TAXES

Parcel Numbers	51-41-13-04-0011	Improvements Assessment	\$3,168,660
Land Assessment	\$876,780	Total Assessment	\$4,045,440

MAP OF 6067 HOLLYWOOD BLVD HOLLYWOOD, FL 33024



ADDITIONAL PHOTOS



BuildingPhoto (13)



FullSizeRender (3)





FullSizeRender (1)



23



11



25



IMG_8290



17

Listing ID: 21956424

Date Created: 1/12/2021

Last Updated: 7/12/2021

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Cary Cohen
(954) 336-9287



Aventura Executive Center | 20295 NE 29th PI

28,094 SF | 67% Leased | Office Building | Aventura, FL | \$13,812,725 (\$492/SF) | 5% Cap Rate








PROPERTY FACTS

Sale Type	Investment	NOI	\$690,636
Property Type	Office	Percent Leased	67%
Property Subtype	Office Live/Work Unit	Tenancy	Multiple
Building Size	28,094 SF	Building Height	3 Stories
Building Class	B	Typical Floor Size	6,666 SF
Year Built/Renovated	1996/2007	Slab To Slab	9'
Price	\$13,812,725	Building FAR	0.56
Price Per SF	\$492	Land Acres	1.15 AC
Cap Rate	5%		
Zoning	B-2		
Parking	80 Spaces (2.84 Spaces per 1,000 SF Leased)		
Opportunity Zone	Yes		

AMENITIES

- Banking
- Bus Line
- Signage

MAJOR TENANTS

TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE END
B & H Aventura Offices LLC	-	-	-	-
 DOROT & BENSIMON PL ATTORNEYS AT LAW	-	3,000 SF	-	Oct 2026
 FIRST HORIZON.	-	3,035 SF	-	Oct 2007
 FIRST HORIZON.	-	2,000 SF	-	-
 FROMBERG, PERLOW & KORNIK, P.A.	-	3,150 SF	-	-
 Nicklaus Children's Hospital <small>MAKING CHILDREN'S HEALTH BETTER</small>	-	9,364 SF	\$39.00	Nov 2018

SPACE AVAILABILITY

SPACE	SIZE	SPACE USE	CONDITION	AVAILABLE
1st Floor	3,035 SF	Retail	Full Build-Out	Oct 2021
1st Fl-Ste 100	1,589 SF	Office	Full Build-Out	Now
3rd Fl-Ste 300	7,625 SF	Medical	Full Build-Out	Now

WALK SCORE®
Very Walkable (83)

BIKE SCORE®
Very Bikeable (77)

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	10 min drive	5.1 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	14 min drive	6.4 mi

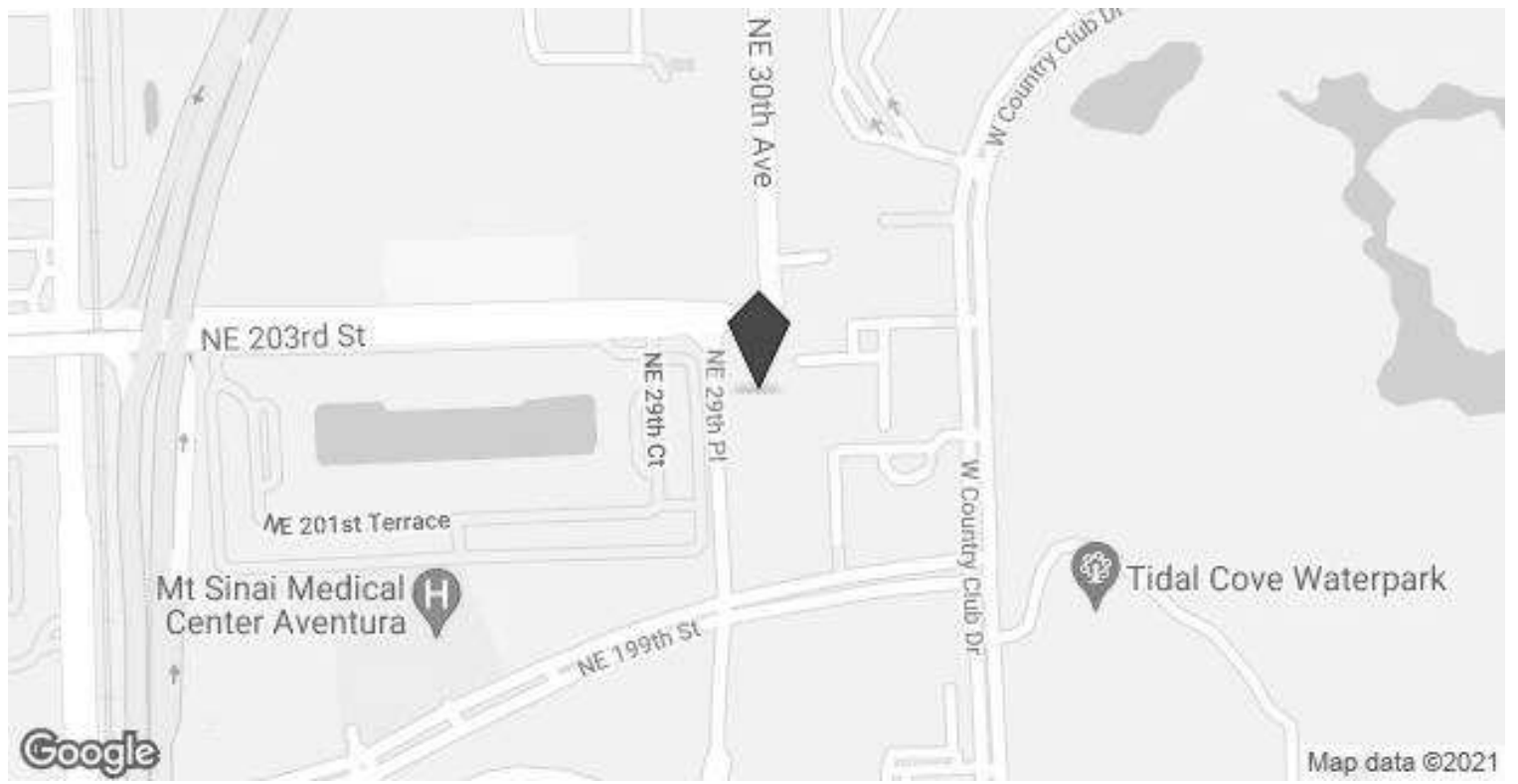
AIRPORT

Fort Lauderdale–Hollywood International Airport	17 min drive	10.1 mi
Miami International Airport	38 min drive	21.5 mi

PROPERTY TAXES

Parcel Number	28-1234-059-0020	Improvements Assessment	\$2,296,010
Land Assessment	\$3,503,990	Total Assessment	\$5,800,000

MAP OF 20295 NE 29TH PL AVENTURA, FL 33180



ADDITIONAL PHOTOS



Lobby inside suite



Building Photo



Building Photo



Building Photo



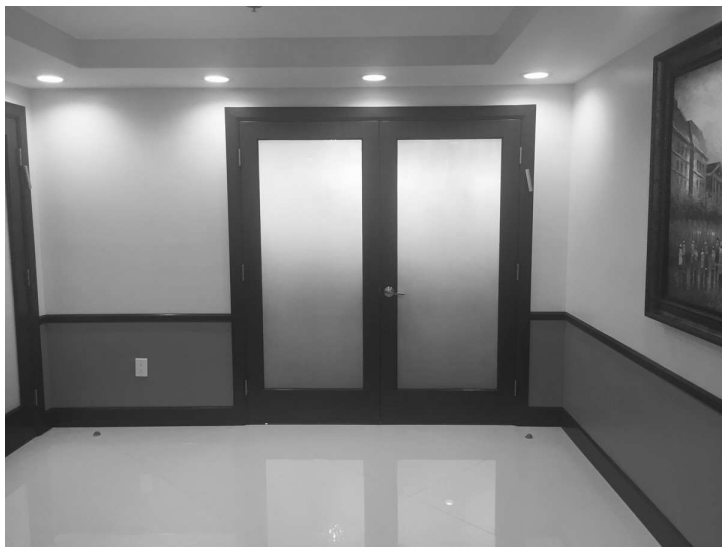
Building Photo



Other



3rd Floor Floor Plan



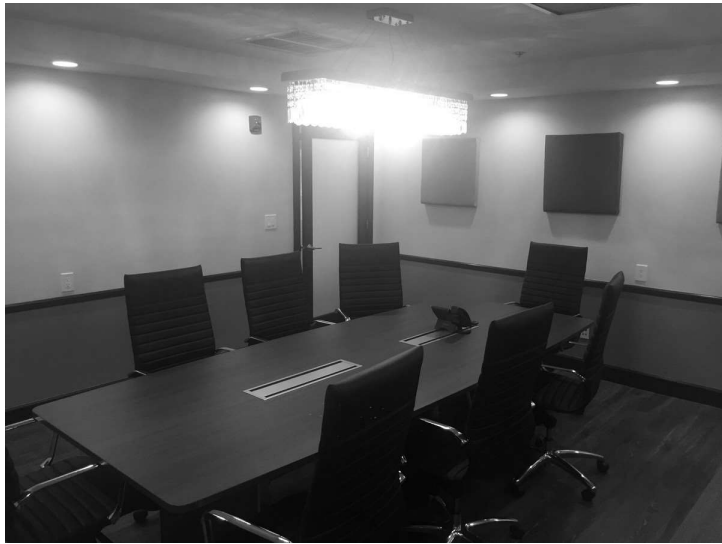
Lobby inside suite



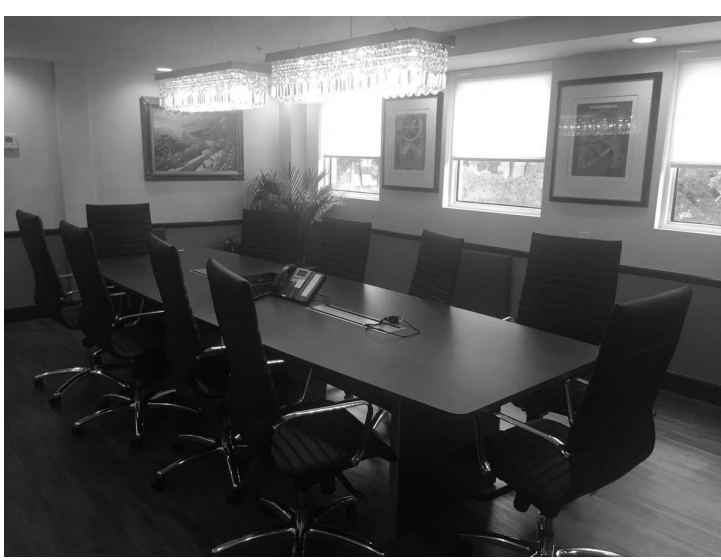
Lobby inside suite



Main conference room



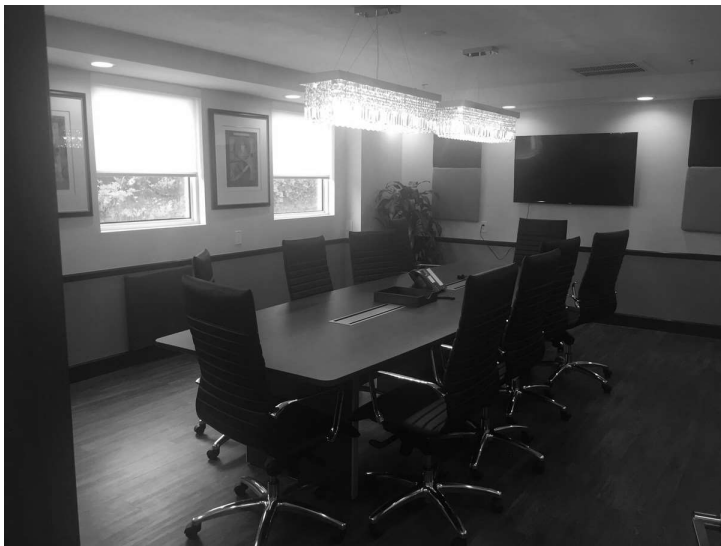
Back conference room



Main conference room



Kitchen



Main conference room



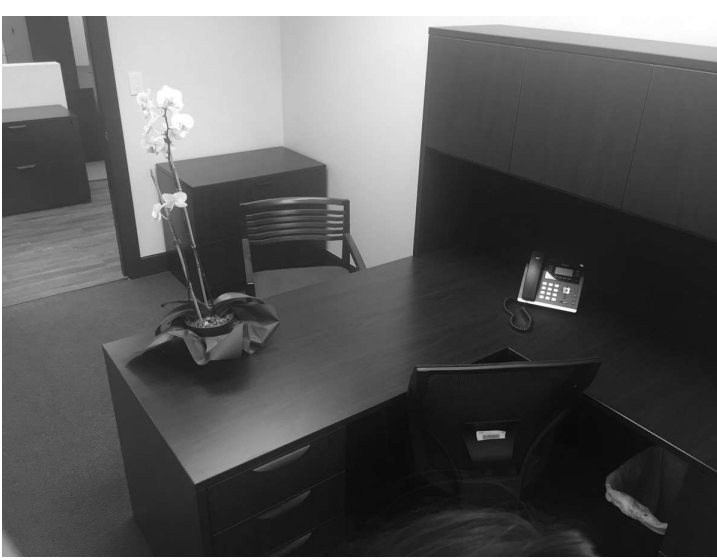
Hallway



Back conference room



Second office



First office available



Hallway



First office available



Building Photo



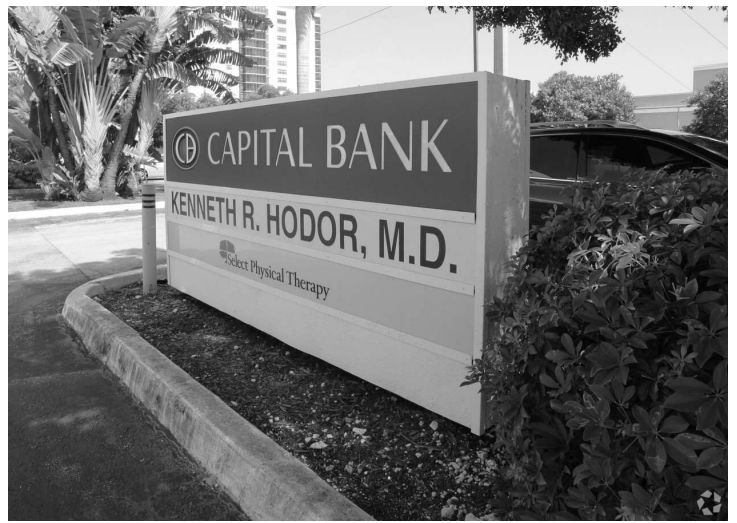
Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



