

PARKSIDE PLACE TOWNHOMES + LOT



1807-1813 Madison Street

Hollywood, FL 33020

Price: \$6,000,000



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SECTION I

Property Details

PROPERTY SUMMARY

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

04



Property Summary

Price:	\$6,000,000
APN - 1813 MADISON ST:	5142-15-01-7100
APN - 1809 MADISON ST:	5142-15-01-7090
APN - 1807 MADISON ST:	5142-15-01-7110
Building Class:	A
Building Size:	11,112 Sq. Ft.
AADT	28,563
Parking:	13 Spaces
Tenants/Units:	6
Year Built:	2018
Zoning:	FH-2
Opportunity Zone	Yes
Lot Size (SF of 1809)	13,632
Lot Size (SF of 1813)	5,455
Lot Size (SF of 1807)	9,471
Lot Size (Combined Sq. Ft.)	28,314
Lot Size (Combined Acres):	0.65 Acres

1807-09 MADISON ST (Lot Summary)

ElevenTrust is proud to present, it's newest exclusive listing, Las Villas Hotel Suites development site, located at 1809 Madison Street, Hollywood, Florida, 33020, in Downtown Hollywood, Florida. The vacant land site is centrally located and is near Ft. Lauderdale and Miami, Florida. The opportunity allows for an investor to acquire a land parcel, with a total of 14,986 square feet or .34 acres, fronting Federal Highway. The parcel is zoned FH-2 and located in the Medium High Intensity Mixed-Use District which allows various uses including Hotel and Multifamily development. There are 2 Sets of Renderings & Plans included in this Sale:

- 1) Mixed-Use of 42-Units Dwelling Units and 1,200 SF of Commercial Space,
- 2) 80-Unit Hotel Room (Averaging 380 SF each). The renderings designed to include 66,000 Sq. Ft. of Building on the 24,539 Lot.

1813 MADISON ST (Townhomes Summary)

ElevenTrust is proud to present Parkside Place Townhomes in Hollywood, Florida. The property is consisting of six (6) luxurious townhomes with 1,850 Square Feet of living space with balconies and 750 Sq. Ft. roof top terraces with room for BBQ and personal hot tub with view to Hollywood Beach. These brand-new townhomes are 100%poured concrete with covered parking. Brick pavers were installed for the driveway and private patios. All townhomes have three bedrooms, and three bathrooms and features include: Impact windows, European style kitchens equipped with stainless steel appliances, bathrooms with high end finishes, tubs and showers, LED lighting throughout the unit and washer/dryer. Each townhome has two assigned covered parking spaces and property have two visitor spaces. This parcel consists of 11,112 Sq. Ft. of Rentable Building area on a 13,637 Sq. Ft. Lot: each townhome is 1,850 Sq. Ft.

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INVESTMENT DETAILS

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Analysis

Analysis Date

June 2021

Property

Property Type	MultiFamily
Property	Parkside Place Townhomes & Land
Address	1807-1813 Madison Street
City, State	Hollywood, FL 33020

Purchase Information

Purchase Price	\$6,000,000
Units	6
Total Rentable SF	11,100
Lot Size	0.650 acres

Income & Expense

Gross Operating Income	\$171,000
Monthly GOI	\$14,250
Total Annual Expenses	(\$52,190)
Monthly Expenses	(\$4,349)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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PROPERTY DESCRIPTION

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Location Summary

The City of Hollywood is a beachfront community located in southeastern Broward County midway between Miami and Fort Lauderdale. Founded by Joseph Young in 1925, Hollywood is approximately 30 square miles in size and is Broward's third-largest municipality with a population of roughly 153,000 residents. Hollywood has an average annual high temperature of 83 degrees and low temperature of 68 degrees. Hollywood is home to more than 60 parks, seven golf courses, seven miles of pristine beaches, and the one-of-a-kind Hollywood Beach Broadwalk, a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. Named one of America's Best Beach Boardwalks by Travel + Leisure magazine, this brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of others every year. Dozens of eateries and inns line the Boardwalk and the promenade also features the Hollywood Beach Theatre, a children's water playground at Charlie Brown Park, and many other attractions. Hollywood Beach also offers dozens of luxury hotels and condominiums such as the Diplomat Resort & Spa Hollywood, Trump Hollywood, and Margaritaville Hollywood Beach Resort. Hollywood has steadily grown into a dynamic business hub with more than 10,000 companies in the City. Approximately 80 percent of Port Everglades, the world's second-busiest cruise port, is located in Hollywood and the port is home to Royal Caribbean's Allure of the Seas and Oasis of the Seas, the largest cruise liners in the world. Hollywood also provides easy access to Fort Lauderdale/Hollywood International Airport and Miami International Airport, a major gateway to Latin America. Hollywood also is home to the Memorial Healthcare System, the nation's fifth-largest healthcare network, its flagship hospital, Memorial Regional, and the Joe DiMaggio Children's Hospital, the largest free-standing children's healthcare facility in Broward County. Historic Downtown Hollywood is a lively commercial, entertainment and cultural arts district. Highlighted by the Arts Park at Young Circle and dozens of bars and restaurants, Downtown Hollywood hosts hundreds of concerts, music festivals, dance exhibitions, shows, art exhibits, and much more. You can enjoy a wide variety of music and entertainment from live jazz, blues, rock, Latin, and R&B, all just a few steps apart. Hollywood provides a hometown atmosphere with a world class beach in the heart of South Florida.

SECTION SIX

Photos



PROPERTY PHOTOS

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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PROPERTY PHOTOS

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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PROPERTY PHOTOS

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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SECTION THREE

Comparables

Eleven Trust
REAL ESTATE SERVICES INC.

SALE COMPARABLES

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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S



	Sale Price	\$6,000,000	Units	Unit Type
Units	6		6	3 Bed / 3 Bath
Price/Unit	\$1,000,000			
Price/SF	\$540.54			
Acres	0.650			
Cap Rate	1.98%			
GRM	33.33			

Parkside Place Townhomes & Land

1807-1813 Madison Street, Hollywood, FL 33020

Notes

Townhome Comps

1



Sale Price	\$375,000
Lot Size	8,180
Price/SF	\$45.84
Sale Date	9/12/2018

1818 Madison

1818 Madison Street, Hollywood, FL 33020

Notes

15-Unit Multi-family Proposed

2



Sale Price	\$385,000
Units	1
Price/Unit	\$385,000
Price/SF	\$145.28
Lot Size	3,217
Year Built	2008
Sale Date	4/1/2021

1666 Hayes Street #1666

1666 Hayes Street, Hollywood, FL 33020

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SALE COMPARABLES

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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3



Sale Price	\$390,000
Units	1
Price/Unit	\$390,000
Price/SF	\$200.93
Lot Size	2,532
Year Built	2006
Sale Date	5/10/2021

1710 Mayo Street #3

1710 Mayo Street, Hollywood, FL 33020

4



Sale Price	\$400,000
Units	1
Price/Unit	\$400,000
Price/SF	\$146.90
Lot Size	3,233
Year Built	2007
Sale Date	3/12/2021

1658 Hayes Street

1658 Hayes Street, Hollywood, FL 33020

5



Sale Price	\$11,000,000
Acres	2.750
Price/Acre	\$4,000,000
Sale Date	6/24/2021

Parc PLace

1745 Harrison Street, Hollywood, FL 33020

SALE COMPARABLES

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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6