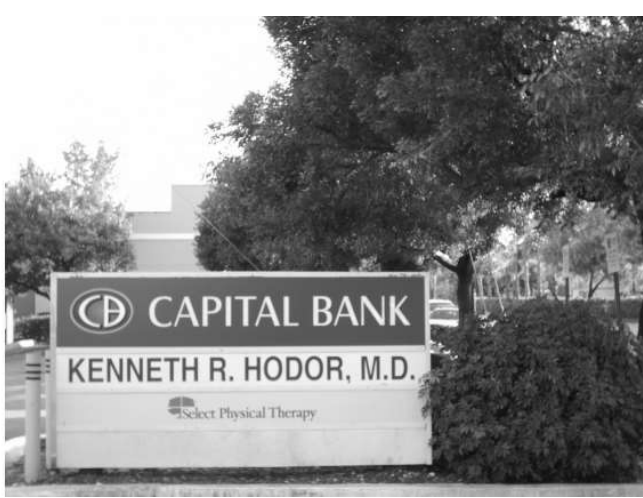
Building Photo



Building Photo



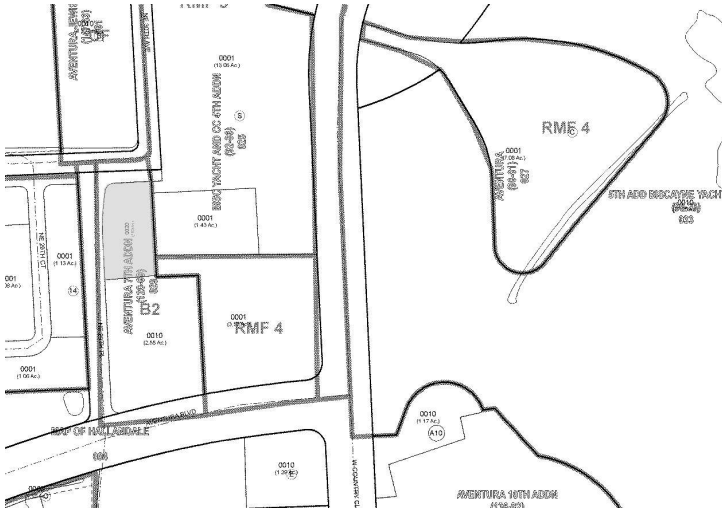
Building Photo



Building Photo



Building Photo



Plat Map



Other



Building Photo

Listing ID: 22149515

Date Created: 2/3/2021

Last Updated: 7/15/2021

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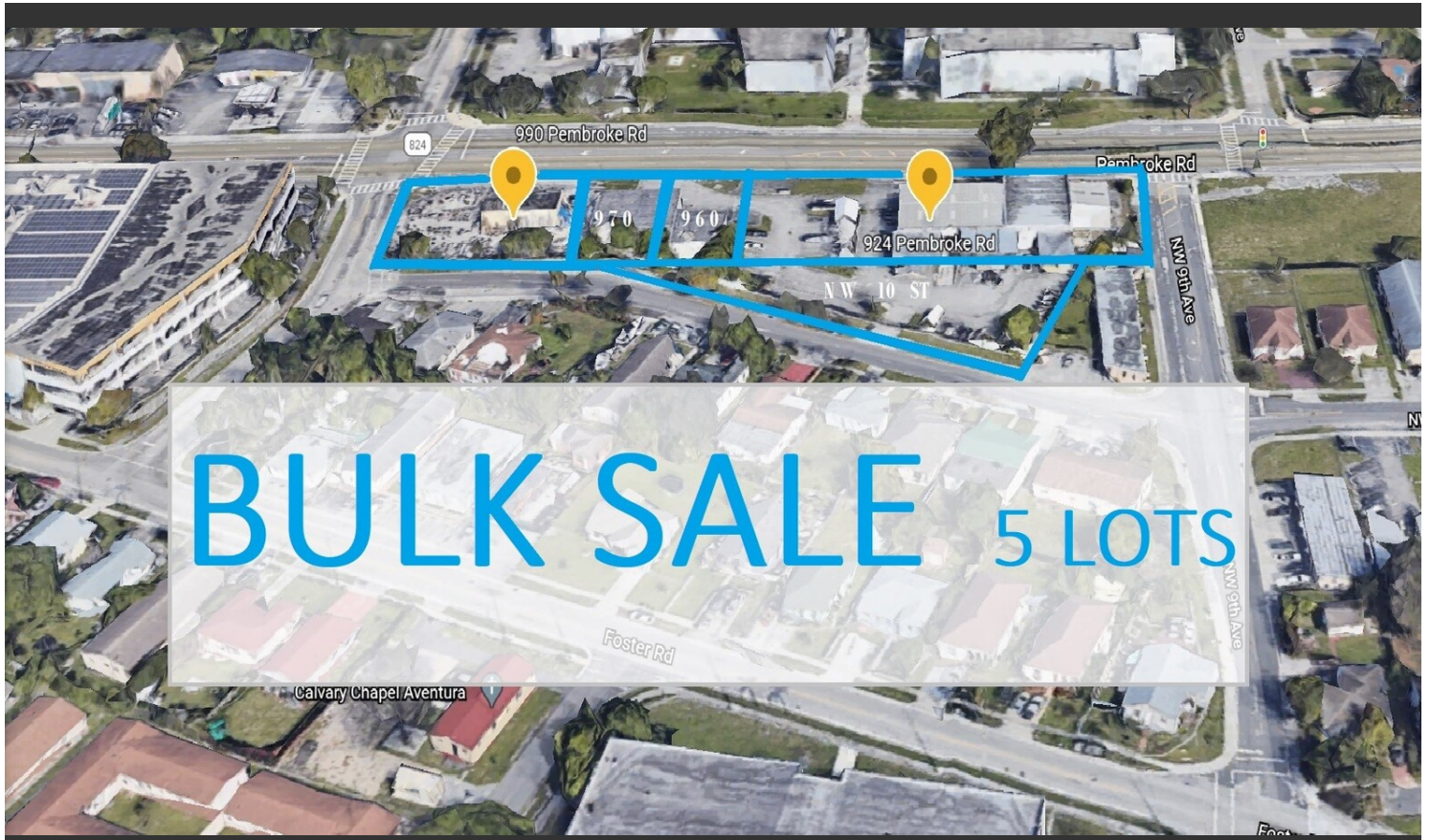
Rodd Sheradsky

(954) 560-2717



HALLANDALE pembroke road | 990 W Pembroke Rd

12,000 SF | 100% Leased | Retail Building | Hallandale Beach, FL | \$4,200,000 (\$350/SF)



INVESTMENT HIGHLIGHTS

- FRONTS MAIN ROAD - HEAVY TRAFFIC !
- JUST EAST OF 95 - HOT TRANSFORMING HALLANDALE AREA
- 2 CORNER LOTS OF THE 5 FRONT AND INTERSECT PEMBROKE ROAD

EXECUTIVE SUMMARY

GREAT OPPORTUNITY !!!! Redeveloper fit. There are approximately 2 acres total. A few buildings exist, 1960's construction. Fantastic exposure being closer to 95 and fronting main road Pembroke Road, just east of hwy 95, 5 minutes to Ocean Drive. One of the corner lots fronts an intersection. A recent

environmental was conducted with no evidence of environmental issues. Parcel folio's are 51422128-0110, -0140, -0030, -0081, -0090.

TERMS:

This is not a true NNN type resale at all. Long extended due diligence will not be acceptable.

PROPERTY FACTS

Sale Type	Investment	Price	\$4,200,000
Sale Conditions	Bulk/Portfolio Sale Retail	Price Per SF	\$350
Property Type	12,000 SF	Percent Leased	100%
Building Size	B	Building Height	1 Story
Building Class	1953	Building FAR	0.14
Year Built		Land Acres	2.00 AC
Zoning	B-G		
Frontage	200 FT on PEMBROKE ROAD		
Opportunity Zone	No		

ABOUT 990 W PEMBROKE RD , HALLANDALE BEACH, FL 33009

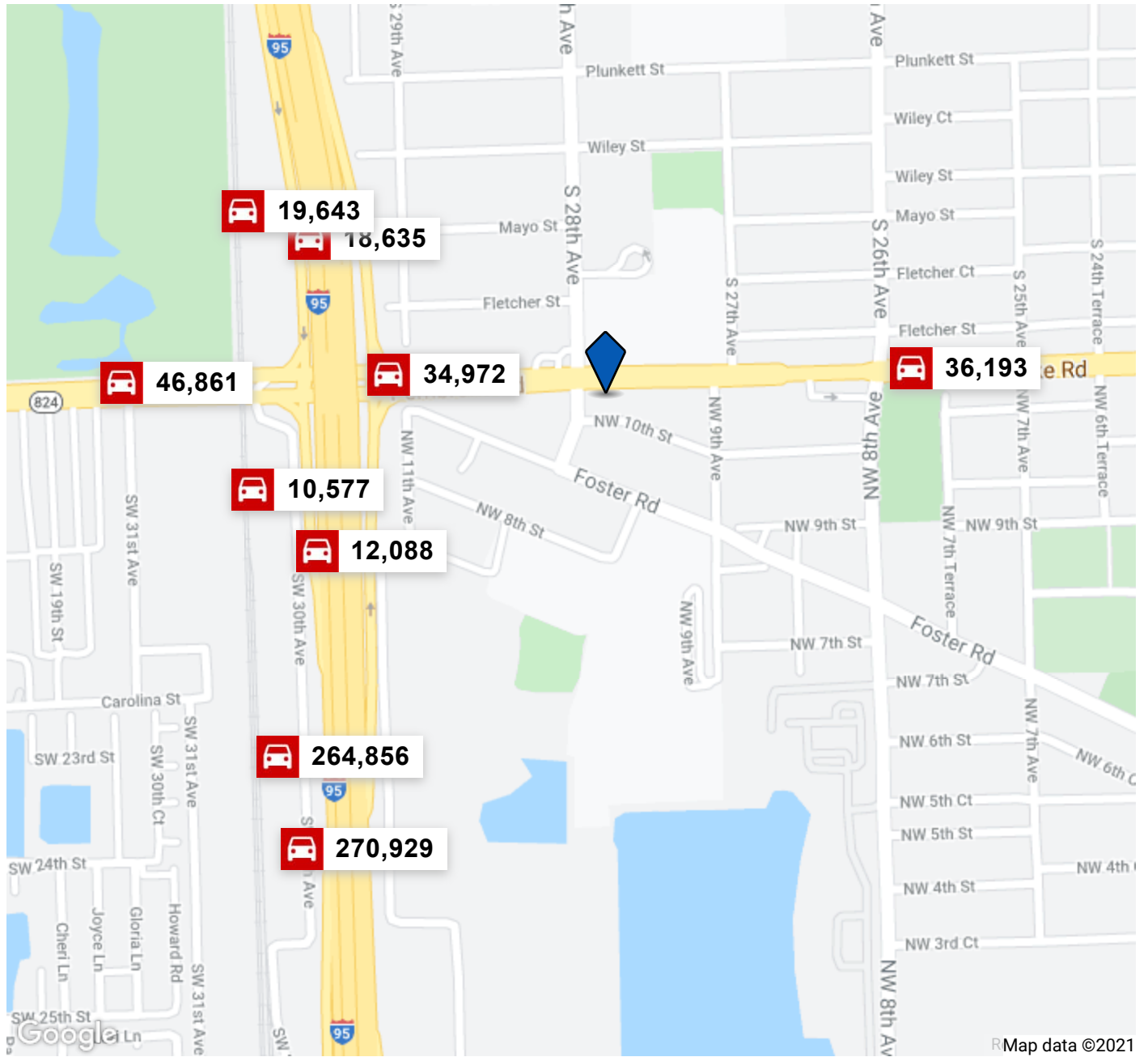
GREAT OPPORTUNITY !!!! Redeveloper fit. There are approximately 2 acres total. A few buildings exist, 1960's construction. Fantastic exposure being closer to 95 and fronting main road Pembroke Road, just east of hwy 95, 5 minutes to Ocean Drive. One of the corner lots fronts an intersection. A

recent environmental was conducted with no evidence of environmental issues. Parcel folio's are 51422128-0110, -0140, -0030, -0081, -0090.

TERMS:

This is not a true NNN type resale at all. Long extended due diligence will not be acceptable.











TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Pembroke Rd	W Pembroke Rd, W	38,189	2020	0.13 mi
Pembroke Rd	W Pembroke Rd, W	34,972	2015	0.13 mi
Ansin Blvd	NW 7th Ct, E	12,088	2020	0.23 mi
Mayo St	S 29th Ave, E	18,635	2020	0.24 mi
I- 95	Pembroke Rd, N	10,577	2020	0.26 mi
Mayo St	S 29th Ave, E	19,643	2020	0.30 mi





COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
West Pembroke Road	NW 7th Ter, SW	36,193	2020	0.30 mi
W Pembroke Rd	SW 31st Ave, W	46,861	2020	0.35 mi
I- 95	W Pembroke Rd, N	264,856	2020	0.37 mi
John P Lyons Ln	SW 24th St, W	270,929	2020	0.42 mi

NEARBY MAJOR RETAILERS

TRANSPORTATION

COMMUTER RAIL

Hollywood Commuter Rail (Tri-County Commuter)	 	6 min drive	1.8 mi
Sheridan Street Commuter Rail (Tri-County Commuter)	 	9 min drive	3.3 mi

AIRPORT

Fort Lauderdale–Hollywood International Airport	13 min drive	6.8 mi
Miami International Airport	39 min drive	22.7 mi

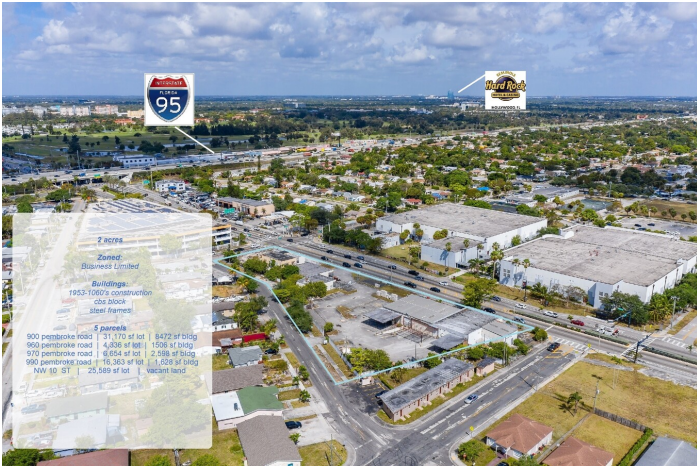
PROPERTY TAXES

Parcel Numbers	51-42-21-28-0030	Improvements Assessment	\$1,127,220
Land Assessment	\$841,120	Total Assessment	\$1,968,340

MAP OF 990 W PEMBROKE RD HALLANDALE BEACH, FL 33009



ADDITIONAL PHOTOS



2021Aerial-990 pembroke OUTLIINE1 with captions



2021Aerial-990 pembroke OUTLIINE3



2021Aerial-990 pembroke OUTLIINE2

Listing ID: 15105251

Date Created: 2/7/2019

Last Updated: 7/5/2021

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EXHIBIT F
PROPERTY CARDS

Broward Social Services

AGENCY	PHONE/EXTENSION
Broward County Housing Finance and Community Development	954-739-1114 954-497-4583
Broward Health Department or Primary Care	954-467-4700
Department of Health or Primary Care	1-800-227-8922 954-467-4700
Florida Department of Children & Families (DCF)	Toll Free 866-762-2237 Broward 954-327-5000
Florida Department of Revenue	800-622-5437
Legal Aid of Broward County	954-765-8950
Florida Mental Health Association or Henderson Behavioral Health	954-746-2055 954-463-0911
Social Security Administration	800-772-1213
Florida Abuse Hotline	800-962-2873
Department of Vital Statistics	Birth 954-467-4413 Death 954-467-4424
Human Resources Benefits	954-357-6001 954-357-6444 954-357-6700
Medical Examiner's Office	954-357-5200
Humane Society of Broward County	954-359-1313 954-989-3977

AGENCY	PHONE/EXTENSION
Broward Addiction Recovery Center (BARC)	954-357-4880
Childcare Licensing and Enforcement	954-357-4800
Elderly and Veterans	954-357-6622
Family Success	954-357-6367
Nancy J. Cotterman Center - Rape Crisis Line	954-761-7273
Homeless Helpline	954-563-4357
Office of Justice services	954-357-6551

Transportation

AGENCY	PHONE/EXTENSION	WEBSITE
Broward County Transit (BCT)	954-357-8400	http://www.broward.org/BCT/Pages/default.aspx
Tri-Rail	800-874-7245	http://www.tri-rail.com/
Florida 511	511	https://fl511.com/
FLL Flight Information	1-866-435-9355	http://www.broward.org/Airport/Flights/Pages/FlightInformationArrivals.aspx
Brightline	305-521-4800	https://gobrightline.com/
South Florida Commuter Services	954-731-0062	https://www.1800234ride.com/



EXHIBIT E
SOCIAL SERVICES

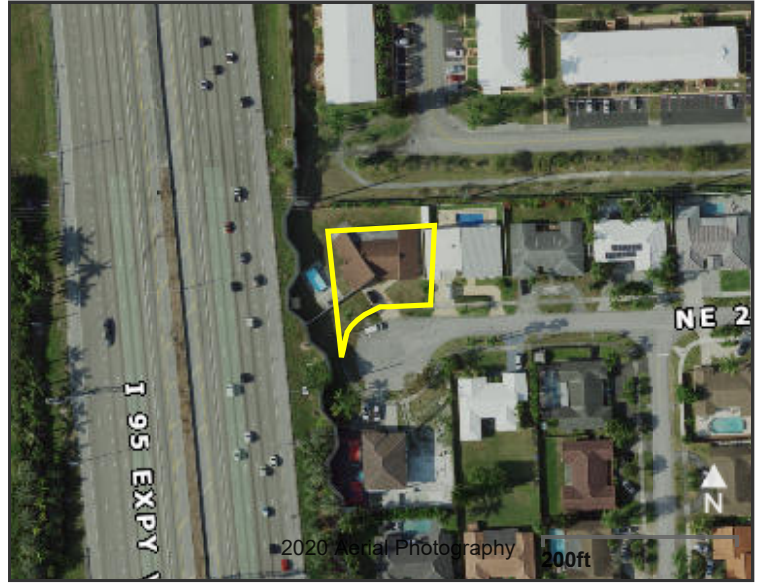


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/12/2021

Property Information	
Folio:	30-1233-054-0160
Property Address:	1835 NE 214 TER Miami, FL 33179-1532
Owner	MARCIA A FERNANDEZ &H ERNESTO L FERNANDEZ
Mailing Address	1835 NE 214 TERR N MIAMI BEACH, FL 33179-1532
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,402 Sq.Ft
Living Area	2,559 Sq.Ft
Adjusted Area	3,002 Sq.Ft
Lot Size	11,878 Sq.Ft
Year Built	1987



Assessment Information			
Year	2021	2020	2019
Land Value	\$194,562	\$194,562	\$185,297
Building Value	\$238,539	\$240,280	\$242,021
XF Value	\$7,124	\$7,208	\$7,291
Market Value	\$440,225	\$442,050	\$434,609
Assessed Value	\$394,167	\$388,725	\$379,986

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$46,058	\$53,325	\$54,623
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$344,167	\$338,725	\$329,986
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$369,167	\$363,725	\$354,986
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$344,167	\$338,725	\$329,986

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 94 - Right-of-way, streets, roads, irrigation channel, ditch, etc.	Deputy Appraiser: Abner Guadalupe
Property Id: 514228000120	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: TOWN OF PEMBROKE PARK	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 3150 SW 52 AVE PEMBROKE PARK, FL 33023-5413	Bldg Under Air S.F:	Zoning : B-1A - BUSINESS ADULT ENTERTAINMENT ESTABLISHMENT OVERLAY
Physical Address: SW 30 AVENUE PEMBROKE PARK, 33009	Effective Year: 0	Abbr. Legal Des.: 28-51-42 THAT PT OF SW1/4 OF NW 1/4 LYING W OF ST RD 9 & S OF HALLANDALEBCH BLVD,LESS ORS 4772/513, 5921/331 & 5397/683 & LESS BEG SW COR OF NW1/4,N 600,E 163.95, SLY PARA WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 601.86 TO S/L OF SAID SW1/4,WLY ALG S/L 108.95 TO POB
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$18,360	0	0	\$18,360	\$18,360	
2020	\$18,360	0	0	\$18,360	\$18,360	
2019	\$18,360	0	0	\$18,360	\$18,360	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$18,360	\$18,360	\$18,360	\$18,360
Portability	0	0	0	0
Assessed / SOH	\$18,360	\$18,360	\$18,360	\$18,360
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$18,360	\$18,360	\$18,360	\$18,360
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/09/1982	Quit Claim Deed	\$100	10255 / 392

LAND CALCULATIONS

Unit Price	Units	Type
\$0.51	36,006 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
514228000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
514228000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 11 - Stores, 1-story	Deputy Appraiser: Abner Guadalupe
Property Id: 514228000110	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	Adj. Bldg. S.F.: 13440	Email: commercialtrim@bcpa.net
Mailing Address: PO BOX 2710 ROANOKE, VA 24001	Bldg Under Air S.F.:	Zoning : B-1 - BUSINESS DISTRICT
Physical Address: 3000 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009	Effective Year: 1974	Abbr. Legal Des.: 28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALEBCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD
	Year Built: 1973	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$341,970	\$1,982,000	0	\$2,323,970	\$2,323,970	
2020	\$341,970	\$1,798,530	0	\$2,140,500	\$2,140,500	\$46,195.85
2019	\$341,970	\$1,635,440	0	\$1,977,410	\$1,977,410	\$43,174.77

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$2,323,970	\$2,323,970	\$2,323,970	\$2,323,970
Portability	0	0	0	0
Assessed / SOH	\$2,323,970	\$2,323,970	\$2,323,970	\$2,323,970
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$2,323,970	\$2,323,970	\$2,323,970	\$2,323,970

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/01/1992	Warranty Deed	\$730,000	19309 / 35
11/01/1984	Warranty Deed	\$725,000	
06/01/1973	Warranty Deed	\$440,000	
01/01/1972	Warranty Deed	\$95,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$11.00	31,088 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
5142280000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
5142280000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
5142280000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
5142280000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 18 - Office buildings, non-professional services buildings, multi-story	Deputy Appraiser: Abner Guadalupe
Property Id: 514228640010	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: TIMELY PROPERTY INC	Adj. Bldg. S.F.: 22836	Email: commercialtrim@bcpa.net
Mailing Address: 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009	Bldg Under Air S.F.:	Zoning : B-1 - BUSINESS DISTRICT
Physical Address: 3001 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009	Effective Year: 2000	Abbr. Legal Des.: TIMELY PROPERTY INC PLAT 162-27 B PARCEL A
	Year Built: 1999	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$289,560	\$1,735,390	0	\$2,024,950	\$2,024,950	
2020	\$289,560	\$1,735,390	0	\$2,024,950	\$2,024,950	\$43,702.07
2019	\$289,560	\$1,932,150	0	\$2,221,710	\$2,010,610	\$45,322.33

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$2,024,950	\$2,024,950	\$2,024,950	\$2,024,950
Portability	0	0	0	0
Assessed / SOH	\$2,024,950	\$2,024,950	\$2,024,950	\$2,024,950
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$2,024,950	\$2,024,950	\$2,024,950	\$2,024,950

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
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LAND CALCULATIONS

Unit Price	Units	Type
\$11.00	26,324 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 48 - Warehousing, distribution terminals, trucking terminals, van & storage warehousing	Deputy Appraiser: Abner Guadalupe
Property Id: 514228740010	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: TIMELY PROPERTY INC	Adj. Bldg. S.F.: 19110	Email: commercialtrim@bcpa.net
Mailing Address: 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009	Bldg Under Air S.F.:	Zoning : M-1 - INDUSTRIAL DISTRICT
Physical Address: 2885 SW 30 AVENUE PEMBROKE PARK, 33009	Effective Year: 2017	Abbr. Legal Des.: TIMELY PROPERTY INC PLAT NO 2 182-1 B PAR B
	Year Built: 2016	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$278,760	\$1,665,340	0	\$1,944,100	\$1,944,100	
2020	\$278,760	\$1,638,290	0	\$1,917,050	\$1,917,050	\$41,373.38
2019	\$278,760	\$1,638,290	0	\$1,917,050	\$1,917,050	\$41,856.87

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,944,100	\$1,944,100	\$1,944,100	\$1,944,100
Portability	0	0	0	0
Assessed / SOH	\$1,944,100	\$1,944,100	\$1,944,100	\$1,944,100
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,944,100	\$1,944,100	\$1,944,100	\$1,944,100

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/28/1999	Warranty Deed	\$425,000	29529 / 1693

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	30,973 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 41 - Light manufacturing	Deputy Appraiser: Abner Guadalupe
Property Id: 514228000102	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: THARP FAMILY REV TR	Adj. Bldg. S.F.: 8329	Email: commercialtrim@bcpa.net
Mailing Address: 13291 MUSTANG TRL SOUTHWEST RANCHES, FL 33330	Bldg Under Air S.F.:	Zoning : M-1 - INDUSTRIAL DISTRICT
Physical Address: 2865 SW 30 AVENUE PEMBROKE PARK, 33009	Effective Year: 1966	Abbr. Legal Des.: 28-51-42 COMM AT SW COR OF NW1/4 OF NW1/4 ELY 200,N 643.3 TO POB,CONT NLY100,W 71.18,SLY 100.01,ELY 72 TO POB,TOGETHER WITH COMM AT NW COR OF SEC,ELY 0.50,S 606.75,ELY 88.21 TO POB,CONT ELY 40.26,S 100.01,WLY 40.26,N 100.01 TO POB
	Year Built: 1961	
	Units/Beds/Baths: 0 / 0 / 0	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$101,160	\$581,860	0	\$683,020	\$683,020	
2020	\$101,160	\$581,860	0	\$683,020	\$683,020	\$14,740.80
2019	\$101,160	\$499,100	0	\$600,260	\$600,260	\$13,106.08

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$683,020	\$683,020	\$683,020	\$683,020
Portability	0	0	0	0
Assessed / SOH	\$683,020	\$683,020	\$683,020	\$683,020
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$683,020	\$683,020	\$683,020	\$683,020

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/26/2019	Warranty Deed Non-Sale Title Change	\$100	115979049
06/13/2017	Warranty Deed Disqualified Sale	\$357,700	114448902
12/31/2009	Warranty Deed Disqualified Sale	\$247,500	46876 / 612
02/01/1994	Special Warranty Deed	\$85,000	22018 / 421
04/01/1988	Warranty Deed	\$235,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	11,240 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
514228000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
514228000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514228710010
Property Owner/s: BH 2550 LLC
Mailing Address: 20805 NE 32 PL AVENTURA, FL 33180
Physical Address: 2550 SW 30 AVENUE PEMBROKE PARK, 33009

Property Use: 17 - Office buildings, non-professional services buildings, one-story
Millage Code: 0613
Adj. Bldg. S.F.: 549
Bldg Under Air S.F.:
Effective Year: 1960
Year Built: 1959
Units/Beds/Baths: 0 / /