Sale Price	\$2,790,000
Lot Size	26,487
Price/SF	\$105.33
Sale Date	5/17/2021

Sol Van Buren

2000 Van Buren Street, Hollywood, FL 33020

Notes

62 Multi-family Units Proposed Zoned - RMCRA

7



Sale Price	\$23,000,000
Lot Size	2
Price/SF	\$11,500,000.00
Sale Date	8/25/2021

alta developers

401 North Federal Hwy, Hollywood, FL 33020

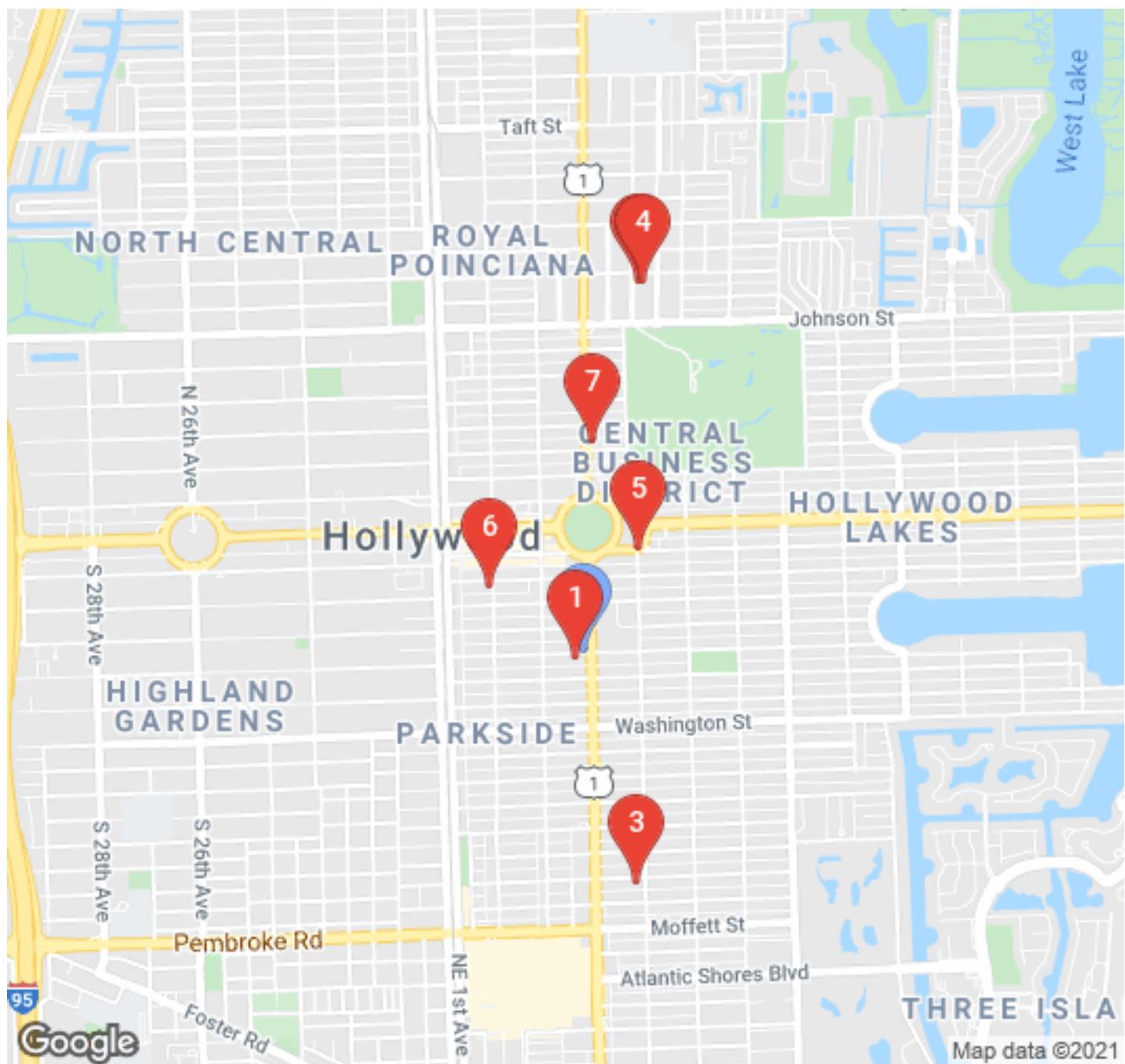
Notes

Zoned FH-2

SALE COMPARABLES

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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S 1807-1813 Madison Street
Hollywood, FL, 33020
\$6,000,000

3 1710 Mayo Street
Hollywood, FL, 33020
\$390,000

6 2000 Van Buren Street
Hollywood, FL, 33020
\$2,790,000

1 1818 Madison Street
Hollywood, FL, 33020
\$375,000

4 1658 Hayes Street
Hollywood, FL, 33020
\$400,000

7 401 North Federal Hwy
Hollywood, FL, 33020
\$23,000,000

2 1666 Hayes Street
Hollywood, FL, 33020
\$385,000

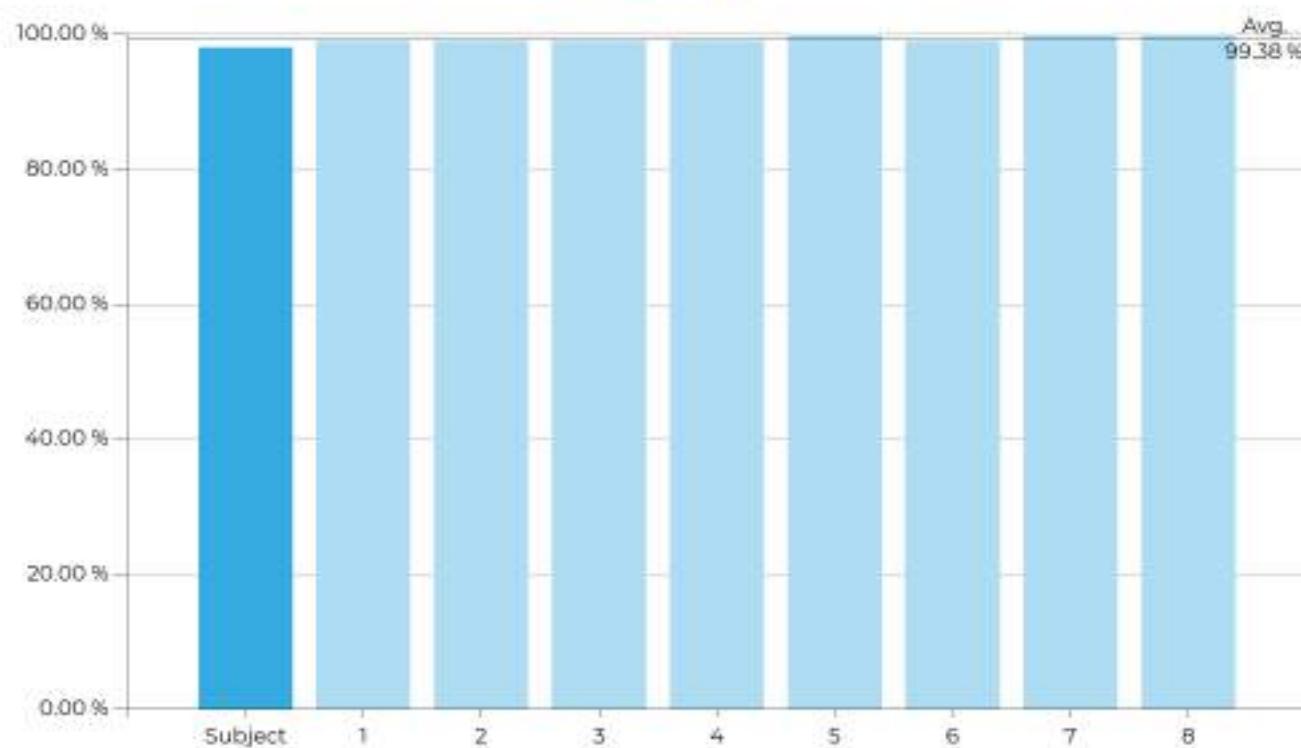
5 1745 Harrison Street
Hollywood, FL, 33020
\$11,000,000

RENT COMPARABLES

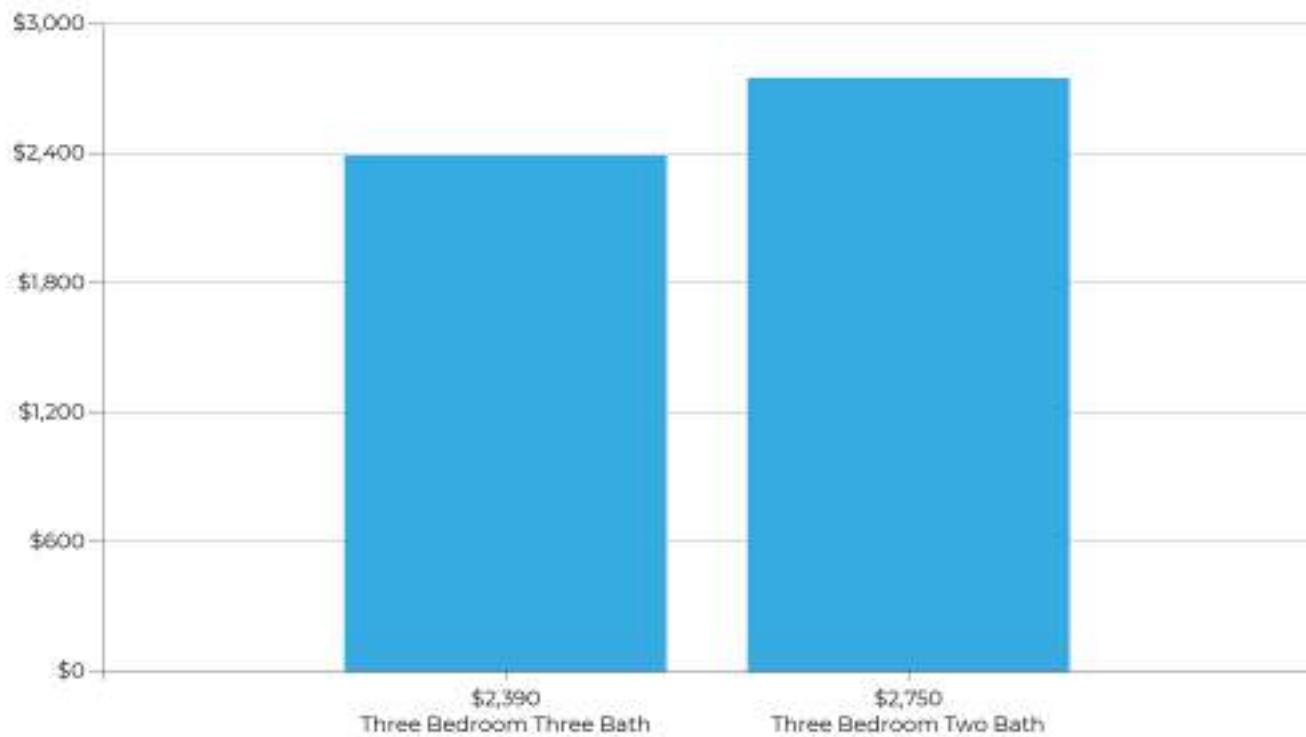
Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Occupancy



Average Rent per Unit Type



RENT COMPARABLES

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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	Avg	\$1.35	Units	Unit Type	Avg Rent
RSF	11,100		6	3 Bed / 3 Bath	\$2,500
Occupancy	98%				
Units	6				
Year Built	N/A				

Parkside Place Townhomes & Land

1807-1813 Madison Street, Hollywood, FL 33020

Notes

Townhome Comps



1	Avg	\$0.00	Units	Unit Type	Avg Rent
RSF	1,890		1	Three Bedroom	\$2,900
Occupancy	99%				
Units	1				
Year Built	2006				

140 S Dixie Hwy # TH101

140 South Dixie Highway, Hollywood, FL 33020



2	Avg	\$0.00	Units	Unit Type	Avg Rent
RSF	2,127		1	Three Bedroom	\$2,800
Occupancy	99%				
Units	1				
Year Built	2007				

2142 Van Buren St #505

2142 Van Buren Street, Hollywood, FL 33020

RENT COMPARABLES

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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3