Deputy Appraiser: Abner Guadalupe
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : M-1 - INDUSTRIAL DISTRICT
Abbr. Legal Des.: PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$468,400	\$284,440	0	\$752,840	\$752,840	
2020	\$468,400	\$284,430	0	\$752,830	\$752,830	\$16,247.43
2019	\$468,400	\$284,430	0	\$752,830	\$752,830	\$16,437.30

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$752,840	\$752,840	\$752,840	\$752,840
Portability	0	0	0	0
Assessed / SOH	\$752,840	\$752,840	\$752,840	\$752,840
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$752,840	\$752,840	\$752,840	\$752,840

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/02/2021	Warranty Deed	\$2,000,000	117333176
04/01/2011	Warranty Deed Qualified Sale	\$1,000,000	47873 / 319

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	51,644 SqFt	Square Foot
\$9.00	400 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228710010	06/02/2021	Warranty Deed		\$2,000,000	117333176	2550 SW 30 AVE PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 48 - Warehousing, distribution terminals, trucking terminals, van & storage warehousing	Deputy Appraiser: Abner Guadalupe
Property Id: 514221010131	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: ROB INVESTMENT PROPERTY LLC	Adj. Bldg. S.F.: 18956	Email: commercialtrim@bcpa.net
Mailing Address: 2512 SW 30 AVE PEMBROKE PARK, FL 33009	Bldg Under Air S.F.:	Zoning : M-1 - INDUSTRIAL DISTRICT
Physical Address: 2512 SW 30 AVENUE PEMBROKE PARK, 33009	Effective Year: 1968	Abbr. Legal Des.: SUB OF 21-51-42 B-13 D PT LOT 3 BLK 13 & POR PAR A PEMBROKE PARK SELF STORAGE 178-117 B FULLY DESC AS: BEG NE COR PAR A, N 56.64, N 275, W 175, S 196.37, SE 229.53, E 122.04, N 88.36 TO POB
	Year Built: 1967	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$612,460	\$1,343,840	0	\$1,956,300	\$1,956,300	
2020	\$612,460	\$1,345,900	0	\$1,958,360	\$1,958,360	\$42,264.94
2019	\$612,460	\$1,345,900	0	\$1,958,360	\$1,958,360	\$42,758.83

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,956,300	\$1,956,300	\$1,956,300	\$1,956,300
Portability	0	0	0	0
Assessed / SOH	\$1,956,300	\$1,956,300	\$1,956,300	\$1,956,300
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,956,300	\$1,956,300	\$1,956,300	\$1,956,300

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/06/2015	Warranty Deed Qualified Sale	\$2,260,000	112816340
08/30/2012	Warranty Deed Disqualified Sale	\$550,000	49050 / 878
09/16/2010	Multi Warranty Deed Non-Sale Title Change	\$100	47419 / 406
07/02/1980	Warranty Deed	\$750,000	9076 / 1

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	68,051 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221010120	03/05/2021	Special Warranty Deed	Disqualified Sale	\$2,500,000	117136419	2540 SW 30 AVE PEMBROKE PARK, FL 33009
514221010109	02/25/2021	Warranty Deed	Qualified Sale	\$2,550,000	117087319	2400 SW 30 AVE PEMBROKE PARK, FL 33009
514221010105	12/21/2020	Warranty Deed	Qualified Sale	\$2,700,000	116945723	580 ANSIN BLVD HALLANDALE BEACH, FL 33009
514221010108	09/23/2020	Special Warranty Deed	Disqualified Sale	\$2,200,000	116754500	2350 SW 30 AVE PEMBROKE PARK, FL 33009
514221010115	03/11/2019	Warranty Deed	Disqualified Sale	\$1,100,000	115674855	590 NW 11 AVE HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 48 - Warehousing, distribution terminals, trucking terminals, van & storage warehousing	Deputy Appraiser: Abner Guadalupe
Property Id: 514228000093	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: BETHEL INVESTMENTS CORP	Adj. Bldg. S.F.: 5976	Email: commercialtrim@bcpa.net
Mailing Address: 301 W ANSIN BLVD HALLANDALE BEACH, FL 33009	Bldg Under Air S.F.:	Zoning : I-L - LIGHT INDUSTRIAL & MANUFACTURING DISTRICT
Physical Address: 301 W ANSIN BOULEVARD HALLANDALE BEACH, 33009	Effective Year: 1971	Abbr. Legal Des.: 28-51-42 BEG AT NW COR OF NW1/4 OF NW1/4 OF NW1/4, ELY ALONG N/L 500.59, SLY 300 TO POB, SLY 55.22, SELY 32.40, ELY 113.74, NLY 87.39, WLY 118.38 TO POB
	Year Built: 1970	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$92,410	\$505,020	0	\$597,430	\$597,430	
2020	\$92,410	\$535,800	0	\$628,210	\$628,210	\$13,108.28
2019	\$92,410	\$535,800	0	\$628,210	\$628,210	\$13,181.27

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$597,430	\$597,430	\$597,430	\$597,430
Portability	0	0	0	0
Assessed / SOH	\$597,430	\$597,430	\$597,430	\$597,430
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$597,430	\$597,430	\$597,430	\$597,430

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/15/2016	Warranty Deed Qualified Sale	\$937,000	114060613
05/29/2014	Warranty Deed Qualified Sale	\$837,000	112317143
08/14/2007	Multi Warranty Deed Qualified Sale	\$1,600,000	44514 / 157
02/05/1999	Multi Warranty Deed	\$100	29380 / 1679
06/01/1966	Warranty Deed	\$5,200	

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	10,268 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
514228000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
514228000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Warehouse/Industrial (W) 5,976								

SCHOOL

Gulfstream Academy Of Hallandale Beach: B
Gulfstream Academy Of Hallandale Beach: B
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 41 - Light manufacturing	Deputy Appraiser: Abner Guadalupe
Property Id: 514228000092	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: GIANT PROPERTIES II LLC	Adj. Bldg. S.F: 7840	Email: commercialtrim@bcpa.net
Mailing Address: 19707 NE 36 CT #7-H AVENTURA, FL 33180	Bldg Under Air S.F:	Zoning : I-L - LIGHT INDUSTRIAL & MANUFACTURING DISTRICT
Physical Address: 305 - 313 ANSIN BOULEVARD HALLANDALE BEACH, 33009	Effective Year: 1967	Abbr. Legal Des.: 28-51-42 NW1/4 OF NW1/4 OF NW1/4 LYING E OF STATE RD 9 R/WS 100 OF N 300 LESS E 50 FOR R/W
	Year Built: 1966	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$106,520	\$538,330	0	\$644,850	\$644,850	
2020	\$106,520	\$538,330	0	\$644,850	\$618,350	\$13,122.72
2019	\$106,520	\$472,070	0	\$578,590	\$562,140	\$11,966.69

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$644,850	\$644,850	\$644,850	\$644,850
Portability	0	0	0	0
Assessed / SOH	\$644,850	\$644,850	\$644,850	\$644,850
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$644,850	\$644,850	\$644,850	\$644,850

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/14/2007	Multi Warranty Deed Qualified Sale	\$1,600,000	44514 / 157
02/05/1999	Multi Warranty Deed	\$100	29380 / 1679
12/01/1965	Warranty Deed	\$6,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	11,836 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
514228000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
514228000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Warehouse/Industrial (W) 7,840								

SCHOOL

Gulfstream Academy Of Hallandale Beach: B
Gulfstream Academy Of Hallandale Beach: B
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 48 - Warehousing, distribution terminals, trucking terminals, van & storage warehousing	Deputy Appraiser: Abner Guadalupe
Property Id: 514228000090	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: 311 ANSIN LLC	Adj. Bldg. S.F.: 9856	Email: commercialtrim@bcpa.net
Mailing Address: 2100 NW 127 AVE PEMBROKE PINES, FL 33028	Bldg Under Air S.F.:	Zoning : I-L - LIGHT INDUSTRIAL & MANUFACTURING DISTRICT
Physical Address: 311 ANSIN BOULEVARD HALLANDALE BEACH, 33009	Effective Year: 1991	Abbr. Legal Des.: 28-51-42 S 126.90 OF N 199.06 OF E1/2 OF NW1/4 OF NW 1/4 LYING E OF STRD 9 R/W
	Year Built: 1979	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$192,920	\$810,220	0	\$1,003,140	\$1,003,140	
2020	\$192,920	\$746,260	0	\$939,180	\$939,180	\$19,619.54
2019	\$192,920	\$746,260	0	\$939,180	\$939,180	\$19,728.67

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,003,140	\$1,003,140	\$1,003,140	\$1,003,140
Portability	0	0	0	0
Assessed / SOH	\$1,003,140	\$1,003,140	\$1,003,140	\$1,003,140
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,003,140	\$1,003,140	\$1,003,140	\$1,003,140

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
09/04/2014	Warranty Deed Disqualified Sale	\$1,400,000	112508999
06/28/2007	Multi Warranty Deed Qualified Sale	\$5,500,000	44378 / 138
09/14/2004	Multi Warranty Deed	\$4,100,000	38248 / 229
12/01/1993	Quit Claim Deed	\$100	21630 / 451
11/01/1985	Quit Claim Deed	\$100	

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	21,436 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
514228000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
514228000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Warehouse/Industrial (W) 9,856								

SCHOOL

Gulfstream Academy Of Hallandale Beach: B
Gulfstream Academy Of Hallandale Beach: B
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 10 - Vacant commercial	Deputy Appraiser: Commercial Department
Property Id: 514221280013	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: 831 FEDERAL HIGHWAY PROPERTY LLC	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 19950 W COUNTRY CLUB DR 10TH FL AVENTURA, FL 33180	Bldg Under Air S.F:	Zoning : B-L - BUSINESS LIMITED DISTRICT
Physical Address: ANSIN BOULEVARD HALLANDALE BEACH, 33009	Effective Year: 0	Abbr. Legal Des.: MEEKINS ADD NO 1 26-5 B TR
	Year Built:	A LESS S 625 & LESS BEG 625 NLY OF SW COR
	Units/Beds/Baths: 0 / /	TR A,N 673.96,SELY 118.64, SWLY 632.60,WLY 12.61 TO POB

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$265,780	0	0	\$265,780	\$265,780	
2020	\$265,780	0	0	\$265,780	\$265,780	\$5,484.09
2019	\$265,780	0	0	\$265,780	\$265,780	\$5,514.99

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$265,780	\$265,780	\$265,780	\$265,780
Portability	0	0	0	0
Assessed / SOH	\$265,780	\$265,780	\$265,780	\$265,780
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$265,780	\$265,780	\$265,780	\$265,780

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/26/2019	Multi Warranty Deed Non-Sale Title Change	\$100	116268334
04/17/2018	Multi Warranty Deed Excluded Sale	\$12,500,000	115033811
04/01/1968	Warranty Deed	\$15,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$6.00	43,897 SqFt	Square Foot
\$6.00	400 SqFt	Outdoor Advertising

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221280230	04/20/2018	Warranty Deed	Qualified Sale	\$200,000	115029278	936 NW 10 ST HALLANDALE BEACH, FL 33009
514221280013	04/17/2018	Multi Warranty Deed	Excluded Sale	\$12,500,000	115033811	ANSIN BLVD HALLANDALE BEACH, FL 33009
514221280220	05/11/2017	Warranty Deed	Qualified Sale	\$299,900	114381733	926 NW 10 ST HALLANDALE BEACH, FL 33009
514221280190	01/30/2017	Personal Representatives Deed	Qualified Sale	\$251,000	114181035	912 NW 9 AVE #1-8 HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Acreage (A) 100								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 23	US House Rep. Name Debbie Wasserman Shultz
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 34	Florida Senator Name Gary M. Farmer, Jr.	School Board Member Ann Murray

PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514221064560
Property Owner/s: DESMARAIS INVESTMENTS INC
Mailing Address: 1551 S 30 AVE HOLLYWOOD, FL 33020-5637
Physical Address: 2951 PEMBROKE ROAD HOLLYWOOD, 33020

Property Use: 41 - Light manufacturing
Millage Code: 0513
Adj. Bldg. S.F.: 27174
Bldg Under Air S.F.:
Effective Year: 2007
Year Built: 2006
Units/Beds/Baths: 0 / /

Deputy Appraiser: Abner Guadalupe
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : IM-2 - LOW/MEDIUM INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT
Abbr. Legal Des.: SOUTH HOLLYWOOD AMD PLAT 4-10 B PT OF LOTS 1,2,3,24,25 & 26 DESC'D AS, COMM AT SW COR OF LOT 26, N 65 TO POB, ELY 103.91, NLY ALG LTD ACC R/W/L FOR I-95 FOR 153.44, WLY 135.58, SLY 150 TO POB BLK 31 TOGET WITH THE N 72 OF LOT 1,2,3 LESS PT OF R/W BLK 31, TOGET WITH POR OF VACATED FLETCHER ST (AKA: DELAWARE ST), PER RESO 2004-406 (OR 37431/35)

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$349,440	\$2,193,060	0	\$2,542,500	\$2,542,500	
2020	\$349,440	\$2,188,910	0	\$2,538,350	\$2,538,350	\$65,237.55
2019	\$349,440	\$2,503,830	0	\$2,853,270	\$2,659,910	\$69,815.79

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$2,542,500	\$2,542,500	\$2,542,500	\$2,542,500
Portability	0	0	0	0
Assessed / SOH	\$2,542,500	\$2,542,500	\$2,542,500	\$2,542,500
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$2,542,500	\$2,542,500	\$2,542,500	\$2,542,500

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/09/1999	Multi Warranty Deed	\$1,000,000	30087 / 76
10/15/1996	Warranty Deed	\$165,000	25551 / 719
12/01/1985	Special Warranty Deed	\$145,000	
07/01/1984	Quit Claim Deed	\$200	
05/01/1964	Warranty Deed	\$45,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$11.00	31,767 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221062810	06/17/2021	Warranty Deed	Qualified Sale	\$315,000	117381172	2836 PLUNKETT ST HOLLYWOOD, FL 33020
514221062160	06/15/2021	Warranty Deed	Qualified Sale	\$335,000	117368805	2534 RODMAN ST HOLLYWOOD, FL 33020
514221063500	06/14/2021	Warranty Deed	Qualified Sale	\$260,000	117385776	2634 WILEY ST HOLLYWOOD, FL 33020
514221060440	06/01/2021	Warranty Deed	Qualified Sale	\$230,000	117379670	2612 WASHINGTON ST HOLLYWOOD, FL 33020
514221063680	05/25/2021	Warranty Deed	Qualified Sale	\$300,500	117310295	2840 WILEY ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								Hwd South 30th Ave (HS)
Commercial (C)								4,277.03
27,174								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 41 - Light manufacturing	Deputy Appraiser: Abner Guadalupe
Property Id: 514221064010	Millage Code: 0513	Contact Number: 954-357-6835
Property Owner/s: DEMARAIS INVESTMENTS INC	Adj. Bldg. S.F.: 10216	Email: commercialtrim@bcpa.net
Mailing Address: 1551 S 30 AVE HOLLYWOOD, FL 33020-5637	Bldg Under Air S.F.:	Zoning : IM-2 - LOW/MEDIUM INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT
Physical Address: 1551 S 30 AVENUE HOLLYWOOD, 33020-5637	Effective Year: 1960	Abbr. Legal Des.: SOUTH HOLLYWOOD AMD PLAT 4-10 B LOT 23 S 101.5 LESS E 15 W OF RD R/W, 24 TO 26 S 101.5 BLK 26 TOG WITH POR OF VACATED FLETCHER ST (AKA: DELAWARE ST), PER RESO 2004-406 (OR 37431/35)
	Year Built: 1959	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$179,440	\$694,880	0	\$874,320	\$825,890	
2020	\$179,440	\$622,760	0	\$802,200	\$750,810	\$20,912.31
2019	\$179,440	\$622,210	0	\$801,650	\$682,560	\$20,067.69

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$874,320	\$874,320	\$874,320	\$874,320
Portability	0	0	0	0
Assessed / SOH	\$825,890	\$825,890	\$825,890	\$825,890
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$825,890	\$874,320	\$825,890	\$825,890

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/09/1999	Multi Warranty Deed	\$1,000,000	30087 / 76
12/01/1970	Warranty Deed	\$88,000	8760 / 605

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	16,595 SqFt	Square Foot
\$9.00	3,343 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221062810	06/17/2021	Warranty Deed	Qualified Sale	\$315,000	117381172	2836 PLUNKETT ST HOLLYWOOD, FL 33020
514221062160	06/15/2021	Warranty Deed	Qualified Sale	\$335,000	117368805	2534 RODMAN ST HOLLYWOOD, FL 33020
514221063500	06/14/2021	Warranty Deed	Qualified Sale	\$260,000	117385776	2634 WILEY ST HOLLYWOOD, FL 33020
514221060440	06/01/2021	Warranty Deed	Qualified Sale	\$230,000	117379670	2612 WASHINGTON ST HOLLYWOOD, FL 33020
514221063680	05/25/2021	Warranty Deed	Qualified Sale	\$300,500	117310295	2840 WILEY ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								Hwd South 30th Ave (HS)
Warehouse-Industrial (W)								2,656.21

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 41 - Light manufacturing	Deputy Appraiser: Abner Guadalupe
Property Id: 514221063920	Millage Code: 0513	Contact Number: 954-357-6835
Property Owner/s: DEMARAIS INVESTMENTS INC	Adj. Bldg. S.F.: 10000	Email: commercialtrim@bcpa.net
Mailing Address: 1551 S 30 AVE HOLLYWOOD, FL 33020-5637	Bldg Under Air S.F.:	Zoning : IM-2 - LOW/MEDIUM INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT
Physical Address: 1525 S 30 AVENUE HOLLYWOOD, 33020	Effective Year: 1961	Abbr. Legal Des.: SOUTH HOLLYWOOD AMD PLAT 4-10 B LOT 1,2,3,S 64.5,4 S 64.5 LESS E 15 W OF RD R/W,23,N 38.5LESS E 15 W OF RD R/W,24 TO 26 N 38.5 BLK 26
	Year Built: 1960	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$147,360	\$680,370	0	\$827,730	\$797,060	
2020	\$147,360	\$652,880	0	\$800,240	\$724,600	\$20,520.21
2019	\$147,360	\$652,320	0	\$799,680	\$658,730	\$19,708.49

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$827,730	\$827,730	\$827,730	\$827,730
Portability	0	0	0	0
Assessed / SOH	\$797,060	\$797,060	\$797,060	\$797,060
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$797,060	\$827,730	\$797,060	\$797,060

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/09/1999	Multi Warranty Deed	\$1,000,000	30087 / 76
12/01/1969	Warranty Deed	\$90,000	8760 / 645
01/01/1961	Warranty Deed	\$57,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	16,373 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221062810	06/17/2021	Warranty Deed	Qualified Sale	\$315,000	117381172	2836 PLUNKETT ST HOLLYWOOD, FL 33020
514221062160	06/15/2021	Warranty Deed	Qualified Sale	\$335,000	117368805	2534 RODMAN ST HOLLYWOOD, FL 33020
514221063500	06/14/2021	Warranty Deed	Qualified Sale	\$260,000	117385776	2634 WILEY ST HOLLYWOOD, FL 33020
514221060440	06/01/2021	Warranty Deed	Qualified Sale	\$230,000	117379670	2612 WASHINGTON ST HOLLYWOOD, FL 33020
514221063680	05/25/2021	Warranty Deed	Qualified Sale	\$300,500	117310295	2840 WILEY ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								Hwd South 30th Ave (HS)
Warehouse-Industrial (W)								2,656.21

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 6	County Comm. Name Beam Furr	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 34	Florida Senator Name Gary M. Farmer, Jr.	School Board Member Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 94 - Right-of-way, streets, roads, irrigation channel, ditch, etc.	Deputy Appraiser: Abner Guadalupe
Property Id: 514221064011	Millage Code: 0513	Contact Number: 954-357-6835
Property Owner/s: CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 2600 HOLLYWOOD BLVD #206 HOLLYWOOD, FL 33020-4807	Bldg Under Air S.F:	Zoning : IM-2 - LOW/MEDIUM INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT
Physical Address: PEMBROKE ROAD HOLLYWOOD, 33020	Effective Year: 0	Abbr. Legal Des.: SOUTH HOLLYWOOD AMD PLAT 4-10 B LOT 23 E 15 OF S 101.5 W OF RD R/W BLK 26
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$760	0	0	\$760	\$760	
2020	\$760	0	0	\$760	\$760	
2019	\$760	0	0	\$760	\$760	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$760	\$760	\$760	\$760
Portability	0	0	0	0
Assessed / SOH	\$760	\$760	\$760	\$760
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$760	\$760	\$760	\$760
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
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LAND CALCULATIONS

Unit Price	Units	Type
\$0.50	1,527 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221062810	06/17/2021	Warranty Deed	Qualified Sale	\$315,000	117381172	2836 PLUNKETT ST HOLLYWOOD, FL 33020
514221062160	06/15/2021	Warranty Deed	Qualified Sale	\$335,000	117368805	2534 RODMAN ST HOLLYWOOD, FL 33020
514221063500	06/14/2021	Warranty Deed	Qualified Sale	\$260,000	117385776	2634 WILEY ST HOLLYWOOD, FL 33020
514221060440	06/01/2021	Warranty Deed	Qualified Sale	\$230,000	117379670	2612 WASHINGTON ST HOLLYWOOD, FL 33020
514221063680	05/25/2021	Warranty Deed	Qualified Sale	\$300,500	117310295	2840 WILEY ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Governmental (X)								
1								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 94 - Right-of-way, streets, roads, irrigation channel, ditch, etc.	Deputy Appraiser: Abner Guadalupe
Property Id: 514221063930	Millage Code: 0513	Contact Number: 954-357-6835
Property Owner/s: CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 2600 HOLLYWOOD BLVD #206 HOLLYWOOD, FL 33020-4807	Bldg Under Air S.F:	Zoning : IM-2 - LOW/MEDIUM INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT
Physical Address: PEMBROKE ROAD HOLLYWOOD, 33020	Effective Year: 0	Abbr. Legal Des.: SOUTH HOLLYWOOD AMD PLAT 4-10 B LOT 4 E 15 OF S 64.5 W OF RD R/W,23 E 15 OF N 38.5 W OFRD R/W BLK 26
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$770	0	0	\$770	\$770	
2020	\$770	0	0	\$770	\$770	
2019	\$770	0	0	\$770	\$770	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$770	\$770	\$770	\$770
Portability	0	0	0	0
Assessed / SOH	\$770	\$770	\$770	\$770
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$770	\$770	\$770	\$770
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
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LAND CALCULATIONS

Unit Price	Units	Type
\$0.50	1,548 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221062810	06/17/2021	Warranty Deed	Qualified Sale	\$315,000	117381172	2836 PLUNKETT ST HOLLYWOOD, FL 33020
514221062160	06/15/2021	Warranty Deed	Qualified Sale	\$335,000	117368805	2534 RODMAN ST HOLLYWOOD, FL 33020
514221063500	06/14/2021	Warranty Deed	Qualified Sale	\$260,000	117385776	2634 WILEY ST HOLLYWOOD, FL 33020
514221060440	06/01/2021	Warranty Deed	Qualified Sale	\$230,000	117379670	2612 WASHINGTON ST HOLLYWOOD, FL 33020
514221063680	05/25/2021	Warranty Deed	Qualified Sale	\$300,500	117310295	2840 WILEY ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Governmental (X)								
1								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 01 - Single family	Deputy Appraiser: Ann Ralston
Property Id: 514221350090	Millage Code: 0513	Contact Number: 954-357-6831
Property Owner/s: CHARLES, LEE	Adj. Bldg. S.F.: 1985	Email: realprop@bcpa.net
Mailing Address: 2920 WILEY ST HOLLYWOOD, FL 33020	Bldg Under Air S.F.: 1713	Zoning : RS-3 - SINGLE FAMILY DISTRICT
Physical Address: 2920 WILEY STREET HOLLYWOOD, 33020	Effective Year: 1970	Abbr. Legal Des.: BERMACK HEIGHTS 37-9 B LOT 1 LESS PT FOR ST RD NO 9 AS IN OR 2722/637 BLK 2
	Year Built: 1956	
	Units/Beds/Baths: 1 / 3 / 2	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$65,840	\$246,860	0	\$312,700	\$158,510	
2020	\$65,840	\$228,400	0	\$294,240	\$144,200	\$2,423.79
2019	\$65,840	\$219,730	0	\$285,570	\$140,960	\$2,386.98

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$312,700	\$312,700	\$312,700	\$312,700
Portability	0	0	0	0
Assessed / SOH 15	\$158,510	\$158,510	\$158,510	\$158,510
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$108,510	\$133,510	\$108,510	\$108,510

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/24/2013	Warranty Deed Qualified Sale	\$150,000	111280506
08/15/2012	Warranty Deed Qualified Sale	\$75,000	49065 / 1542
09/01/1993	Warranty Deed	\$61,000	21270 / 564
12/01/1992	Deed	\$100	
12/01/1992	Certificate of Title	\$1,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$6.00	10,973 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221350060	07/30/2019	Warranty Deed	Qualified Sale	\$235,000	115967035	1314 S 29 AVE HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								
Residential (R)								
1								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 04 - Condominium	Deputy Appraiser: Condo Department
Property Id: 514221AA0430	Millage Code: 0513	Contact Number: 954-357-6832
Property Owner/s: ZAHORA,GABRIEL	Adj. Bldg. S.F: 900	Email: condoinfo@bcpa.net
Mailing Address: 4715 NW 7 DR PLANTATION, FL 33317	Bldg Under Air S.F:	Zoning : RM-12 - MULTIPLE FAMILY DISTRICT
Physical Address: 2916 FUNSTON STREET # 43A HOLLYWOOD, 33020	Effective Year: 1967	Abbr. Legal Des.: THE TOWN COLONY CONDO UNIT 43 BLDG A PER CDO BK/PG: 2861/204
	Year Built: 1966	
	Units/Beds/Baths: 1 / 2 / 1	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$10,390	\$93,550	0	\$103,940	\$73,530	
2020	\$9,860	\$88,700	0	\$98,560	\$66,850	\$1,914.69
2019	\$9,110	\$81,990	0	\$91,100	\$60,780	\$1,809.29

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$103,940	\$103,940	\$103,940	\$103,940
Portability	0	0	0	0
Assessed / SOH	\$73,530	\$73,530	\$73,530	\$73,530
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$73,530	\$103,940	\$73,530	\$73,530

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/29/2004	Special Warranty Deed	\$90,000	38590 / 589
10/29/2004	Special Warranty Deed	\$90,000	38590 / 588
01/07/2004	Certificate of Title	\$100	36737 / 1247
03/11/2002	Quit Claim Deed	\$100	32865 / 1735
07/27/1998	Quit Claim Deed	\$100	28718 / 878

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221AA0530	06/17/2021	Warranty Deed	Qualified Sale	\$110,000	117389286	2916 FUNSTON ST #53A HOLLYWOOD, FL 33020
514221AA0080	06/07/2021	Warranty Deed	Qualified Sale	\$130,000	117327875	2915 PLUNKETT ST #8D HOLLYWOOD, FL 33020
514221AA0300	02/03/2021	Warranty Deed	Qualified Sale	\$83,500	117048553	2918 FUNSTON ST #30B HOLLYWOOD, FL 33020
514221AA0230	09/16/2020	Warranty Deed	Qualified Sale	\$90,000	116744241	2917 PLUNKETT ST #23C HOLLYWOOD, FL 33020
514221AA0310	08/24/2020	Warranty Deed	Qualified Sale	\$98,000	116693068	2918 FUNSTON ST #31B HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								
Residential (R)								
1								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 94 - Right-of-way, streets, roads, irrigation channel, ditch, etc.	Deputy Appraiser: Abner Guadalupe
Property Id: 514221010020	Millage Code: 0513	Contact Number: 954-357-6835
Property Owner/s: PEMBROKE I-95 LLC	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 3300 N 29 AVE STE 101 HOLLYWOOD, FL 33020	Bldg Under Air S.F:	Zoning : IM-2 - LOW/MEDIUM INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT
Physical Address: PEMBROKE ROAD HOLLYWOOD, 33020	Effective Year: 0	Abbr. Legal Des.: SUB OF 21-51-42 B-13 D LOT 2 LYING W OF ST RD 9 R/W BLK 4
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$1,950	0	0	\$1,950	\$1,950	
2020	\$1,950	0	0	\$1,950	\$1,950	\$40.90
2019	\$1,950	0	0	\$1,950	\$1,950	\$41.44