Avg \$0.00
RSF 1,722
Occupancy 99%
Units 1
Year Built 2005

Units	Unit Type	Avg Rent
1	Three Bedroom	\$2,400

1115 N 17th Ave

1115 North 17th Avenue, Hollywood, FL 33020

4



Avg \$0.00
RSF 2,014
Occupancy 99%
Units 1
Year Built 2006

Units	Unit Type	Avg Rent
1	Three Bedroom	\$2,200

1714 Mayo St

1714 Mayo Street, Hollywood, FL 33020

5



Avg \$0.00
RSF 8,287
Occupancy 100%
Units 6
Year Built 2017

Units	Unit Type	Avg Rent
2	Three Bedroom	\$2,300
1	Three Bedroom	\$2,200
1	Three Bedroom	\$2,250

2013 Adams St

2013 Adams Street, Hollywood, FL 33020

RENT COMPARABLES

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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6



Avg	\$0.00
RSF	N/A
Occupancy	99%
Units	43
Year Built	2007

Units	Unit Type	Avg Rent
1	Three Bedroom	\$2,200

2138 Van Buren Street

2138 Van Buren Street, Hollywood, FL 33020

7



Avg	\$0.00
RSF	N/A
Occupancy	100%
Units	43
Year Built	2007

Units	Unit Type	Avg Rent
1	Three Bedroom	\$2,350

2150 Van Buren Street

2150 Van Buren Street, Hollywood, FL 33020

8



Avg	\$0.00
RSF	1,980
Occupancy	100%
Units	1
Year Built	1997

Units	Unit Type	Avg Rent
1	Three Bedroom	\$2,750

1763 Royal Palm Way

1763 Royal Palm Way, Hollywood, FL 33020

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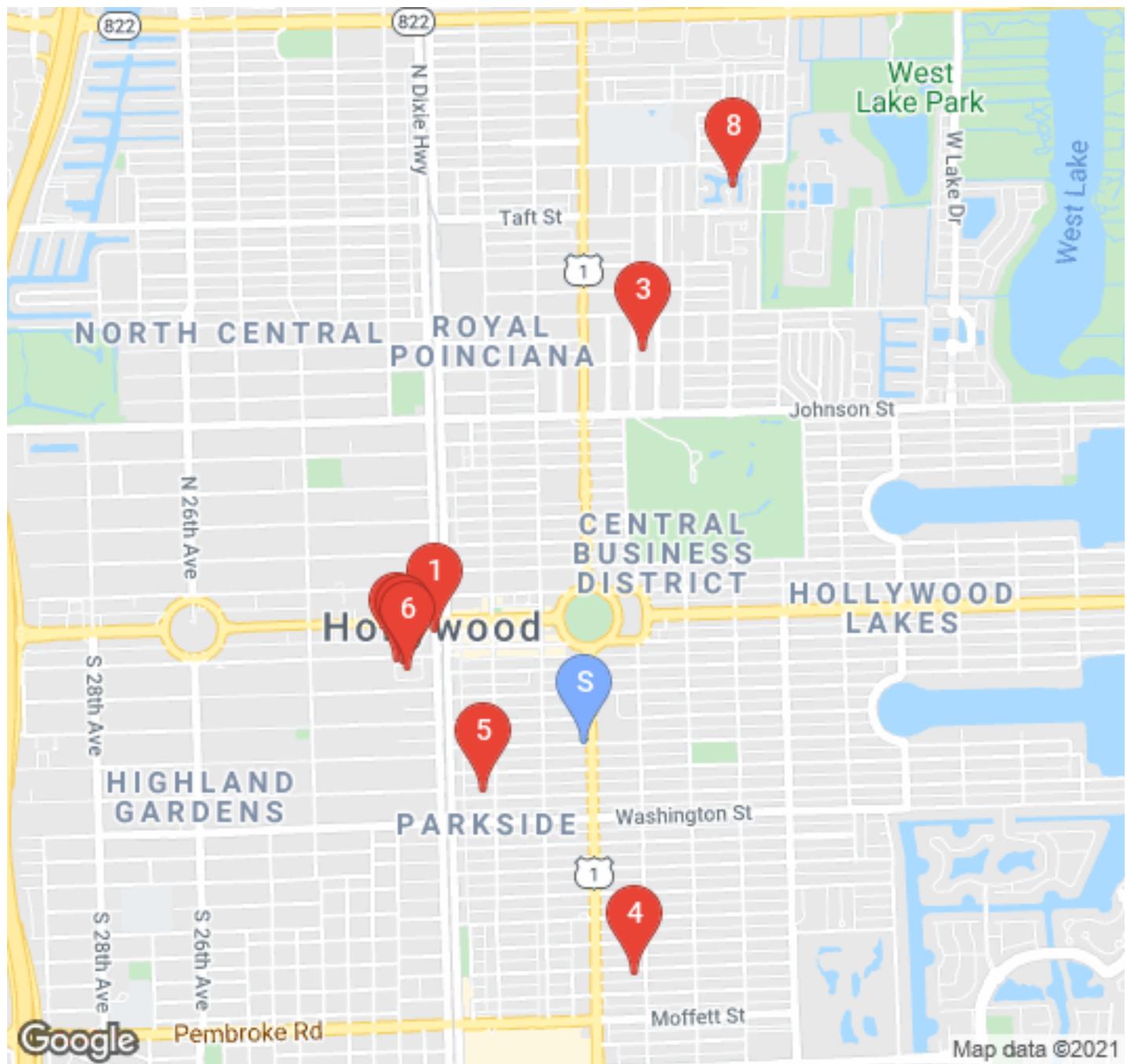
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RENT COMPARABLES

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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S 1807-1813 Madison Street
Hollywood, FL, 33020

3 1115 North 17th Avenue
Hollywood, FL, 33020

6 2138 Van Buren Street
Hollywood, FL, 33020

1 140 South Dixie Highway
Hollywood, FL, 33020

4 1714 Mayo Street
Hollywood, FL, 33020

7 2150 Van Buren Street
Hollywood, FL, 33020

2 2142 Van Buren Street
Hollywood, FL, 33020

5 2013 Adams Street
Hollywood, FL, 33020

8 1763 Royal Palm Way
Hollywood, FL, 33020

SECTION IV

Maps / Demographics



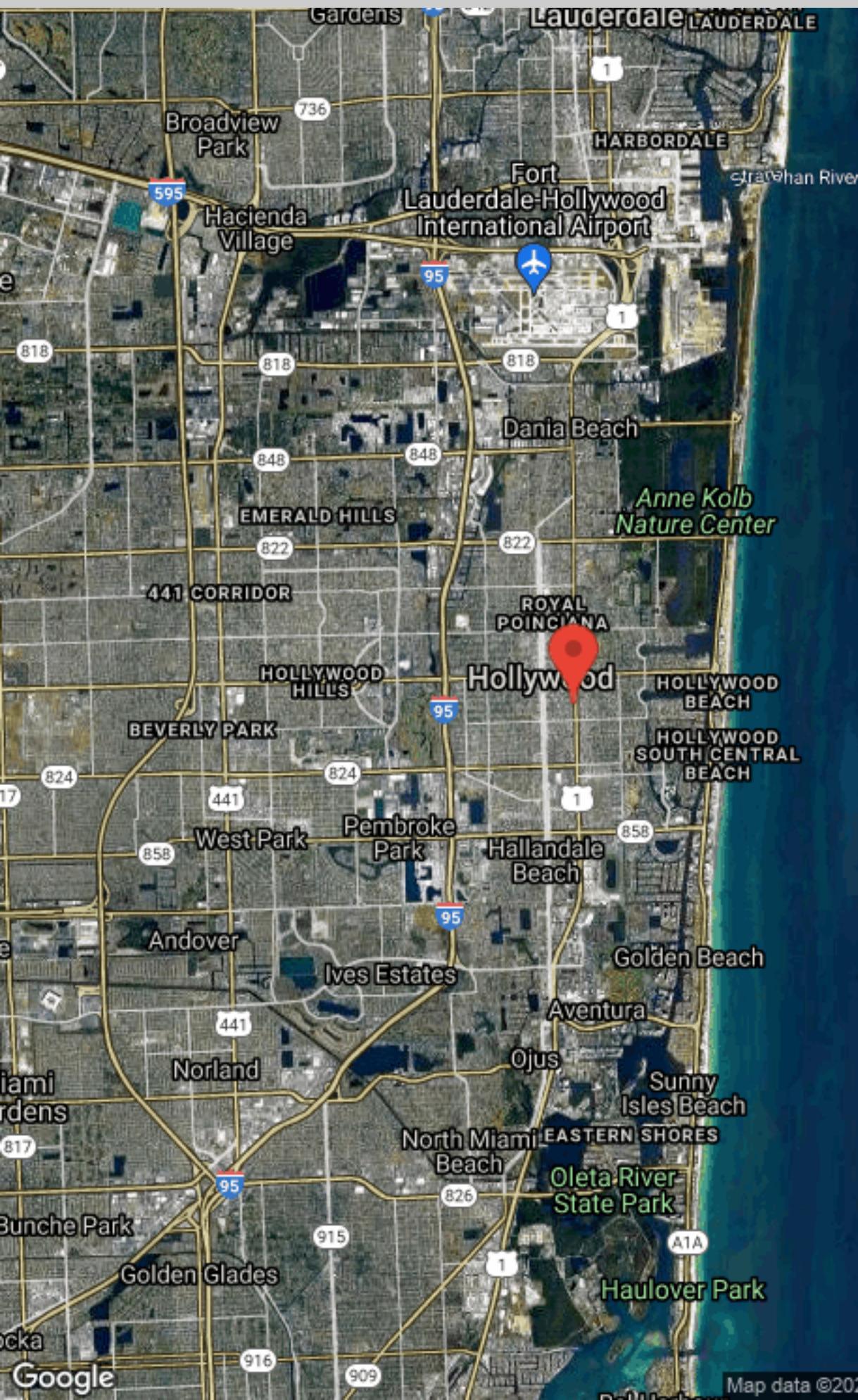
Eleven Real Estate Services



REGIONAL MAP

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

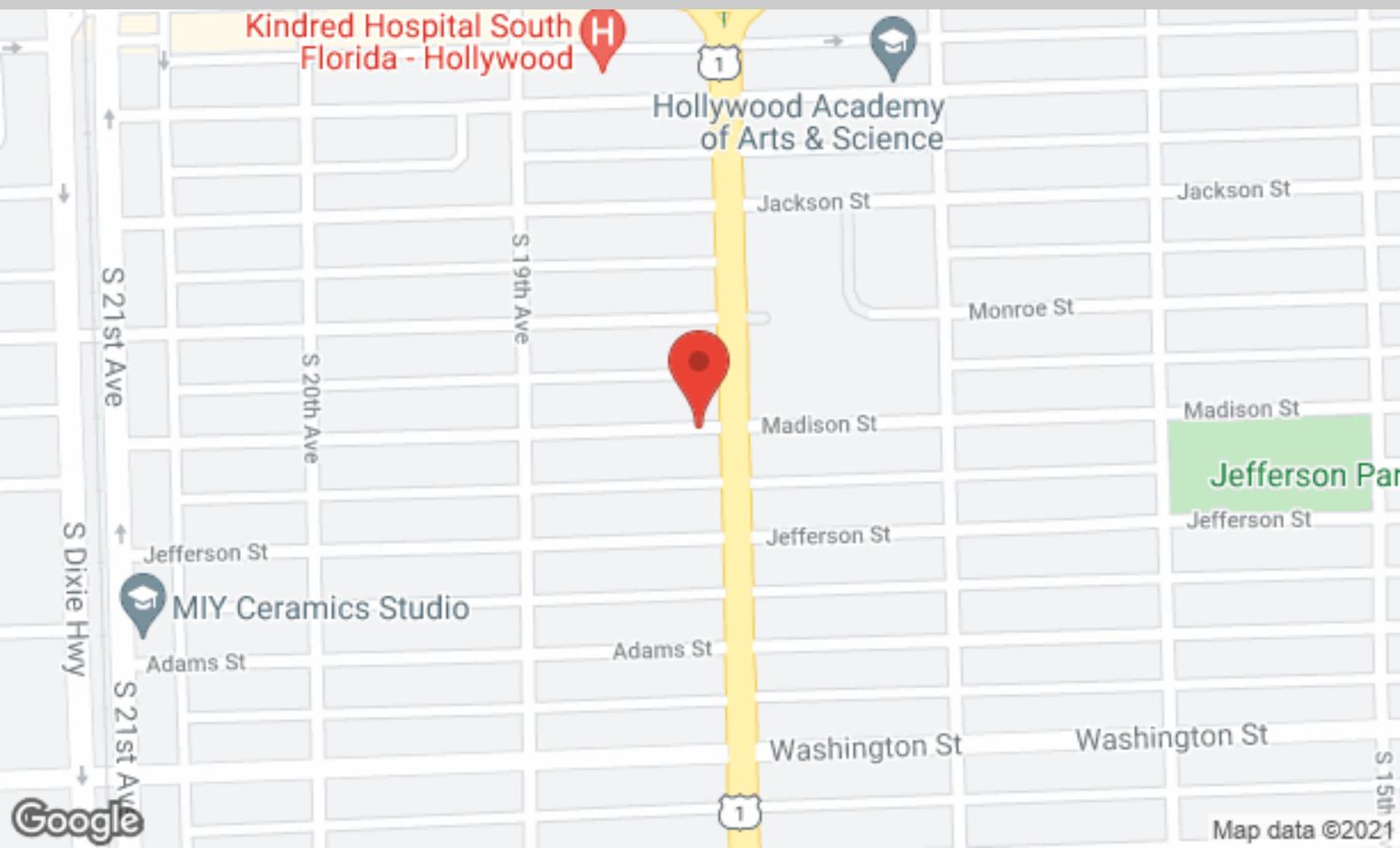
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LOCATION MAP

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Map data ©2021

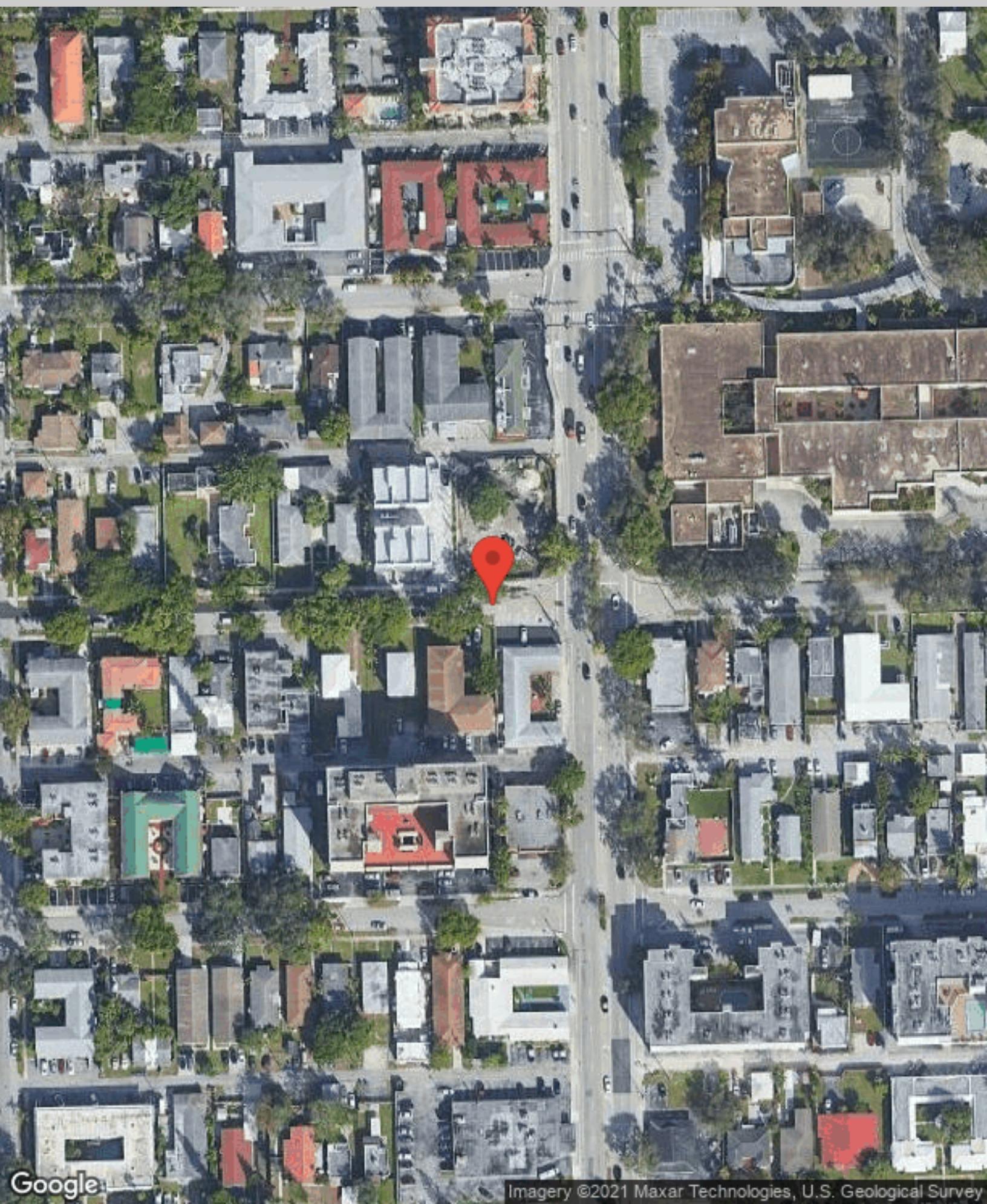


Map data ©2021

AERIAL MAP

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

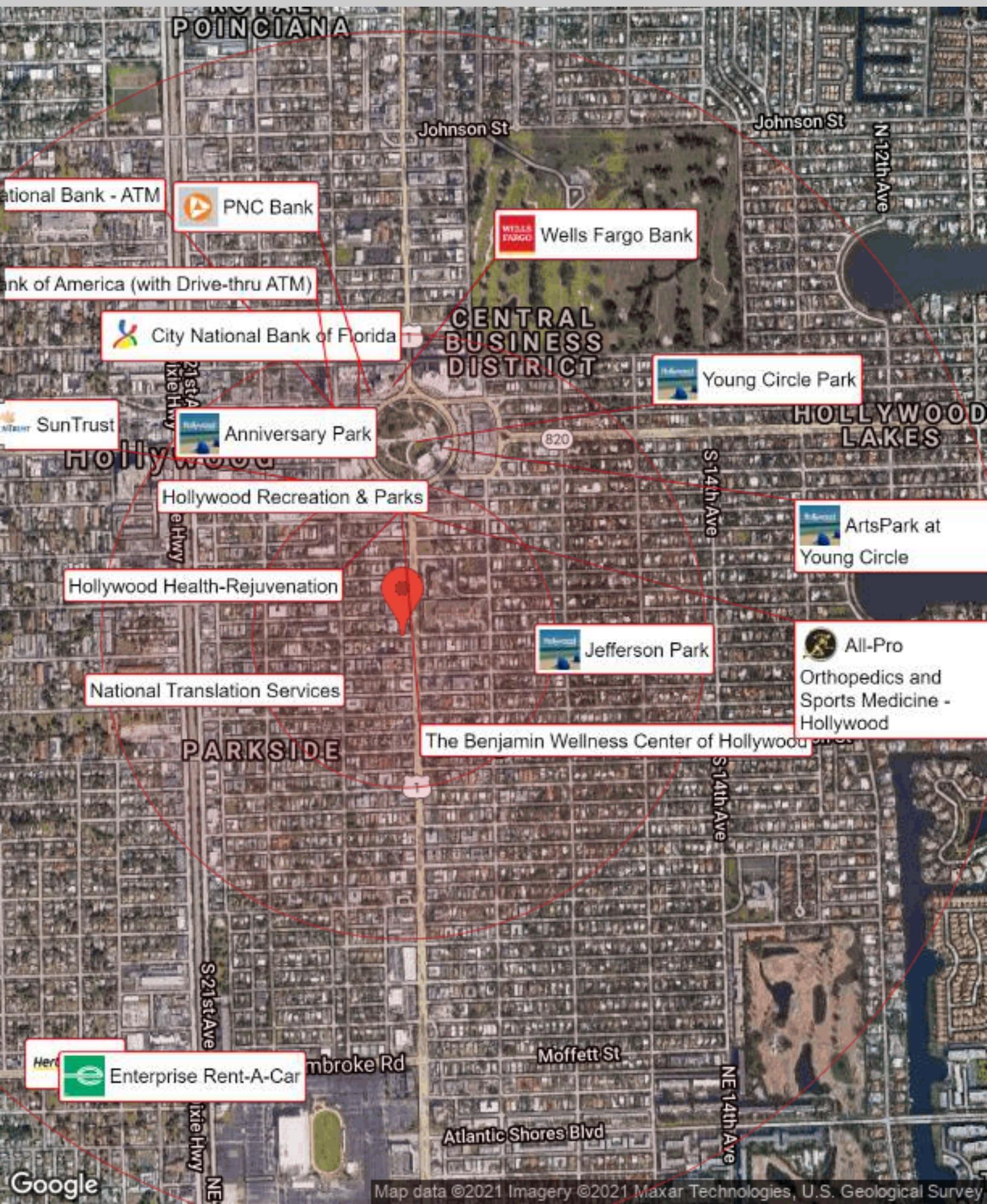
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BUSINESS MAP

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

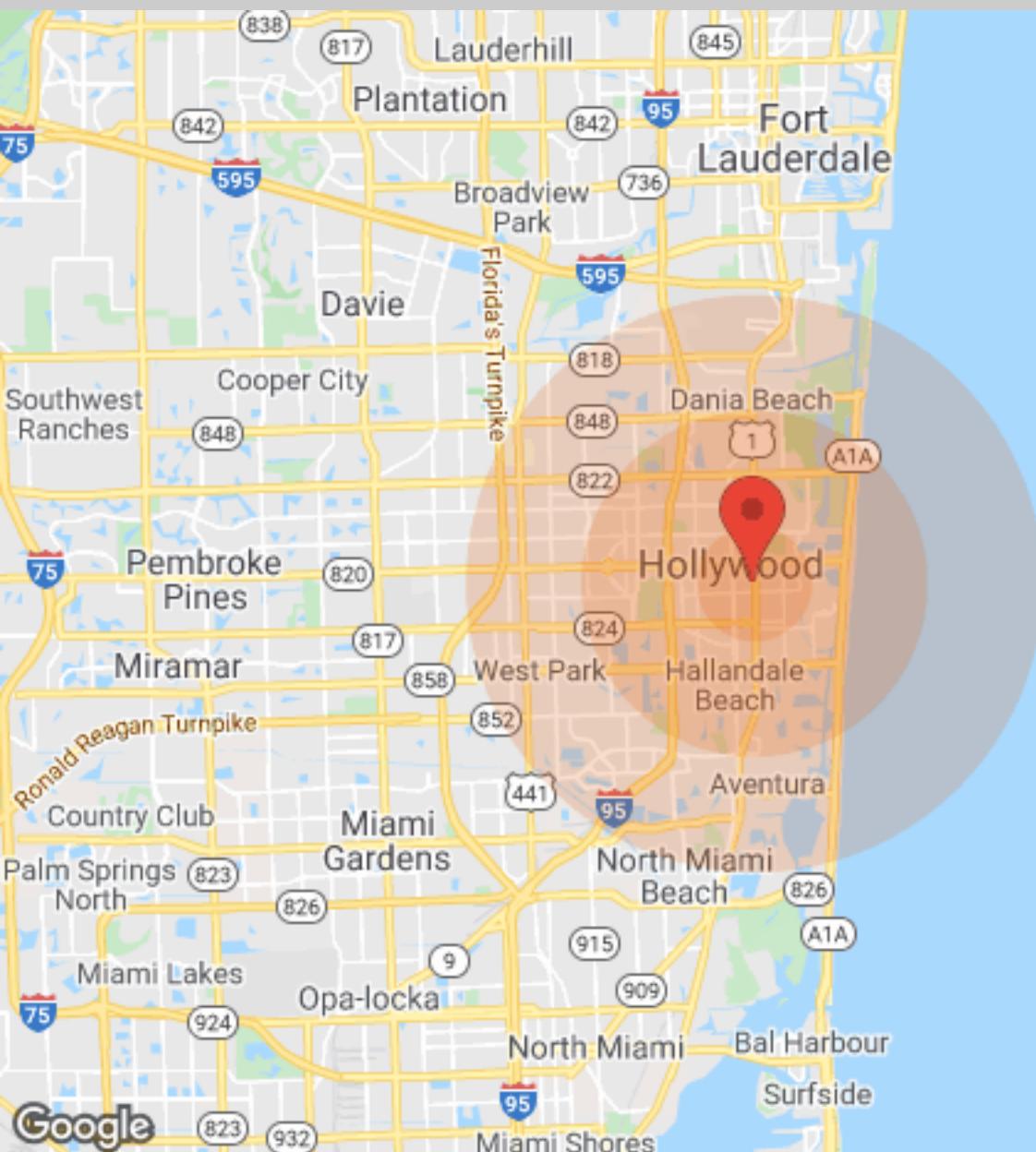
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DEMOGRAPHICS

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Map data ©2021 Google

Population	1 Mile	3 Miles	5 Miles
Male	12,861	65,904	150,221
Female	12,404	71,355	164,431
Total Population	25,265	137,259	314,652
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,703	20,050	50,935
Ages 15-24	2,321	12,828	33,250
Ages 55-64	3,606	18,602	40,506
Ages 65+	4,966	34,940	70,714
Race	1 Mile	3 Miles	5 Miles
White	17,729	103,794	224,753
Black	5,463	25,404	69,307
Am In/AK Nat	20	39	91
Hawaiian	1	2	30
Hispanic	7,790	39,805	101,032
Multi-Racial	3,886	14,294	34,982

Income	1 Mile	3 Miles	5 Miles
Median	\$36,282	\$44,199	\$48,445
< \$15,000	2,037	10,374	20,710
\$15,000-\$24,999	1,643	8,946	16,740
\$25,000-\$34,999	2,085	8,060	16,547
\$35,000-\$49,999	2,245	10,171	20,512
\$50,000-\$74,999	1,799	10,360	24,438
\$75,000-\$99,999	884	6,103	14,224
\$10,000-\$149,999	963	5,761	13,019
\$150,000-\$199,999	255	1,789	4,091
> \$200,000	209	2,147	5,577

Housing	1 Mile	3 Miles	5 Miles
Total Units	15,619	88,417	180,406
Occupied	12,526	65,777	138,040
Owner Occupied	4,956	37,408	84,788
Renter Occupied	7,570	28,369	53,252
Vacant	3,093	22,640	42,366

SECTION V

Snapshots



EXECUTIVE SUMMARY

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$6,000,000
Investment - Cash	\$6,000,000

Investment Information

Purchase Price	\$6,000,000
Price per Unit	\$1,000,000
Price per SF	\$540.54
Expenses per Unit	(\$8,698)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$180,000
Total Vacancy and Credits	(\$9,000)
Operating Expenses	(\$52,190)
Net Operating Income	\$118,810
Debt Service	\$0
Cash Flow Before Taxes	\$118,810

Financial Indicators

Cash-on-Cash Return Before Taxes	1.98%
Debt Coverage Ratio	N/A
Capitalization Rate	1.98%
Gross Rent Multiplier	33.33
Gross Income / Square Feet	\$16.22
Gross Expenses / Square Feet	(\$4.70)
Operating Expense Ratio	30.52%

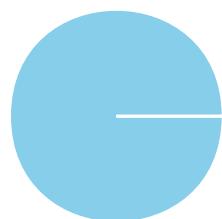
UNIT MIX REPORT

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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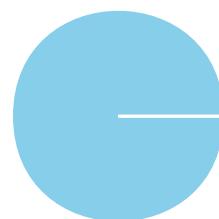
Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
6	3 Bed / 3 Bath	1,850	\$2,500	\$15,000	\$3,200	\$19,200
6		11,100		\$15,000		\$19,200

UNIT MIX



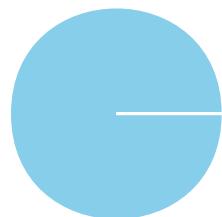
● 3 Bed / 3 Bath

UNIT MIX SQUARE FEET



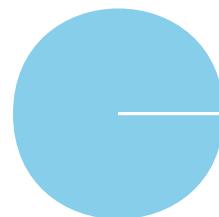
● 3 Bed / 3 Bath

UNIT MIX INCOME



● 3 Bed / 3 Bath

UNIT MIX MARKET INCOME



● 3 Bed / 3 Bath

UNIT RENT ROLL

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Unit	Description	Approx. SF	Current Rent	Pro Forma Rent	Comments
1	3 Bed / 3 Bath	1,850	\$2,500	\$3,200	
2	3 Bed / 3 Bath	1,850	\$2,500	\$3,200	
3	3 Bed / 3 Bath	1,850	\$2,500	\$3,200	
4	3 Bed / 3 Bath	1,850	\$2,500	\$3,200	
5	3 Bed / 3 Bath	1,850	\$2,500	\$3,200	
6	3 Bed / 3 Bath	1,850	\$2,500	\$3,200	

ANNUAL PROPERTY OPERATING DATA

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Description Year Ending	Year 1 05/2022	Year 2 05/2023	Year 3 05/2024	Year 4 05/2025	Year 5 05/2026
Income					
Rental Income	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Gross Scheduled Income	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Turnover Vacancy	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)
General Vacancy	(\$3,600)	(\$3,600)	(\$3,600)	(\$3,600)	(\$3,600)
Gross Operating Income	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000
Expenses					
Property Management Fee	(\$8,550)	(\$8,550)	(\$8,550)	(\$8,550)	(\$8,550)
Building Insurance	(\$3,600)	(\$3,600)	(\$3,600)	(\$3,600)	(\$3,600)
Landscaping	(\$700)	(\$700)	(\$700)	(\$700)	(\$700)
Licenses	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)
Repairs	(\$600)	(\$600)	(\$600)	(\$600)	(\$600)
Reserves	(\$600)	(\$600)	(\$600)	(\$600)	(\$600)
Taxes - Real Estate	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)	(\$35,000)
Trash Removal	(\$2,160)	(\$2,160)	(\$2,160)	(\$2,160)	(\$2,160)
Utility - Electricity	(\$480)	(\$480)	(\$480)	(\$480)	(\$480)
Total Operating Expenses	(\$52,190)	(\$52,190)	(\$52,190)	(\$52,190)	(\$52,190)
Operating Expense Ratio	30.52%	30.52%	30.52%	30.52%	30.52%
Net Operating Income	\$118,810	\$118,810	\$118,810	\$118,810	\$118,810

PRO FORMA SUMMARY

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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Investment Summary

Price	\$6,000,000
Units	6
Price/Unit	\$1,000,000
RSF	11,100
Price/RSF	\$540.54
Lot Size	0.65 acres
APN	5142-15-01-7100
Cap Rate	1.98%
Market Cap Rate	2.74%
GRM	33.33
Market GRM	26.04

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
3 Bed / 3 Bath	6	\$30,000	\$180,000	\$38,400	\$230,400
Totals	6		\$180,000		\$230,400

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$180,000	\$230,400
- Less: Vacancy	(\$9,000)	(\$11,520)
Effective Gross Income	\$171,000	\$218,880
- Less: Expenses	(\$52,190)	(\$54,584)
Net Operating Income	\$118,810	\$164,296

Annualized Expenses

Description	Actual	Market
Property Management Fee	\$8,550	\$10,944
Building Insurance	\$3,600	\$3,600
Landscaping	\$700	\$700
Licenses	\$500	\$500
Repairs	\$600	\$600
Reserves	\$600	\$600
Taxes - Real Estate	\$35,000	\$35,000
Trash Removal	\$2,160	\$2,160
Utility - Electricity	\$480	\$480
Total Expenses	\$52,190	\$54,584
Expenses Per RSF	\$4.70	\$4.92
Expenses Per Unit	\$8,698	\$9,097

SECTION VI

Development Opportunity

SOFLO Hotel & Suites

DEVELOPMENTS PROPOSED NEARBY

Parkside Place Townhomes & Land
1807-1813 Madison Street | Hollywood, FL 33020

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S



Parkside Place Townhomes & Land

1809-1813 Madison Street, Hollywood, FL 33020

Notes

1) 42-Unit Multi-family or 2) 80 Hotel Rooms Proposed



Madison Flates

1829 Madison Street, Hollywood, FL 33020

Notes

15-Unit Multi-family Proposed



1818 Madison

1818 Madison Street, Hollywood, FL 33020

Notes

15-Unit Multi-family Proposed



Sol Van Buren

2000 Van Buren Street, Hollywood, FL 33020

Notes

62 Multi-family Units Proposed



Washington Apartments

2239 Washington Street, Hollywood, FL 33020

Notes

30-Unit Multifamily Proposed



Aesthetic Apartments

1936-1938 Jackson Street, Hollywood, FL 33020

Notes

22-Unit Multi-family Proposed

Proposal for DWELLING UNITS Project (42 Units + 1,200 SF Commercial Space, 47 Parking spaces)
1807 Madison Street, Hollywood Fl. 33020

City of Hollywood, Zoning use RAC FH-2	Lot area	14,932.00	Sq.Ft.	14,932.00 Sq. Ft.
Density Allowed FAR *3 times net lot area	3.00	44,796.00	Sq.Ft.	44,796.00 Sq. Ft.
Provided				44,700.00 Sq. Ft.
Total Units One Bed-one Bath	490.00 SQ.FT.	22	Dwelling	10,780.00 Sq. Ft.
Total Units One Bed-One Bath + Den	582.00 SQ.FT.	12	Dwelling	6,984.00 Sq. Ft.
Total Units Two Bed-One Bath	690.00 SQ.FT.	8	Dwelling	5,520.00 Sq. Ft.
Commercial space-Restaurant			1 Commercial	1,200.00 Sq. Ft.
Hight RAC FH-2, 10 stories				7.00 Stories

Shell Structure Areas

Parking Area	47 Spaces	47	Spaces	16,000.00 Sq. Ft.
Dwelling Units				
1-1	490.00 SQ.FT.	22	Units	10,780.00 Sq. Ft.
1-1+Den	582.00	12	Units	6,984.00 Sq. Ft.
2-1	690.00	8	Units	5,520.00 Sq. Ft.
Commercial space	1200.00 SQ.FT.	1	Space	1,200.00 Sq. Ft.
Amenities	4800.00 SQ.FT.			3,800.00 Sq. Ft.
Lobby, Stairs, circulation, Utilities, etc	4,416.00 SQ.FT.			4,416.00 Sq. Ft.
				48,700.00 Sq. Ft.

Soft Costs

Permits (Impact Fees City of Hollywood and County)	\$ 298,440.00
Architecture / Engineer, Leed certification	\$ 310,000.00
Site Supervision, Threshold Inspections	\$ 68,500.00
Administration	\$ 330,100.00
Surveys	\$ 6,000.00
Plans Processing and Review	\$ 10,000.00
	\$ 1,023,040.00

Direct Costs

Shell	48,700 SQ.FT.	\$ 2,273,500.00
Finished /Commercial/Circulation/Lobby	20,196 SQ.FT.	\$ 4,053,300.00
Water and Sewer Extension		\$ 96,000.00
Landscaping & Pool		\$ 53,000.00
		\$ 6,475,800.00

Cost Summary

Soft Costs	\$ 1,023,040.00
Direc Costs	\$ 6,475,800.00
	\$ 7,498,840.00

- These numbers are for discussion purposes only and will be reviewed and adjusted once schematics and preliminaries are completed.
- All residential and commercial areas are measured to the centerline of walls.

01/10

PARKSIDE PLACE HOTEL & SUITES

1807 Madison St. Hollywood Fl. 33020

CONCEPTUAL DESIGN



DEVELOPER: Las Villas JDL, LLC.

IMPORTANT: NOTE THAT THE INFORMATION ON THESE PLANS IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
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7350 SW 83 ST. SUITE 100, MIAMI FL, 33156

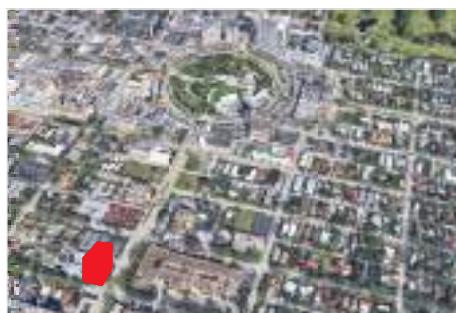
11-06-2019

02/10

JOB DESCRIPTION:
NEW HOTEL - HOLLYWOOD - YOUNG CIRCLE NEIGHBORHOOD

PROPERTY ADDRESS:
1807 Madison Street, Hollywood Fl. 33020

PROJECT NUMBER:
19022



PARKSIDE PLACE HOTEL & SUITES
1807 Madison St. Hollywood Fl. 33020

PROPOSAL AND EXISTING ZONING CALCULATIONS:
EXISTING ZONE RAC FH-2
Federal Highway Medium-High Intensity Mixed-Use District

PROPOSAL LOT COVERAGE:

NET LOT AREA	14,932 SQ FT
GROSS LOT AREA	24,539 SQ FT
MAXIMUM FAR 3.00 24,539 x 3 =	73,617 SQ FT
PROVIDED	66,000 SQ FT

PROPOSAL SETBACKS	Allowed	Provided
FEDERAL HIGH WAY Non Residential	10'-0"	12'-0"
FEDERAL HIGH WAY Residential	10'-0"	15'-0"
MADISON STREET Non Residential	10'-0"	15'-0"
MADISON STREET Residential	15'-0"	15'-0"
ALLEY	5'-0"	5'-0"
SIDE WEST	0'-0"	0'-0"

PROPOSAL BUILDING HEIGHT

MAXIMUM HEIGHT	10 Stories(140') 9 Stories(88')
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TOTAL NUMBER OF UNITS

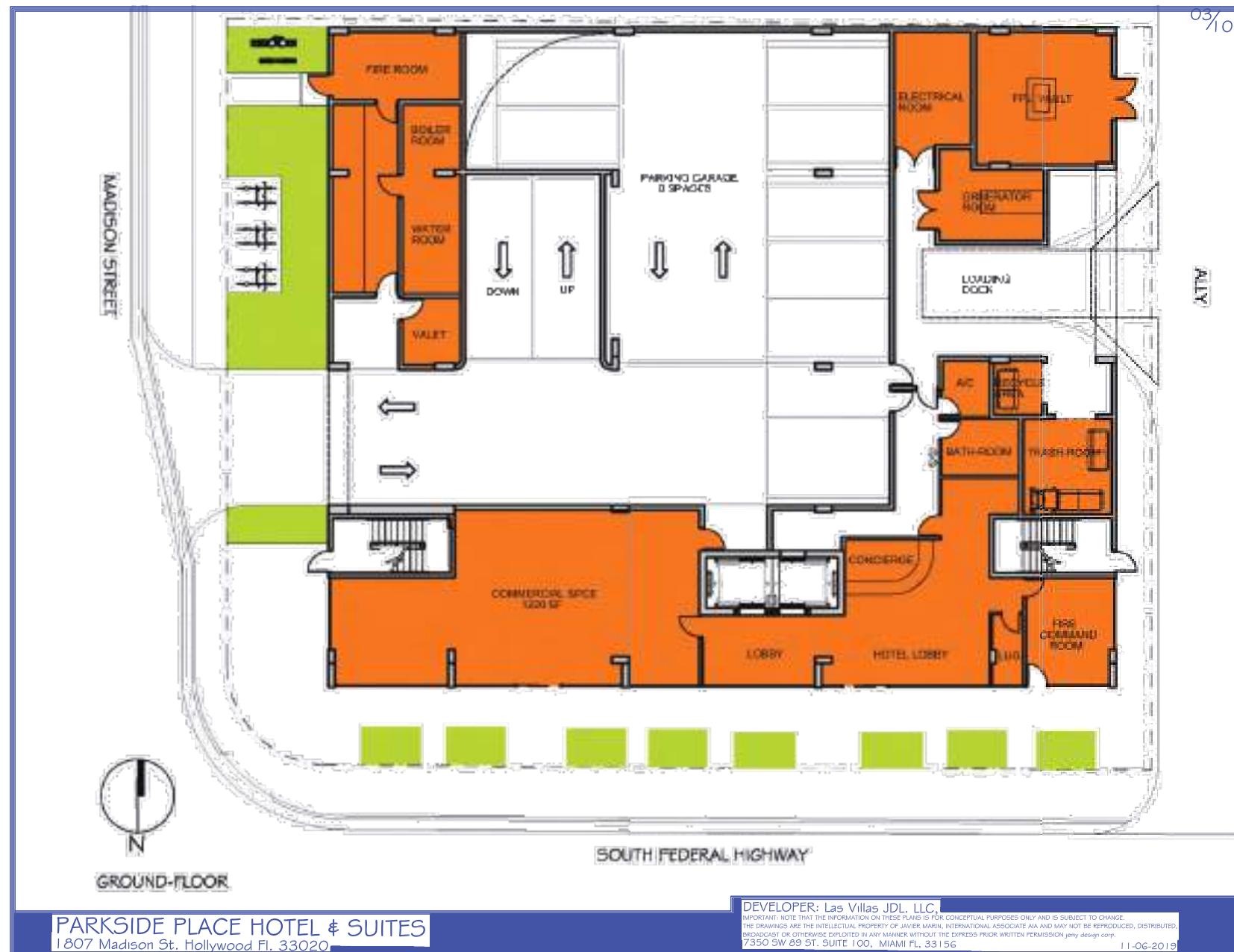
PROPOSAL NUMBER OF UNITS	
80 ROOM HOTEL,	Minimum size 250 SF Average 380 SF

PARKING	Allowed	Provided
COMMERCIAL (3 Space @ 1,000 SF)	$1220 / 3 = 3.6$	4
HOTEL (1 Space per room for the first 10 room)	$1 \times 3 = 3$	3
(Plus .25 space per room for each additional room)	$.25 \times 77 = 19.25$	20
TOTAL PARKING SPACE	24.85	42

DEVELOPER: Las Villas JDL, LLC.

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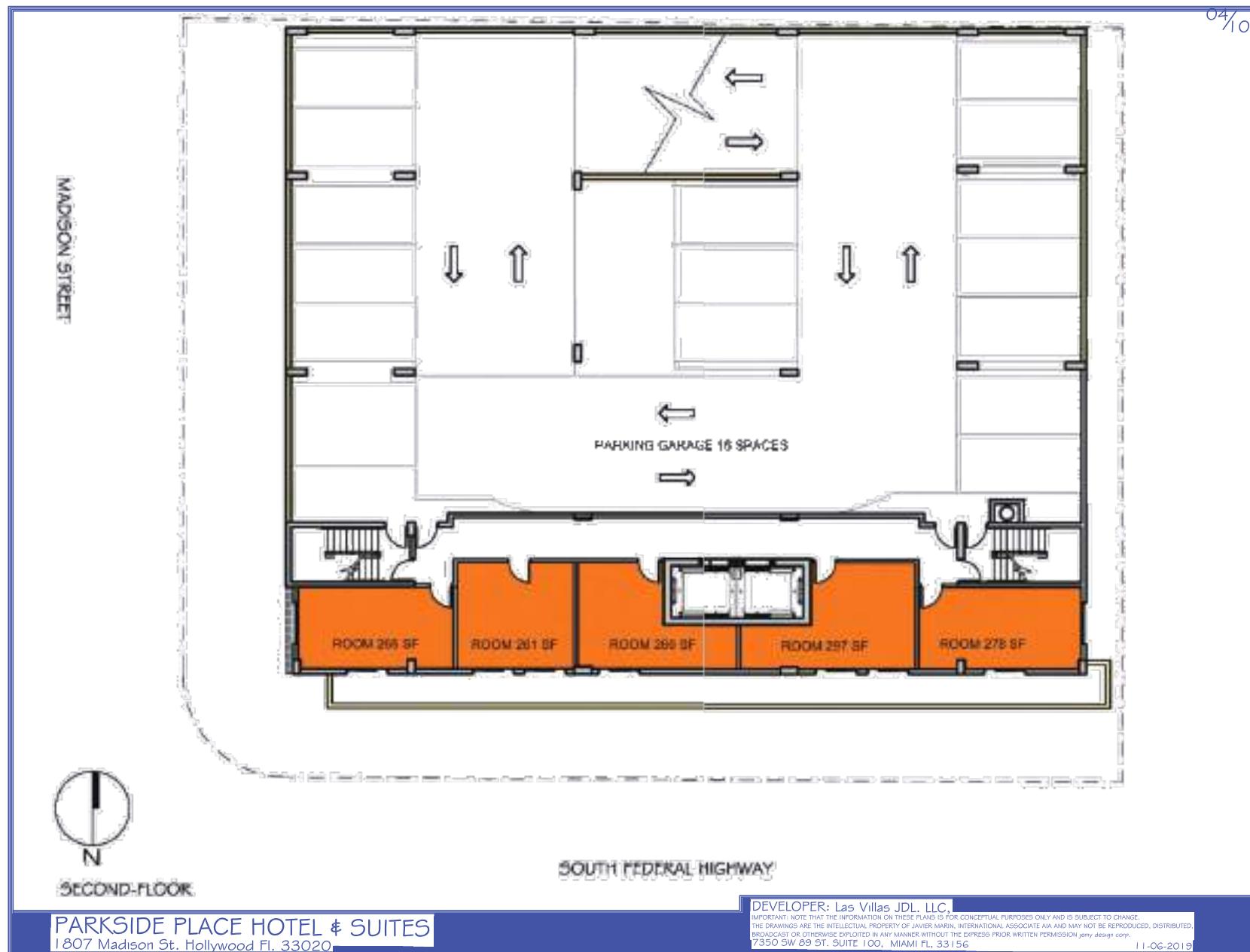


1807-09 HOTEL DEVELOPMENT

Parkside Place Townhomes & Land

1807-1813 Madison Street | Hollywood, FL 33020

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RAFAEL FERMOSELLE

(305) 299-4136

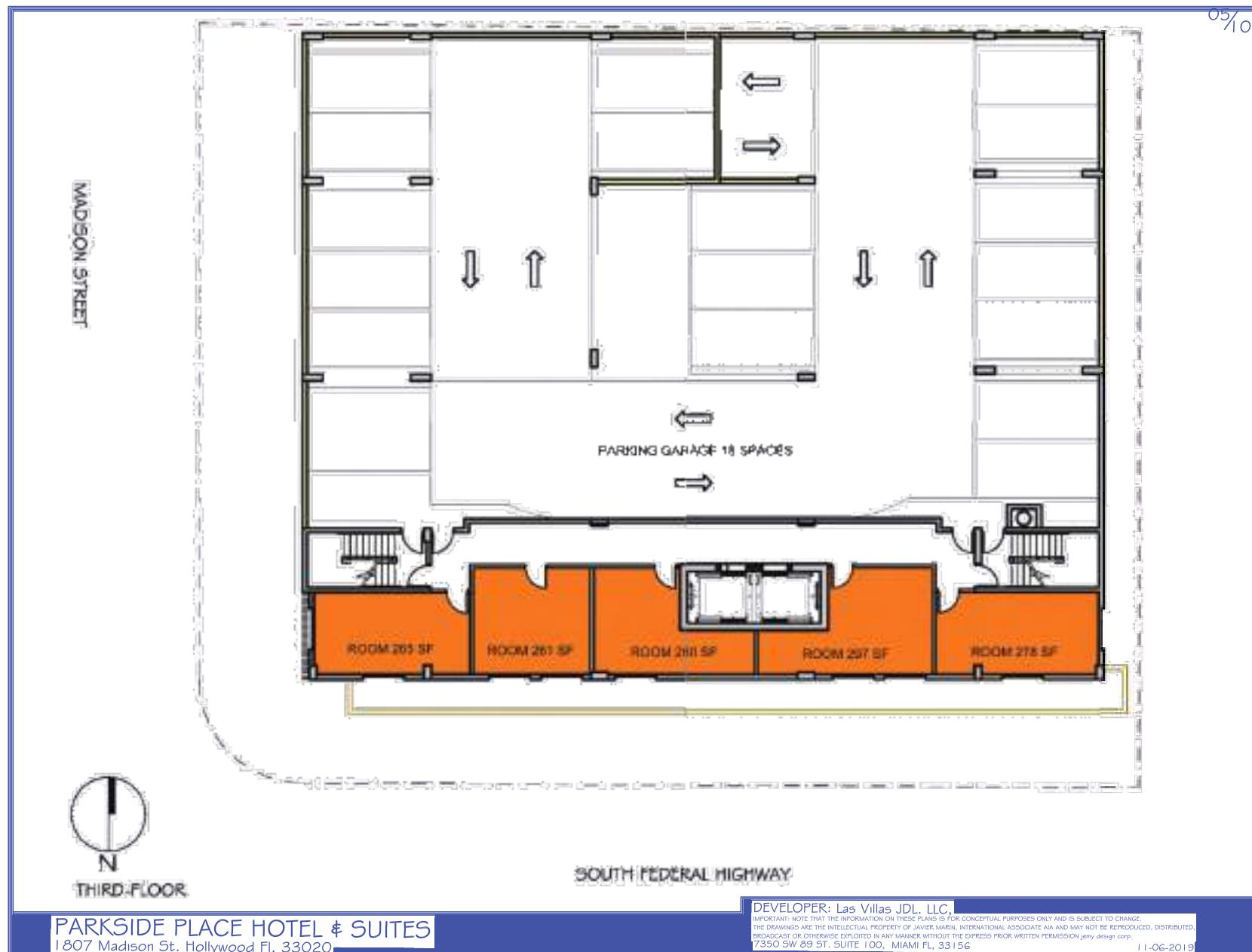
rf@eleventrust.com

1807-09 HOTEL DEVELOPMENT

Parkside Place Townhomes & Land

1807-1813 Madison Street | Hollywood, FL 33020

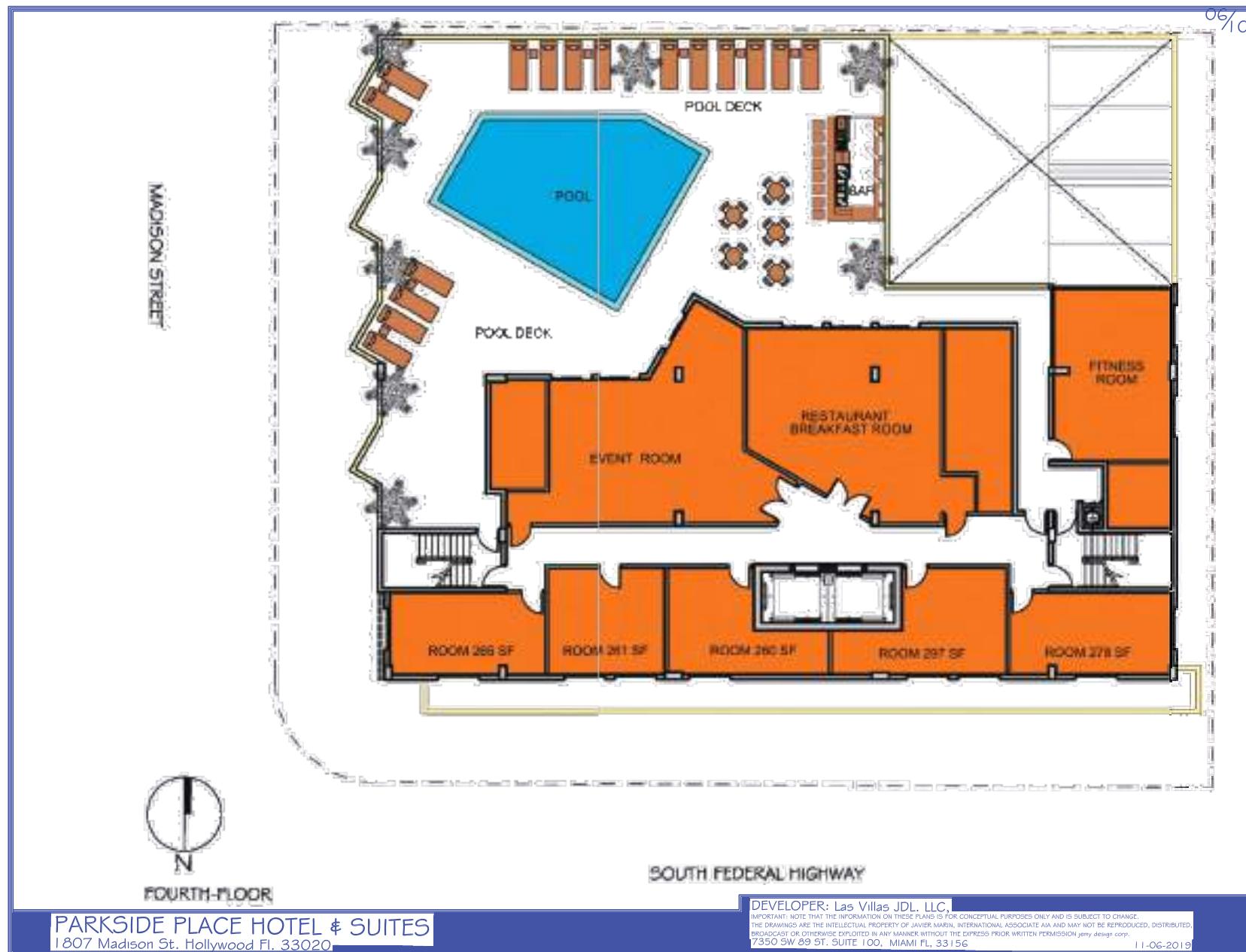
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1807-09 HOTEL DEVELOPMENT

Parkside Place Townhomes & Land

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08/10

FRONT VIEW
SOUTH FEDERAL HIGHWAY

REAR VIEW
SOUTH FEDERAL HIGHWAY



PARKSIDE PLACE HOTEL & SUITES
1807 Madison St. Hollywood Fl. 33020

DEVELOPER: Las Villas JDL, LLC.

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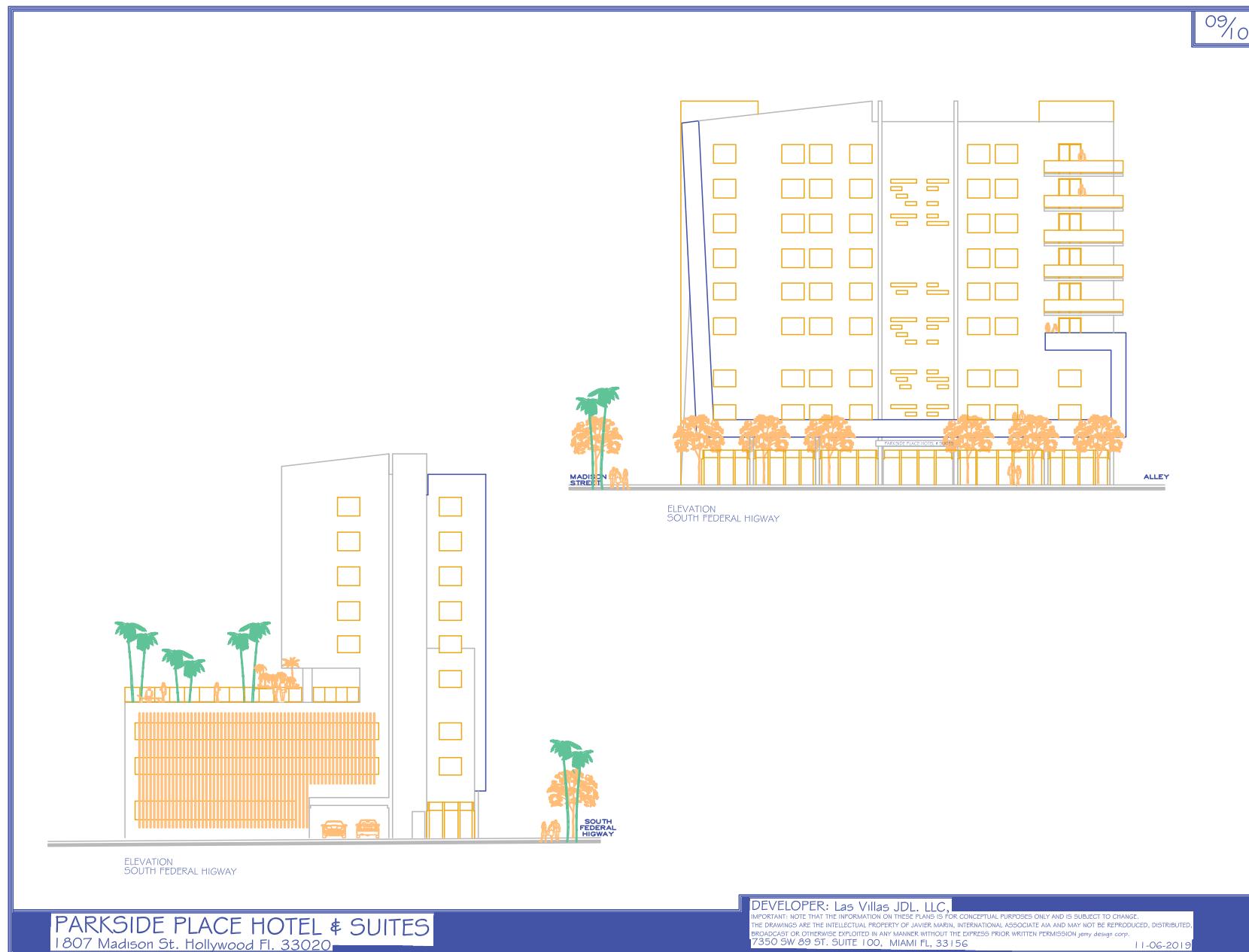
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1807-09 HOTEL DEVELOPMENT

Parkside Place Townhomes & Land

1807-1813 Madison Street | Hollywood, FL 33020

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GREATER FORT LAUDERDALE

TOURISM TIDBITS 2018



8.88+M
OVERNIGHT HOTEL STAYS

MORE THAN
13M
OVERNIGHT HOTEL VISITORS

MORE THAN
\$1.3B
HOTEL REVENUE GENERATED

35,755
HOTEL ROOMS

566
HOTELS

TOP ORIGIN COUNTRIES FOR INTERNATIONAL AIRLINE PASSENGERS



BAHAMAS



CANADA



COLOMBIA



HAITI



JAMAICA



MEXICO

TOP ORIGIN U.S. STATES FOR DOMESTIC AIRLINE PASSENGERS



CALIFORNIA



GEORGIA



NEW JERSEY



NEW YORK



TEXAS



WASHINGTON DC

LAND, AIR & SEA


\$86.9M
TOURIST
DEVELOPMENT
TAX COLLECTIONS
33.5% INCREASE
OVER 2017



36 MILLION
DOMESTIC AND
INTERNATIONAL
TRAVELERS PASSED
THROUGH FLL
IN 2018. OUR INBOUND
INTERNATIONAL PASSENGERS
HAILED FROM 185 DIFFERENT COUNTRIES



3.89 MILLION
CRUISE PASSENGERS
THROUGH PORT
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