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,950	\$1,950	\$1,950	\$1,950
Portability	0	0	0	0
Assessed / SOH	\$1,950	\$1,950	\$1,950	\$1,950
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,950	\$1,950	\$1,950	\$1,950

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/08/2013	Warranty Deed Qualified Sale	\$15,000	111739701
05/17/2013	Rerecorded Deed Correction Non-Sale Title Change	\$100	111739700
08/28/2008	Warranty Deed Non-Sale Title Change	\$100	45645 / 1738
01/23/2004	Tax Deed	\$3,800	36801 / 148

LAND CALCULATIONS

Unit Price	Units	Type
\$0.50	3,906 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221010120	03/05/2021	Special Warranty Deed	Disqualified Sale	\$2,500,000	117136419	2540 SW 30 AVE PEMBROKE PARK, FL 33009
514221010109	02/25/2021	Warranty Deed	Qualified Sale	\$2,550,000	117087319	2400 SW 30 AVE PEMBROKE PARK, FL 33009
514221010105	12/21/2020	Warranty Deed	Qualified Sale	\$2,700,000	116945723	580 ANSIN BLVD HALLANDALE BEACH, FL 33009
514221010108	09/23/2020	Special Warranty Deed	Disqualified Sale	\$2,200,000	116754500	2350 SW 30 AVE PEMBROKE PARK, FL 33009
514221010115	03/11/2019	Warranty Deed	Disqualified Sale	\$1,100,000	115674855	590 NW 11 AVE HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Vacant Lots (L)								
1								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 01 - Single family	Deputy Appraiser: Ann Ralston
Property Id: 514216028730	Millage Code: 0513	Contact Number: 954-357-6831
Property Owner/s: ROUDENOK,SERGUEI	Adj. Bldg. S.F.: 2092	Email: realprop@bcpa.net
Mailing Address: 2934 ADAMS ST HOLLYWOOD, FL 33020-4718	Bldg Under Air S.F.: 2208	Zoning : RM-12 - MULTIPLE FAMILY DISTRICT
Physical Address: 2934 ADAMS STREET HOLLYWOOD, 33020-4718	Effective Year: 1956	Abbr. Legal Des.: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 16 LESS ST RD 9 R/W BLK 48
	Year Built: 1955	
	Units/Beds/Baths: 1 / 3 / 1	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$122,990	\$268,080	0	\$391,070	\$106,600	
2020	\$122,990	\$262,730	0	\$385,720	\$105,130	\$1,604.16
2019	\$122,990	\$252,480	0	\$375,470	\$102,770	\$1,575.19

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$391,070	\$391,070	\$391,070	\$391,070
Portability	0	0	0	0
Assessed / SOH 13	\$106,600	\$106,600	\$106,600	\$106,600
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$56,600	\$81,600	\$56,600	\$56,600

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/09/2012	Warranty Deed Qualified Sale	\$101,000	48505 / 1258
04/06/2006	Quit Claim Deed	\$100	41993 / 502
05/11/1998	Special Warranty Deed	\$87,900	28290 / 21
09/29/1997	Certificate of Title	\$100	27076 / 921
03/01/1989	Warranty Deed	\$97,000	16342 / 750

LAND CALCULATIONS

Unit Price	Units	Type
\$6.00	20,498 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514216027810	06/30/2021	Warranty Deed		\$350,000	117404514	2926 MONROE ST HOLLYWOOD, FL 33020
514216022680	06/28/2021	Warranty Deed		\$455,000	117407928	2651 JACKSON ST HOLLYWOOD, FL 33020
514216025440	06/18/2021	Warranty Deed	Qualified Sale	\$392,000	117367160	830 N 26 AVE HOLLYWOOD, FL 33020
514216021880	06/15/2021	Warranty Deed	Qualified Sale	\$320,000	117353087	2631 MADISON ST HOLLYWOOD, FL 33020
514216024280	06/15/2021	Warranty Deed	Qualified Sale	\$365,000	117379832	2630 FILLMORE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05) Residential (R) 1								

SCHOOL

Colbert Elementary: C
Olsen Middle: C
South Broward High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 01 - Single family	Deputy Appraiser: Ann Ralston
Property Id: 514216028300	Millage Code: 0513	Contact Number: 954-357-6831
Property Owner/s: ALBANESE, NICHOLAS	Adj. Bldg. S.F.: 1151	Email: realprop@bcpa.net
Mailing Address: 2931 ADAMS ST HOLLYWOOD, FL 33020	Bldg Under Air S.F.: 1233	Zoning : RM-12 - MULTIPLE FAMILY DISTRICT
Physical Address: 2931 ADAMS STREET HOLLYWOOD, 33020	Effective Year: 1959	Abbr. Legal Des.: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 11 W1/2 BLK 47
	Year Built: 1953	
	Units/Beds/Baths: 1 / 2 / 1	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$61,560	\$165,650	0	\$227,210	\$227,210	
2020	\$61,560	\$162,480	0	\$224,040	\$115,880	\$1,829.68
2019	\$61,560	\$156,140	0	\$217,700	\$113,280	\$1,798.58

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$227,210	\$227,210	\$227,210	\$227,210
Portability	0	0	0	0
Assessed / SOH	\$227,210	\$227,210	\$227,210	\$227,210
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$227,210	\$227,210	\$227,210	\$227,210

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/15/2020	Warranty Deed Disqualified Sale	\$200,000	116538452
05/24/2013	Warranty Deed Qualified Sale	\$128,000	111570214
02/01/1969	Warranty Deed	\$15,400	9030 / 249
10/01/1967	Warranty Deed	\$15,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$6.00	10,260 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514216027810	06/30/2021	Warranty Deed		\$350,000	117404514	2926 MONROE ST HOLLYWOOD, FL 33020
514216022680	06/28/2021	Warranty Deed		\$455,000	117407928	2651 JACKSON ST HOLLYWOOD, FL 33020
514216025440	06/18/2021	Warranty Deed	Qualified Sale	\$392,000	117367160	830 N 26 AVE HOLLYWOOD, FL 33020
514216021880	06/15/2021	Warranty Deed	Qualified Sale	\$320,000	117353087	2631 MADISON ST HOLLYWOOD, FL 33020
514216024280	06/15/2021	Warranty Deed	Qualified Sale	\$365,000	117379832	2630 FILLMORE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Residential (R)								
1								

SCHOOL

Colbert Elementary: C
Olsen Middle: C
South Broward High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 01 - Single family	Deputy Appraiser: Ann Ralston
Property Id: 514216028320	Millage Code: 0513	Contact Number: 954-357-6831
Property Owner/s: BREW,GEORGETTE H/E YACOBELLIS,LINDA	Adj. Bldg. S.F.: 1944	Email: realprop@bcpa.net
Mailing Address: 2932 MADISON ST HOLLYWOOD, FL 33020-4726	Bldg Under Air S.F.: 1727	Zoning : RM-12 - MULTIPLE FAMILY DISTRICT
Physical Address: 2932 MADISON STREET HOLLYWOOD, 33020-4726	Effective Year: 1963	Abbr. Legal Des.: HOLLYWOOD LITTLE RANCHES 1-26 B THAT PART LOT 16 AS DESC IN OR 1316/71 BLK 47
	Year Built: 1958	
	Units/Beds/Baths: 1 / 3 / 2	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$62,440	\$265,250	0	\$327,690	\$53,350	
2020	\$62,440	\$260,440	0	\$322,880	\$52,620	\$826.51
2019	\$62,440	\$250,340	0	\$312,780	\$51,440	\$826.13

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$327,690	\$327,690	\$327,690	\$327,690
Portability	0	0	0	0
Assessed / SOH 01	\$53,350	\$53,350	\$53,350	\$53,350
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$3,350	0	\$3,350	\$3,350
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$25,000	\$28,350	\$25,000	\$25,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/14/2000	Personal Representatives Deed	\$100	30260 / 1975
11/01/1987	Warranty Deed	\$79,000	14934 / 967
08/01/1985	Warranty Deed	\$65,000	
11/01/1984	Certificate of Title	\$100	
04/01/1982	Warranty Deed	\$76,900	

LAND CALCULATIONS

Unit Price	Units	Type
\$6.00	10,406 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514216027810	06/30/2021	Warranty Deed		\$350,000	117404514	2926 MONROE ST HOLLYWOOD, FL 33020
514216022680	06/28/2021	Warranty Deed		\$455,000	117407928	2651 JACKSON ST HOLLYWOOD, FL 33020
514216025440	06/18/2021	Warranty Deed	Qualified Sale	\$392,000	117367160	830 N 26 AVE HOLLYWOOD, FL 33020
514216021880	06/15/2021	Warranty Deed	Qualified Sale	\$320,000	117353087	2631 MADISON ST HOLLYWOOD, FL 33020
514216024280	06/15/2021	Warranty Deed	Qualified Sale	\$365,000	117379832	2630 FILLMORE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Residential (R)								
1								

SCHOOL

Colbert Elementary: C
Olsen Middle: C
South Broward High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 01 - Single family	Deputy Appraiser: Ann Ralston
Property Id: 514216028321	Millage Code: 0513	Contact Number: 954-357-6831
Property Owner/s: ROCHA,ZENEYDA H/E ROURK,MAURICE C & ROURKROCHA,M P	Adj. Bldg. S.F.: 2206	Email: realprop@bcpa.net
Mailing Address: 2930 MADISON ST HOLLYWOOD, FL 33020	Bldg Under Air S.F.: 1971	Zoning : RM-12 - MULTIPLE FAMILY DISTRICT
Physical Address: 2930 MADISON STREET HOLLYWOOD, 33020	Effective Year: 1963	Abbr. Legal Des.: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 16 LESS TH PT AS DESC IN OR 1316/71 BLK 47
	Year Built: 1958	
	Units/Beds/Baths: 1 / 3 / 2	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$47,380	\$295,270	0	\$342,650	\$59,890	
2020	\$47,380	\$289,810	0	\$337,190	\$59,070	\$868.47
2019	\$47,380	\$278,890	0	\$326,270	\$57,750	\$868.66

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$342,650	\$342,650	\$342,650	\$342,650
Portability	0	0	0	0
Assessed / SOH 94	\$59,890	\$59,890	\$59,890	\$59,890
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$9,890	0	\$9,890	\$9,890
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$25,000	\$34,890	\$25,000	\$25,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/02/2006	Quit Claim Deed	\$100	43258 / 1377
08/01/1989	Warranty Deed		16663 / 66
12/01/1986	Warranty Deed	\$70,500	
02/01/1982	Warranty Deed	\$58,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$6.00	7,896 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514216027810	06/30/2021	Warranty Deed		\$350,000	117404514	2926 MONROE ST HOLLYWOOD, FL 33020
514216022680	06/28/2021	Warranty Deed		\$455,000	117407928	2651 JACKSON ST HOLLYWOOD, FL 33020
514216025440	06/18/2021	Warranty Deed	Qualified Sale	\$392,000	117367160	830 N 26 AVE HOLLYWOOD, FL 33020
514216021880	06/15/2021	Warranty Deed	Qualified Sale	\$320,000	117353087	2631 MADISON ST HOLLYWOOD, FL 33020
514216024280	06/15/2021	Warranty Deed	Qualified Sale	\$365,000	117379832	2630 FILLMORE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								
Residential (R)								
1								

SCHOOL

Colbert Elementary: C
Olsen Middle: C
South Broward High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 26 - Service stations	Deputy Appraiser: Abner Guadalupe
Property Id: 514228000083	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: FIVE BROTHERS LLC	Adj. Bldg. S.F.: 1638	Email: commercialtrim@bcpa.net
Mailing Address: 19368 NW 14 ST PEMBROKE PINES, FL 33029	Bldg Under Air S.F.:	Zoning : B-G - BUSINESS GENERAL DISTRICT
Physical Address: 1080 W HALLANDALE BEACH BOULEVARD HALLANDALE BEACH, 33009	Effective Year: 2002	Abbr. Legal Des.: 28-51-42 W 175 OF S 200 OF E 500 OF SE1/4 OF NW1/4 OF NW1/4 LESSS 50 FOR RD LESS POR DESC IN OR 18772/34 TO DOT
	Year Built: 2001	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$406,460	\$529,810	0	\$936,270	\$936,270	
2020	\$396,700	\$529,810	0	\$926,510	\$926,510	\$19,726.62
2019	\$341,770	\$529,610	0	\$871,380	\$871,380	\$18,918.95

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$936,270	\$936,270	\$936,270	\$936,270
Portability	0	0	0	0
Assessed / SOH	\$936,270	\$936,270	\$936,270	\$936,270
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$936,270	\$936,270	\$936,270	\$936,270

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/23/2005	Special Warranty Deed	\$1,100,000	41215 / 377
06/28/2000	Warranty Deed	\$1,400,000	30668 / 1289
06/21/1999	Warranty Deed	\$1,000,000	29610 / 718
12/02/1997	Rerecorded Deed Correction		28093 / 394
12/02/1997	Special Warranty Deed	\$175,000	27664 / 305

LAND CALCULATIONS

Unit Price	Units	Type
\$16.65	24,412 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
5142280000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
5142280000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
5142280000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
5142280000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Commercial (C) 1,638								

SCHOOL

Gulfstream Academy Of Hallandale Beach: B
Gulfstream Academy Of Hallandale Beach: B
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 22 - Drive-in restaurants	Deputy Appraiser: Abner Guadalupe
Property Id: 514228000080	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: 1040 BLVD LLC	Adj. Bldg. S.F.: 2435	Email: commercialtrim@bcpa.net
Mailing Address: 100 ANSIN BLVD HALLANDALE BEACH, FL 33009	Bldg Under Air S.F.:	Zoning : B-G - BUSINESS GENERAL DISTRICT
Physical Address: 1040 W HALLANDALE BEACH BOULEVARD HALLANDALE BEACH, 33009	Effective Year: 2014	Abbr. Legal Des.: 28-51-42 W 325 OF S 200 OF E 500,LESS S 50 FOR R/W & LESS W 175 OFSE1/4 OF NW1/4 OF NW1/4
	Year Built: 2013	
	Units/Beds/Baths: 0 / 0 / 2	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$450,260	\$840,370	0	\$1,290,630	\$1,290,630	
2020	\$450,260	\$766,350	0	\$1,216,610	\$1,175,930	\$25,434.10
2019	\$450,260	\$766,350	0	\$1,216,610	\$1,069,030	\$24,082.49

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,290,630	\$1,290,630	\$1,290,630	\$1,290,630
Portability	0	0	0	0
Assessed / SOH	\$1,290,630	\$1,290,630	\$1,290,630	\$1,290,630
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,290,630	\$1,290,630	\$1,290,630	\$1,290,630

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/19/2005	Warranty Deed	\$600,000	39726 / 1282
11/29/2001	Rerecorded Deed Correction		32414 / 922
08/23/2001	Quit Claim Deed	\$375,000	32085 / 153
04/01/1990	Warranty Deed	\$285,000	17314 / 722

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	22,513 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
514228000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
514228000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Commercial (C) 2,435								

SCHOOL

Gulfstream Academy Of Hallandale Beach: B
Gulfstream Academy Of Hallandale Beach: B
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514221064590
Property Owner/s: SHALAH CORP
Mailing Address: 2843 PEMBROKE ROAD HOLLYWOOD, FL 33020-5649
Physical Address: 2843 PEMBROKE ROAD HOLLYWOOD, 33020-5649

Property Use: 18 - Office buildings, non-professional services buildings, multi-story
Millage Code: 0513
Adj. Bldg. S.F: 7167
Bldg Under Air S.F:
Effective Year: 1976
Year Built: 1973
Units/Beds/Baths: 0 / /

Deputy Appraiser: Abner Guadalupe
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT
Abbr. Legal Des.: SOUTH HOLLYWOOD AMD PLAT 4-10 B THAT PT OF LOTS 27 & 28 LYING NLY OF I 95 R/W LESS THEREFROMPT DESC'D IN PARCEL 103 OF CA 93-4251 & THAT PT OF S 29 AVE LYING N OF I 95 R/W & S OF N/L OF LOTS 27 & 28 EXTENDED WLY BLK 30

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$165,930	\$773,300	0	\$939,230	\$939,230	
2020	\$165,930	\$775,540	0	\$941,470	\$941,470	\$22,530.54
2019	\$165,930	\$739,010	0	\$904,940	\$899,910	\$21,974.95

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$939,230	\$939,230	\$939,230	\$939,230
Portability	0	0	0	0
Assessed / SOH	\$939,230	\$939,230	\$939,230	\$939,230
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$939,230	\$939,230	\$939,230	\$939,230

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/01/1991	Warranty Deed	\$300,000	19034 / 632
07/01/1989	Certificate of Title		
05/01/1979	Warranty Deed	\$212,500	
12/01/1976	Warranty Deed	\$165,000	
01/01/1966	Warranty Deed	\$700	

LAND CALCULATIONS

Unit Price	Units	Type
\$15.00	11,062 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221062810	06/17/2021	Warranty Deed	Qualified Sale	\$315,000	117381172	2836 PLUNKETT ST HOLLYWOOD, FL 33020
514221062160	06/15/2021	Warranty Deed	Qualified Sale	\$335,000	117368805	2534 RODMAN ST HOLLYWOOD, FL 33020
514221063500	06/14/2021	Warranty Deed	Qualified Sale	\$260,000	117385776	2634 WILEY ST HOLLYWOOD, FL 33020
514221060440	06/01/2021	Warranty Deed	Qualified Sale	\$230,000	117379670	2612 WASHINGTON ST HOLLYWOOD, FL 33020
514221063680	05/25/2021	Warranty Deed	Qualified Sale	\$300,500	117310295	2840 WILEY ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								
Commercial (C)								
7,167								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 27 - Auto sales, repair and storage, auto-service shops	Deputy Appraiser: Abner Guadalupe
Property Id: 514221064500	Millage Code: 0513	Contact Number: 954-357-6835
Property Owner/s: STREET AD! CORPORATION	Adj. Bldg. S.F.: 1451	Email: commercialtrim@bcpa.net
Mailing Address: 6691 PEMBROKE RD STE 1 PEMBROKE PINES, FL 33023-2114	Bldg Under Air S.F.:	Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT
Physical Address: 2829 PEMBROKE ROAD HOLLYWOOD, 33020	Effective Year: 1969	Abbr. Legal Des.: SOUTH HOLLYWOOD AMD PLAT 4-10 B LOTS 23,24,25 & 26, LESS PT DESC'D AS, COMM AT NW COR OF SW 1/4 OF SEC 21, ELY 864.81, NLY 45 TO POB, ELY 136.32, N ALG E/L OF LOT 23 FOR 14.22, WLY 201.32, SLY 21.30, ELY 66.38 TO POB BLK 30
	Year Built: 1968	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$298,730	\$139,610	0	\$438,340	\$438,340	
2020	\$298,730	\$132,190	0	\$430,920	\$430,920	\$9,751.02
2019	\$298,730	\$132,190	0	\$430,920	\$430,920	\$9,743.89

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$438,340	\$438,340	\$438,340	\$438,340
Portability	0	0	0	0
Assessed / SOH	\$438,340	\$438,340	\$438,340	\$438,340
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$438,340	\$438,340	\$438,340	\$438,340

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
09/04/2008	Quit Claim Deed Non-Sale Title Change	\$100	45656 / 451
11/01/1986	Warranty Deed	\$155,000	14016 / 527

LAND CALCULATIONS

Unit Price	Units	Type
\$15.00	19,915 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221062810	06/17/2021	Warranty Deed	Qualified Sale	\$315,000	117381172	2836 PLUNKETT ST HOLLYWOOD, FL 33020
514221062160	06/15/2021	Warranty Deed	Qualified Sale	\$335,000	117368805	2534 RODMAN ST HOLLYWOOD, FL 33020
514221063500	06/14/2021	Warranty Deed	Qualified Sale	\$260,000	117385776	2634 WILEY ST HOLLYWOOD, FL 33020
514221060440	06/01/2021	Warranty Deed	Qualified Sale	\$230,000	117379670	2612 WASHINGTON ST HOLLYWOOD, FL 33020
514221063680	05/25/2021	Warranty Deed	Qualified Sale	\$300,500	117310295	2840 WILEY ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05) Commercial (C) 1,451								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 6	County Comm. Name Beam Furr	US House Rep. District 24	US House Rep. Name Frederica Wilson
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Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 34	Florida Senator Name Gary M. Farmer, Jr.	School Board Member Ann Murray
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PROPERTY SUMMARY

Tax Year: 2021	Property Use: 27 - Auto sales, repair and storage, auto-service shops	Deputy Appraiser: Abner Guadalupe
Property Id: 514221064480	Millage Code: 0513	Contact Number: 954-357-6835
Property Owner/s: FAMILY TIRE HOLDINGS LLC	Adj. Bldg. S.F: 8929	Email: commercialtrim@bcpa.net
Mailing Address: 2817 PEMBROKE ROAD HOLLYWOOD, FL 33020-5649	Bldg Under Air S.F:	Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT
Physical Address: 2817 PEMBROKE ROAD HOLLYWOOD, 33009	Effective Year: 1992	Abbr. Legal Des.: SOUTH HOLLYWOOD AMD PLAT 4-10 B LOTS 19,20,21 & 22 BLK 30 ALL LESS S 20 FOR RD R/W,LESS PAR101 OF CA-93-4245 FOR R/W
	Year Built: 1991	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$357,360	\$771,530	0	\$1,128,890	\$1,128,890	
2020	\$357,360	\$752,250	0	\$1,109,610	\$1,109,610	\$27,437.85
2019	\$357,360	\$752,250	0	\$1,109,610	\$1,109,610	\$26,398.53

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,128,890	\$1,128,890	\$1,128,890	\$1,128,890
Portability	0	0	0	0
Assessed / SOH	\$1,128,890	\$1,128,890	\$1,128,890	\$1,128,890
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,128,890	\$1,128,890	\$1,128,890	\$1,128,890

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/22/1999	Multi Trustee's Deed	\$650,000	29182 / 1287
01/04/1999	Multi Certificate of Title	\$100	29136 / 1655
01/06/1998	Multi Quit Claim Deed	\$100	28220 / 397
06/23/1997	Multi Certificate of Title	\$170,000	26637 / 974
04/01/1989	Warranty Deed	\$170,000	16414 / 444

LAND CALCULATIONS

Unit Price	Units	Type
\$15.00	23,824 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221062810	06/17/2021	Warranty Deed	Qualified Sale	\$315,000	117381172	2836 PLUNKETT ST HOLLYWOOD, FL 33020
514221062160	06/15/2021	Warranty Deed	Qualified Sale	\$335,000	117368805	2534 RODMAN ST HOLLYWOOD, FL 33020
514221063500	06/14/2021	Warranty Deed	Qualified Sale	\$260,000	117385776	2634 WILEY ST HOLLYWOOD, FL 33020
514221060440	06/01/2021	Warranty Deed	Qualified Sale	\$230,000	117379670	2612 WASHINGTON ST HOLLYWOOD, FL 33020
514221063680	05/25/2021	Warranty Deed	Qualified Sale	\$300,500	117310295	2840 WILEY ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Commercial (C)								
8,929								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 11 - Stores, 1-story	Deputy Appraiser: Abner Guadalupe
Property Id: 514221280110	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: CARMEN GALLO REV TR GALLO,CARMEN TRS	Adj. Bldg. S.F: 1628	Email: commercialtrim@bcpa.net
Mailing Address: 325 HOLIDAY DR HALLANDALE BEACH, FL 33009-6517	Bldg Under Air S.F:	Zoning : WEST RAC
Physical Address: 990 PEMBROKE ROAD HALLANDALE BEACH, 33009	Effective Year: 1954	Abbr. Legal Des.: MEEKINS ADD NO 1 26-5 B LOT 9 TO 11 BLK 1
	Year Built: 1953	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$163,630	\$75,820	0	\$239,450	\$239,450	
2020	\$163,630	\$64,160	0	\$227,790	\$227,790	\$5,305.52
2019	\$163,630	\$64,160	0	\$227,790	\$227,790	\$5,331.99

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$239,450	\$239,450	\$239,450	\$239,450
Portability	0	0	0	0
Assessed / SOH	\$239,450	\$239,450	\$239,450	\$239,450
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$239,450	\$239,450	\$239,450	\$239,450

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/12/1998	Quit Claim Deed	\$100	28559 / 360
11/01/1975	Deed	\$40,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	16,363 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221280230	04/20/2018	Warranty Deed	Qualified Sale	\$200,000	115029278	936 NW 10 ST HALLANDALE BEACH, FL 33009
514221280013	04/17/2018	Multi Warranty Deed	Excluded Sale	\$12,500,000	115033811	ANSIN BLVD HALLANDALE BEACH, FL 33009
514221280220	05/11/2017	Warranty Deed	Qualified Sale	\$299,900	114381733	926 NW 10 ST HALLANDALE BEACH, FL 33009
514221280190	01/30/2017	Personal Representatives Deed	Qualified Sale	\$251,000	114181035	912 NW 9 AVE #1-8 HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Commercial (C) 1,628								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 17 - Office buildings, non-professional services buildings, one-story	Deputy Appraiser: Abner Guadalupe
Property Id: 514221280090	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: CARMEN GALLO REV TR GALLO,CARMEN TRS	Adj. Bldg. S.F: 2631	Email: commercialtrim@bcpa.net
Mailing Address: 325 HOLIDAY DR HALLANDALE BEACH, FL 33009-6517	Bldg Under Air S.F:	Zoning : WEST RAC
Physical Address: 970 PEMBROKE ROAD HALLANDALE BEACH, 33009	Effective Year: 1962	Abbr. Legal Des.: MEEKINS ADD NO 1 26-5 B LOT 7 W 10.5,8 BLK 1
	Year Built: 1958	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$66,540	\$302,550	0	\$369,090	\$351,790	
2020	\$66,540	\$262,880	0	\$329,420	\$319,810	\$7,639.68
2019	\$66,540	\$224,200	0	\$290,740	\$290,740	\$7,011.11

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$369,090	\$369,090	\$369,090	\$369,090
Portability	0	0	0	0
Assessed / SOH	\$351,790	\$351,790	\$351,790	\$351,790
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$351,790	\$369,090	\$351,790	\$351,790

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/12/1998	Multi Quit Claim Deed	\$100	28559 / 363
05/01/1976	Warranty Deed	\$30,000	6646 / 784
04/01/1964	Warranty Deed	\$40,667	

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	6,654 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221280230	04/20/2018	Warranty Deed	Qualified Sale	\$200,000	115029278	936 NW 10 ST HALLANDALE BEACH, FL 33009
514221280013	04/17/2018	Multi Warranty Deed	Excluded Sale	\$12,500,000	115033811	ANSIN BLVD HALLANDALE BEACH, FL 33009
514221280220	05/11/2017	Warranty Deed	Qualified Sale	\$299,900	114381733	926 NW 10 ST HALLANDALE BEACH, FL 33009
514221280190	01/30/2017	Personal Representatives Deed	Qualified Sale	\$251,000	114181035	912 NW 9 AVE #1-8 HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Office (O) 2,631								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 17 - Office buildings, non-professional services buildings, one-story	Deputy Appraiser: Abner Guadalupe
Property Id: 514221280081	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: CARMEN GALLO REV TR GALLO,CARMEN TRS	Adj. Bldg. S.F: 1507	Email: commercialtrim@bcpa.net
Mailing Address: 325 HOLIDAY DR HALLANDALE BEACH, FL 33009-6517	Bldg Under Air S.F:	Zoning : WEST RAC
Physical Address: 960 PEMBROKE ROAD HALLANDALE BEACH, 33009	Effective Year: 1962	Abbr. Legal Des.: MEEKINS ADD NO 1 26-5 B LOT 7 LESS W 10.5 & LESS PT FOR RD AS IN OR 2737/380 BLK 1
	Year Built: 1958	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$43,360	\$182,220	0	\$225,580	\$214,750	
2020	\$43,360	\$165,450	0	\$208,810	\$195,230	\$4,677.02
2019	\$43,360	\$134,130	0	\$177,490	\$177,490	\$4,243.25

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$225,580	\$225,580	\$225,580	\$225,580
Portability	0	0	0	0
Assessed / SOH	\$214,750	\$214,750	\$214,750	\$214,750
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$214,750	\$225,580	\$214,750	\$214,750

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/12/1998	Multi Quit Claim Deed	\$100	28559 / 363
07/06/1982	Special Warranty Deed	\$5,400	10291 / 380

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	4,336 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221280230	04/20/2018	Warranty Deed	Qualified Sale	\$200,000	115029278	936 NW 10 ST HALLANDALE BEACH, FL 33009
514221280013	04/17/2018	Multi Warranty Deed	Excluded Sale	\$12,500,000	115033811	ANSIN BLVD HALLANDALE BEACH, FL 33009
514221280220	05/11/2017	Warranty Deed	Qualified Sale	\$299,900	114381733	926 NW 10 ST HALLANDALE BEACH, FL 33009
514221280190	01/30/2017	Personal Representatives Deed	Qualified Sale	\$251,000	114181035	912 NW 9 AVE #1-8 HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Office (O) 1,507								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 41 - Light manufacturing	Deputy Appraiser: Abner Guadalupe
Property Id: 514221280030	Millage Code: 2513	Contact Number: 954-357-6835
Property Owner/s: GALLO MARBLE ENTERPRISES INC	Adj. Bldg. S.F.: 8472	Email: commercialtrim@bcpa.net
Mailing Address: 325 HOLIDAY DR HALLANDALE BEACH, FL 33009	Bldg Under Air S.F.:	Zoning : WEST RAC
Physical Address: 900 PEMBROKE ROAD HALLANDALE BEACH, 33009	Effective Year: 1960	Abbr. Legal Des.: MEEKINS ADD NO 1 26-5 B LOTS 1 THRU 6 ALL LESS RD R/W BLK 1
	Year Built: 1959	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$311,700	\$583,210	0	\$894,910	\$894,910	
2020	\$311,700	\$583,230	0	\$894,930	\$894,930	\$18,672.71
2019	\$311,700	\$583,230	0	\$894,930	\$894,930	\$18,776.70

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$894,910	\$894,910	\$894,910	\$894,910
Portability	0	0	0	0
Assessed / SOH	\$894,910	\$894,910	\$894,910	\$894,910
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$894,910	\$894,910	\$894,910	\$894,910

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/11/1984	Warranty Deed	\$150,000	11700 / 450

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	31,170 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514221280230	04/20/2018	Warranty Deed	Qualified Sale	\$200,000	115029278	936 NW 10 ST HALLANDALE BEACH, FL 33009
514221280013	04/17/2018	Multi Warranty Deed	Excluded Sale	\$12,500,000	115033811	ANSIN BLVD HALLANDALE BEACH, FL 33009
514221280220	05/11/2017	Warranty Deed	Qualified Sale	\$299,900	114381733	926 NW 10 ST HALLANDALE BEACH, FL 33009
514221280190	01/30/2017	Personal Representatives Deed	Qualified Sale	\$251,000	114181035	912 NW 9 AVE #1-8 HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hallandale Bch Fire Prot (25) Warehouse/Industrial (W) 8,472								

SCHOOL

Colbert Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 00 - Vacant residential	Deputy Appraiser: Ann Ralston
Property Id: 514216026520	Millage Code: 0513	Contact Number: 954-357-6831
Property Owner/s: SP TOWERS FLORIDA LLC	Adj. Bldg. S.F.: 0	Email: realprop@bcpa.net
Mailing Address: 323 SUNNY ISLES BLVD SUITE 501 SUNNY ISLES BEACH, FL 33160	Bldg Under Air S.F.:	Zoning : MC-1 - MULTI-FAMILY RESIDENTIAL CORE
Physical Address: POLK STREET HOLLYWOOD, 33020	Effective Year: 0	Abbr. Legal Des.: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 9 LESS E 50 BLK 41
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$123,020	0	0	\$123,020	\$123,020	
2020	\$123,020	0	0	\$123,020	\$123,020	\$2,580.76
2019	\$102,520	0	0	\$102,520	\$102,520	\$2,179.23

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$123,020	\$123,020	\$123,020	\$123,020
Portability	0	0	0	0
Assessed / SOH	\$123,020	\$123,020	\$123,020	\$123,020
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$123,020	\$123,020	\$123,020	\$123,020

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/28/2019	Multi Warranty Deed Excluded Sale	\$1,400,000	116257430
05/29/2007	Multi Quit Claim Deed Non-Sale Title Change	\$100	44159 / 962
01/01/1968	Warranty Deed	\$10,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$12.00	10,252 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514216027810	06/30/2021	Warranty Deed		\$350,000	117404514	2926 MONROE ST HOLLYWOOD, FL 33020
514216022680	06/28/2021	Warranty Deed		\$455,000	117407928	2651 JACKSON ST HOLLYWOOD, FL 33020
514216025440	06/18/2021	Warranty Deed	Qualified Sale	\$392,000	117367160	830 N 26 AVE HOLLYWOOD, FL 33020
514216021880	06/15/2021	Warranty Deed	Qualified Sale	\$320,000	117353087	2631 MADISON ST HOLLYWOOD, FL 33020
514216024280	06/15/2021	Warranty Deed	Qualified Sale	\$365,000	117379832	2630 FILLMORE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Vacant Lots (L)								
1								

SCHOOL

Oakridge Elementary: C
Olsen Middle: C
South Broward High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 00 - Vacant residential	Deputy Appraiser: Ann Ralston
Property Id: 514216026530	Millage Code: 0513	Contact Number: 954-357-6831
Property Owner/s: SP TOWERS FLORIDA LLC	Adj. Bldg. S.F.: 0	Email: realprop@bcpa.net
Mailing Address: 323 SUNNY ISLES BLVD SUITE 501 SUNNY ISLES BEACH, FL 33160	Bldg Under Air S.F.:	Zoning : MC-1 - MULTI-FAMILY RESIDENTIAL CORE
Physical Address: POLK STREET HOLLYWOOD, 33020	Effective Year: 0	Abbr. Legal Des.: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 9 E 50 BLK 41
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$123,020	0	0	\$123,020	\$123,020	
2020	\$123,020	0	0	\$123,020	\$123,020	\$2,580.76
2019	\$102,520	0	0	\$102,520	\$102,520	\$2,179.23

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$123,020	\$123,020	\$123,020	\$123,020
Portability	0	0	0	0
Assessed / SOH	\$123,020	\$123,020	\$123,020	\$123,020
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$123,020	\$123,020	\$123,020	\$123,020

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/28/2019	Multi Warranty Deed Excluded Sale	\$1,400,000	116257430
05/29/2007	Multi Quit Claim Deed Non-Sale Title Change	\$100	44159 / 962
11/01/1980	Warranty Deed	\$27,500	9221 / 748

LAND CALCULATIONS

Unit Price	Units	Type
\$12.00	10,252 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514216027810	06/30/2021	Warranty Deed		\$350,000	117404514	2926 MONROE ST HOLLYWOOD, FL 33020
514216022680	06/28/2021	Warranty Deed		\$455,000	117407928	2651 JACKSON ST HOLLYWOOD, FL 33020
514216025440	06/18/2021	Warranty Deed	Qualified Sale	\$392,000	117367160	830 N 26 AVE HOLLYWOOD, FL 33020
514216021880	06/15/2021	Warranty Deed	Qualified Sale	\$320,000	117353087	2631 MADISON ST HOLLYWOOD, FL 33020
514216024280	06/15/2021	Warranty Deed	Qualified Sale	\$365,000	117379832	2630 FILLMORE ST HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Vacant Lots (L)								
1								

SCHOOL

Oakridge Elementary: C
Olsen Middle: C
South Broward High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 23 - Financial institutions (banks, savings & loan companies, mortgage companies, credit services)	Deputy Appraiser: Commercial Department
Property Id: 514229000091	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: AMERICAN BANK OF HALLANDALE % THOMSON REUTERS	Adj. Bldg. S.F.: 10504	Email: commercialtrim@bcpa.net
Mailing Address: PO BOX 2609 CARLSBAD, CA 92018	Bldg Under Air S.F.:	Zoning : B-1 - BUSINESS DISTRICT
Physical Address: 3131 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009	Effective Year: 1976	Abbr. Legal Des.: 29-51-42 S 350 OF E1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS S 50FOR ST RD 824
	Year Built: 1975	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$1,131,090	\$1,945,860	0	\$3,076,950	\$2,543,730	
2020	\$1,131,090	\$1,285,810	0	\$2,416,900	\$2,312,490	\$50,586.91
2019	\$1,131,090	\$971,180	0	\$2,102,270	\$2,102,270	\$45,900.97

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$3,076,950	\$3,076,950	\$3,076,950	\$3,076,950
Portability	0	0	0	0
Assessed / SOH	\$2,543,730	\$2,543,730	\$2,543,730	\$2,543,730
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$2,543,730	\$3,076,950	\$2,543,730	\$2,543,730

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/01/1973	Warranty Deed	\$200,000	8655 / 827

LAND CALCULATIONS

Unit Price	Units	Type
\$11.25	100,541 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514229000280	12/03/2019	Warranty Deed	Qualified Sale	\$675,000	116225744	3250 S 31 WAY PEMBROKE PARK, FL 33009
514229000101	11/01/2019	Warranty Deed	Qualified Sale	\$3,350,000	116152085	2801 S PARK RD PEMBROKE PARK, FL 33009
514229000056	10/09/2019	Warranty Deed	Qualified Sale	\$675,000	116105788	2589 S PARK LN PEMBROKE PARK, FL 33009
514229000058	05/10/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115807445	2533 S PARK RD PEMBROKE PARK, FL 33009
514229000310	03/02/2018	Multi Special Warranty Deed	Excluded Sale	\$2,200,000	114933541	COUNTRY CLUB LN PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 12 - Mixed use - store / office / residential combination	Deputy Appraiser: Commercial Department
Property Id: 514229020012	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: 3101 REALTY CORP	Adj. Bldg. S.F.: 12114	Email: commercialtrim@bcpa.net
Mailing Address: 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	Bldg Under Air S.F.:	Zoning : B-1 - BUSINESS DISTRICT
Physical Address: 3121 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009	Effective Year: 2001	Abbr. Legal Des.: JO-SEL BAR-KEN SUBDIVISION
	Year Built: 1985	116-2 B THAT PT OF PARCEL A DESC AS,BEG AT SW COR OF PAR A,N ALG W/L FOR 255.44,E 167.54, S 255.83 TO S/L,W 167.60 TO POB AKA: TRACT C
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$471,280	\$1,104,740	0	\$1,576,020	\$1,566,580	
2020	\$471,280	\$1,104,940	0	\$1,576,220	\$1,424,170	\$31,725.27
2019	\$471,280	\$1,104,940	0	\$1,576,220	\$1,294,700	\$30,165.72

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,576,020	\$1,576,020	\$1,576,020	\$1,576,020
Portability	0	0	0	0
Assessed / SOH	\$1,566,580	\$1,566,580	\$1,566,580	\$1,566,580
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,566,580	\$1,576,020	\$1,566,580	\$1,566,580

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/03/2014	Multi Special Warranty Deed Excluded Sale	\$5,250,000	112334915
10/16/2003	Multi Warranty Deed	\$4,394,800	36269 / 1868
05/31/1994	Multi Warranty Deed	\$1,075,000	22305 / 714

LAND CALCULATIONS

Unit Price	Units	Type
\$11.00	42,844 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 12 - Mixed use - store / office / residential combination	Deputy Appraiser: Commercial Department
Property Id: 514229020010	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: 3101 REALTY CORP	Adj. Bldg. S.F.: 11360	Email: commercialtrim@bcpa.net
Mailing Address: 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	Bldg Under Air S.F.:	Zoning : B-1 - BUSINESS DISTRICT
Physical Address: 3101 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009	Effective Year: 1995	Abbr. Legal Des.: JO-SEL BAR-KEN SUBDIVISION
	Year Built: 1984	116-2 B THAT PT OF PARCEL A DESC
	Units/Beds/Baths: 0 / /	AS,COMMAT SW COR OF PAR A,E 167.60 TO
		POB,N 255.83,E 167.54,S 231.16, SW 35.40,W
		142.53 TO POB AKA: TRACT A

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$468,730	\$1,010,920	0	\$1,479,650	\$1,479,650	
2020	\$468,730	\$1,010,920	0	\$1,479,650	\$1,360,810	\$30,141.82
2019	\$468,730	\$1,010,920	0	\$1,479,650	\$1,237,100	\$28,645.45

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,479,650	\$1,479,650	\$1,479,650	\$1,479,650
Portability	0	0	0	0
Assessed / SOH	\$1,479,650	\$1,479,650	\$1,479,650	\$1,479,650
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,479,650	\$1,479,650	\$1,479,650	\$1,479,650

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/03/2014	Multi Special Warranty Deed Excluded Sale	\$5,250,000	112334915
10/16/2003	Multi Warranty Deed	\$4,394,800	36269 / 1868
10/01/1991	Certificate of Title	\$409,500	12305 / 714

LAND CALCULATIONS

Unit Price	Units	Type
\$11.00	42,612 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray