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FOR SALE:

SUBJECT TO OFFER

The Hill Motel

OFFERING
MEMORANDUM

418 S Federal Hwy. & 1819 Monroe St.
Hollywood, FL 33020



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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN Commercial Partners® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Commercial Partners® Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Commercial Partners® Advisor.

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EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY



Strategically located in Hollywood, FL, The Hill Motel offers a solid investment opportunity spread across two parcels totaling .62 acres. Constructed in 1965, the property features 26 short-term rental rooms, 4 apartment units, and a storage facility, providing a steady revenue stream. Positioned approximately +/- 700 feet from the bustling Young Circle in Downtown Hollywood, residents enjoy easy access to the area's ArtsPark Amphitheater. The Community Redevelopment Agency's commitment to enhancing Young Circle, coupled with substantial streetscape investments, underscores the neighborhood's urban growth. Subject property is 19 miles from Downtown Miami. It's also 1.7 miles to I-95.

Downtown Hollywood is witnessing significant revitalization, with over \$1.5 billion allocated to ongoing and planned projects, including thousands of new residential units. Accessibility is a key feature, with Federal Hwy seeing heavy traffic and Young Circle serving as a junction for multiple highways. Zoned FH-2, the property allows for development up to 18 stories/190 feet, offering potential for both single-use and mixed-use configurations with impressive floor area ratios.

Situated within the Community Redevelopment Agency (CRA) and designated as an Opportunity Zone, The Hill Motel benefits from incentives for increased density and tax advantages. Nearby developments such as 1818 Park, Nine Hollywood, and the upcoming Bread Building and B57 North and South highlight the area's growth potential. As Hollywood's urban landscape evolves, The Hill Motel presents a robust investment opportunity for those seeking solid returns in a dynamic real estate market.

HIGHLIGHTS



LIGHTED
INTERSECTION



CLOSE PROXIMITY
TO YOUNG CIRCLE



CURRENT
OPERATIONS



DEVELOPMENT
POTENTIAL



BOOMING
GROWTH

TO ACCESS THE VIDEO BROCHURE,
CLICK THE LINK BELOW:



COMPLETE HIGHLIGHTS

- Downtown Hollywood and the iconic Young Circle area are witnessing a revitalization surge, with over \$1.5 billion in real estate development planned or underway. The area is slated to accommodate more than 3,500 new residential units, enhancing its appeal.
- Positioned along Federal Hwy, experiencing over 30,000 vehicles daily, and surrounded by multiple State and US highways, accessibility is unparalleled.
- Zoned FH-2 - Federal Highway Medium-High Intensity Mixed-Use District, allowing for a maximum height of 18 stories/190 feet.
- Single Use Development FAR - 3.75 = ~101,277sf structure. Mixed Use Development FAR - 4.75 = ~128,284sf structure.
- The property lies within the CRA, offering the potential for increased density, and is situated in an Opportunity Zone, offering favorable tax incentives.



SIZE:
0.62 AC



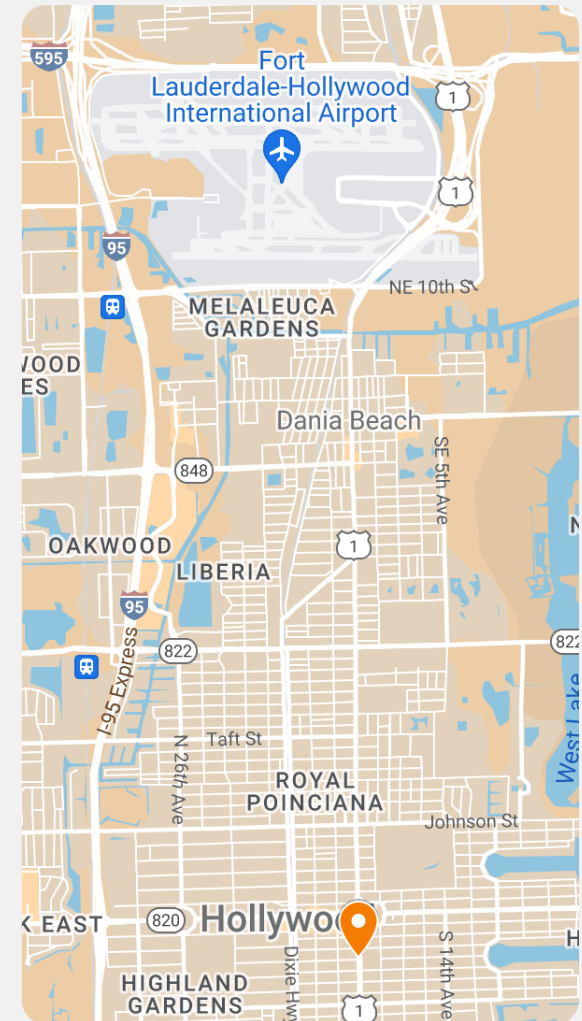
ZONING
FH-2



UNIT MIX
26 ROOMS &
4 APTS

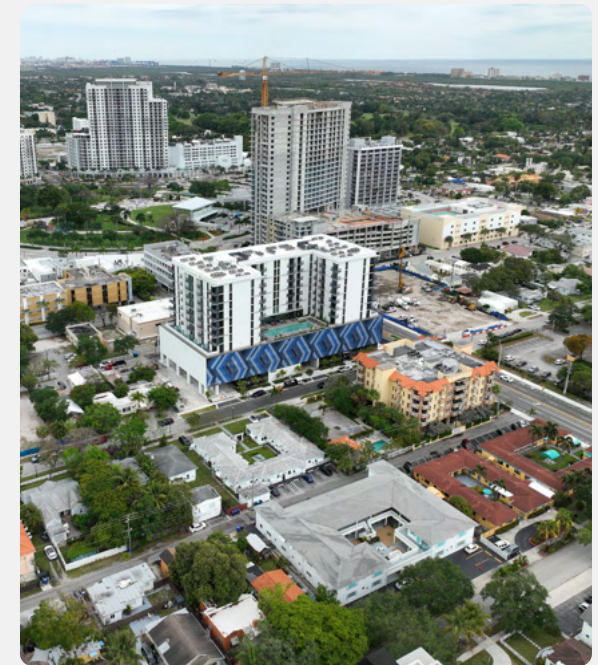


AIRPORT PROXIMITY
<4 MI TO FLL



COMPLETE HIGHLIGHTS

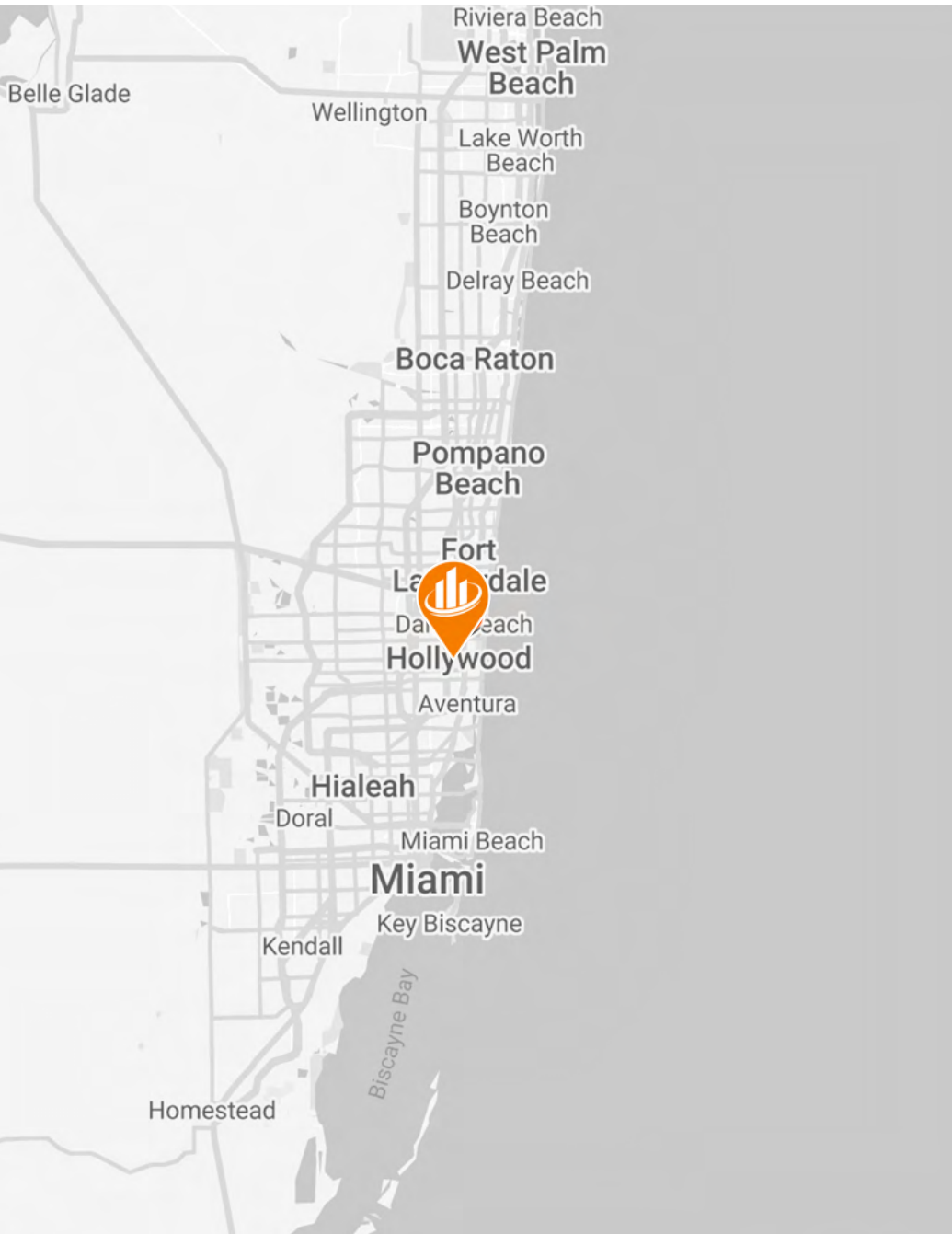
- Spanning across 0.62 acres, this property comprises two parcels strategically located in Hollywood, FL.
- Operating as a Motel, the property boasts 26 short-term rental rooms, 4 apartment units, and an additional storage unit. The structures were built in 1965.
- With significant development opportunities, investors can capitalize on the existing revenue stream while navigating through entitlement and permitting processes.
- Merely 700 ft away from the vibrant 10-acre Young Circle in Downtown Hollywood, home to the ArtsPark Amphitheater.
- The Community Redevelopment Agency (CRA) is committed to revitalizing Young Circle, with over \$14MM invested in streetscape improvements, fostering a pedestrian-friendly environment.



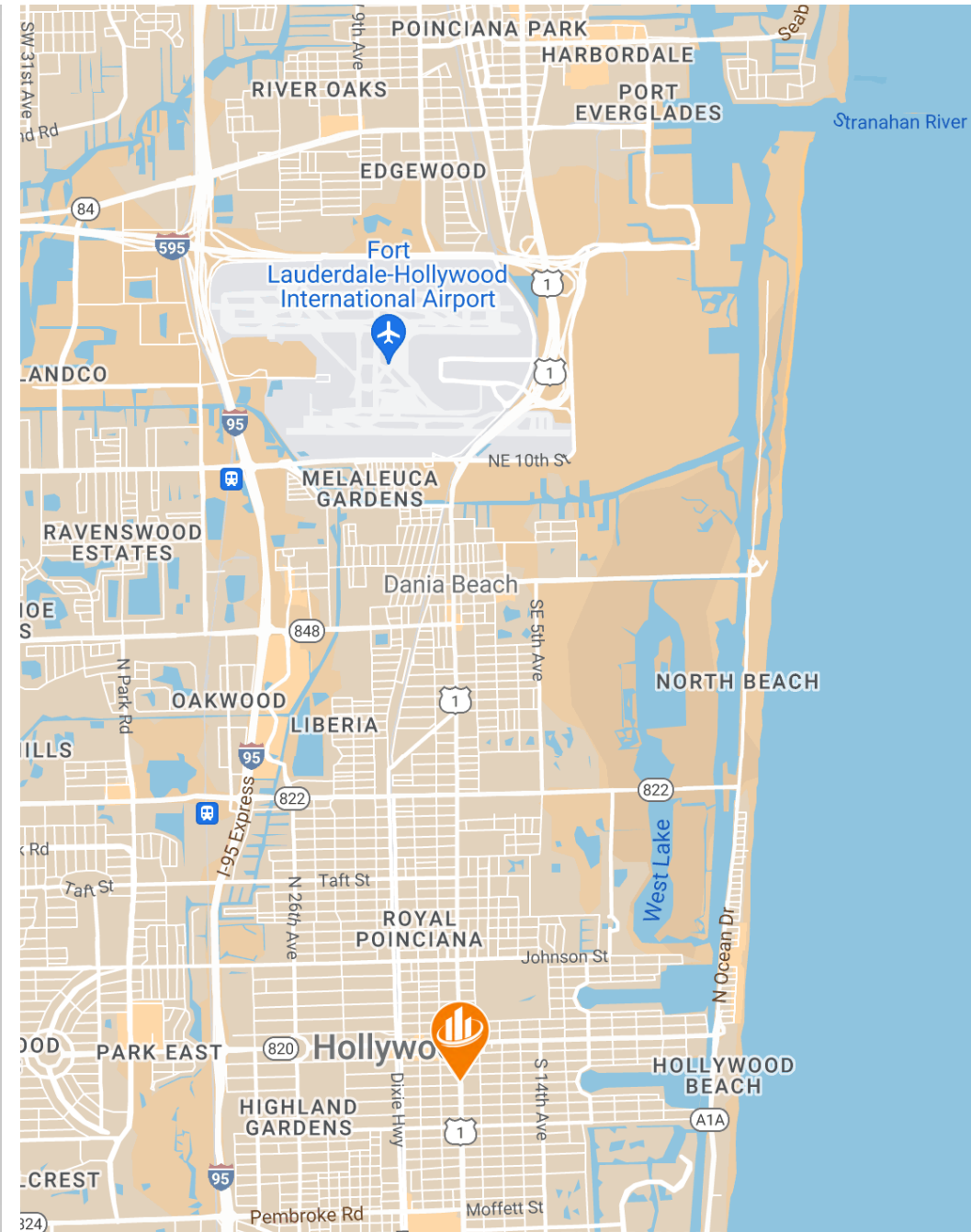


AREA
OVERVIEW

REGIONAL MAP

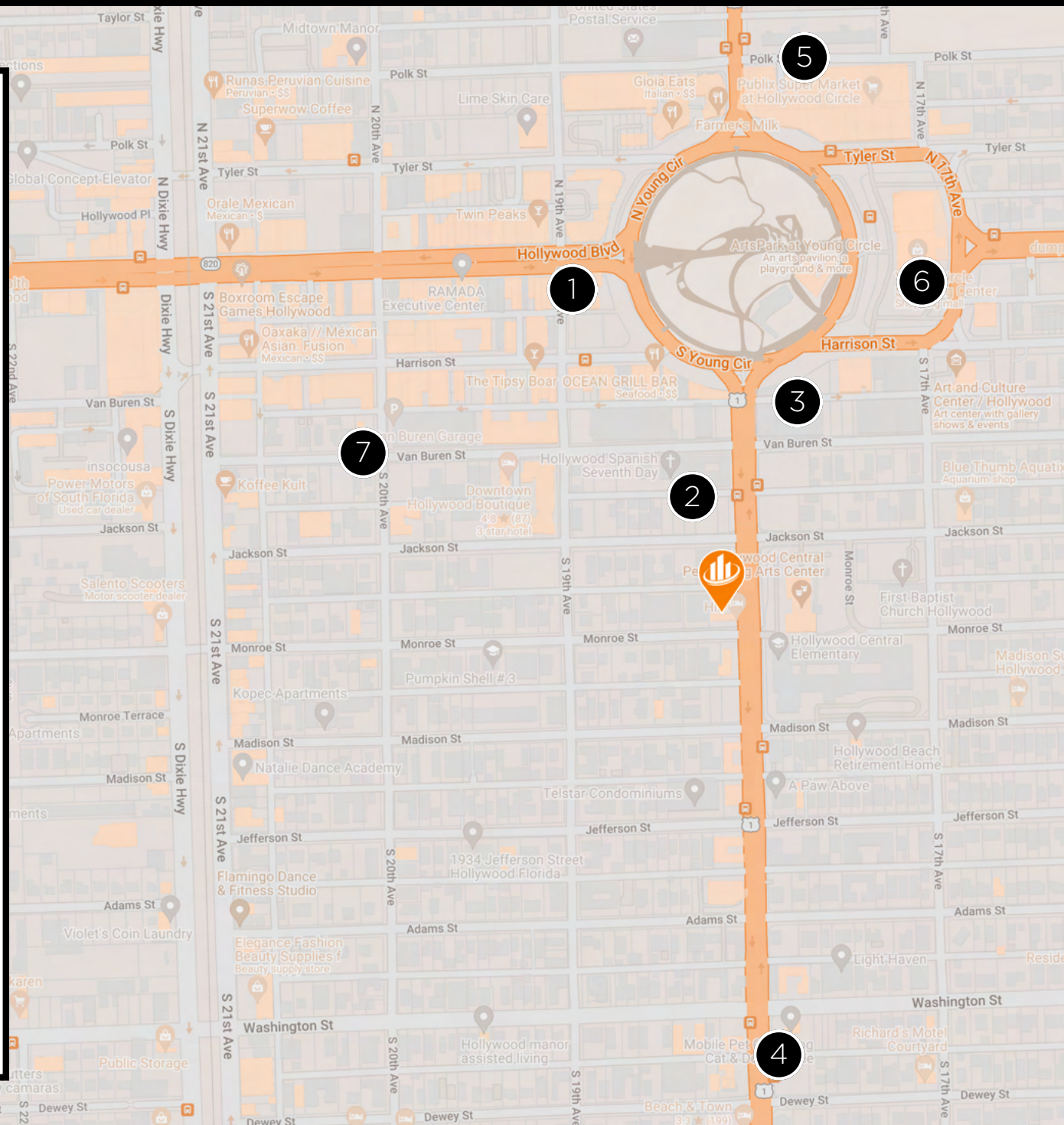


AREA MAP



DEVELOPMENT MAP

- 1 1818 Park
Mixed-Use Featuring 273 Res Units & 24,000sf of Retail- Completed 2021
- 2 Nine Hollywood
Mixed-Use featuring 204 residential units & 7500sf of retail. Completed in 2024.
- 3 The Bread Building
25 story Mixed-Use featuring 362 residential units and 16,000sf of retail. Under Construction.
- 4 Hudson Village
Multifamily featuring 96 units. Completed in 2022.
- 5 Hudson Circle
Mixed-Use featuring 386 residential units, 111 key hotel, over 55,000sf of retail, rooftop bar. Completed in 2019.
- 6 B57 North and South
Two 35-story Mixed-Use towers featuring 802 residential units and 180,000sf of retail. Rezoned and site plan approved.
- 7 Soleste Hollywood Village
Two tower Multifamily featuring 503 residential units. Under Construction.



POINTS OF INTEREST

- 1 Fort Lauderdale-Hollywood International Airport
- 2 Hard Rock Stadium
- 3 Seminole Hard Rock Hotel & Casino Hollywood, FL
- 4 Hollywood Beach Broadwalk
- 5 Brightline Aventura Station
- 6 Memorial Regional Hospital



3



1



6



4

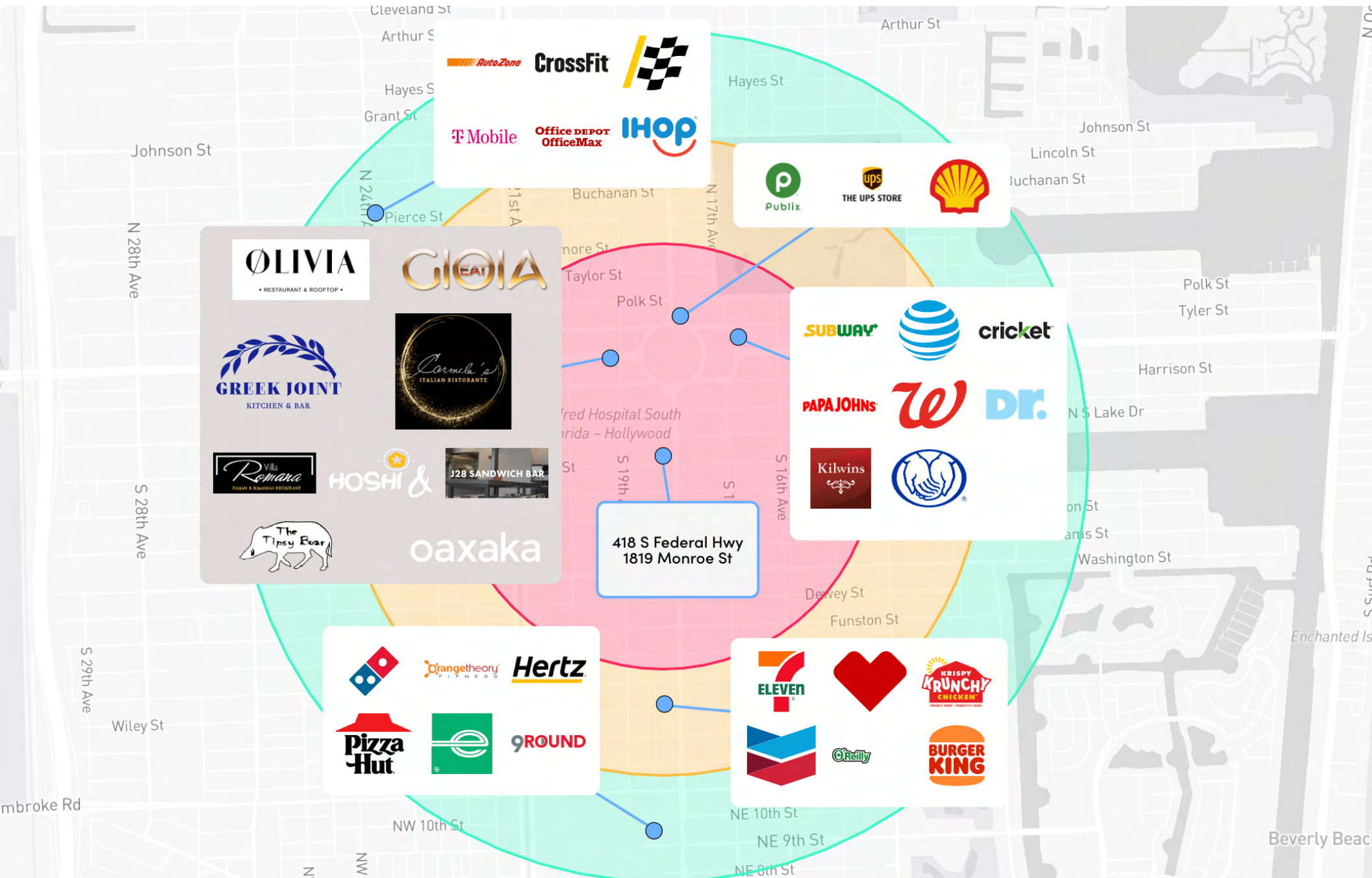


2



5

RETAIL MAP





ZONING OVERVIEW

Zone - FH-2 - Federal Highway Medium-High Intensity Mixed-Use District

- Maximum height of 18 stories/190 feet.
- Single Use Development FAR - 3.75 = ~101,277sf structure.
- Mixed Use Development FAR - 4.75 = ~128,284sf structure.
- Subject property is located within the CRA, providing an opportunity for an increased density.
- Subject property is located in an Opportunity Zone, providing favorable tax incentives.

MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE		
Use	Minimum Per Unit	Minimum Cumulative Average
Multi-family Dwelling Units	400 SF	650 SF
Multi-family Dwelling Units, within the CRA	300 SF	500 SF
Hotel Rooms	250 SF	250 SF





PROPERTY OVERVIEW

EXECUTIVE SUMMARY



PROPERTY SUMMARY

# OF BLDGS	2 SINGLE STORY ON THEIR OWN PARCEL
PARCEL #:	514215017280 & 514215017270
BLDG SIZE:	6,144 SF
UNIT MIX	26 ROOMS, 4 APTS, 1 STORAGE ROOM
ACREAGE:	0.62 AC
COUNTY:	BROWARD
MARKET:	HOLLYWOOD
MUNICIPALITY:	CITY OF HOLLYWOOD
ZONING:	FH-2
2023 TAXES	\$41,772.59
AMENITIES	LAUNDRY & REFRESHMENTS
SALE TYPE	REDEVELOPMENT OPPORTUNITY WITH IN-PLACE CASHFLOW
TRAFFIC COUNT:	30,034 AADT



PROPERTY
PHOTOS





DEMOGRAPHICS

SUMMARY



GLOBAL CO. PRODUCT ONE

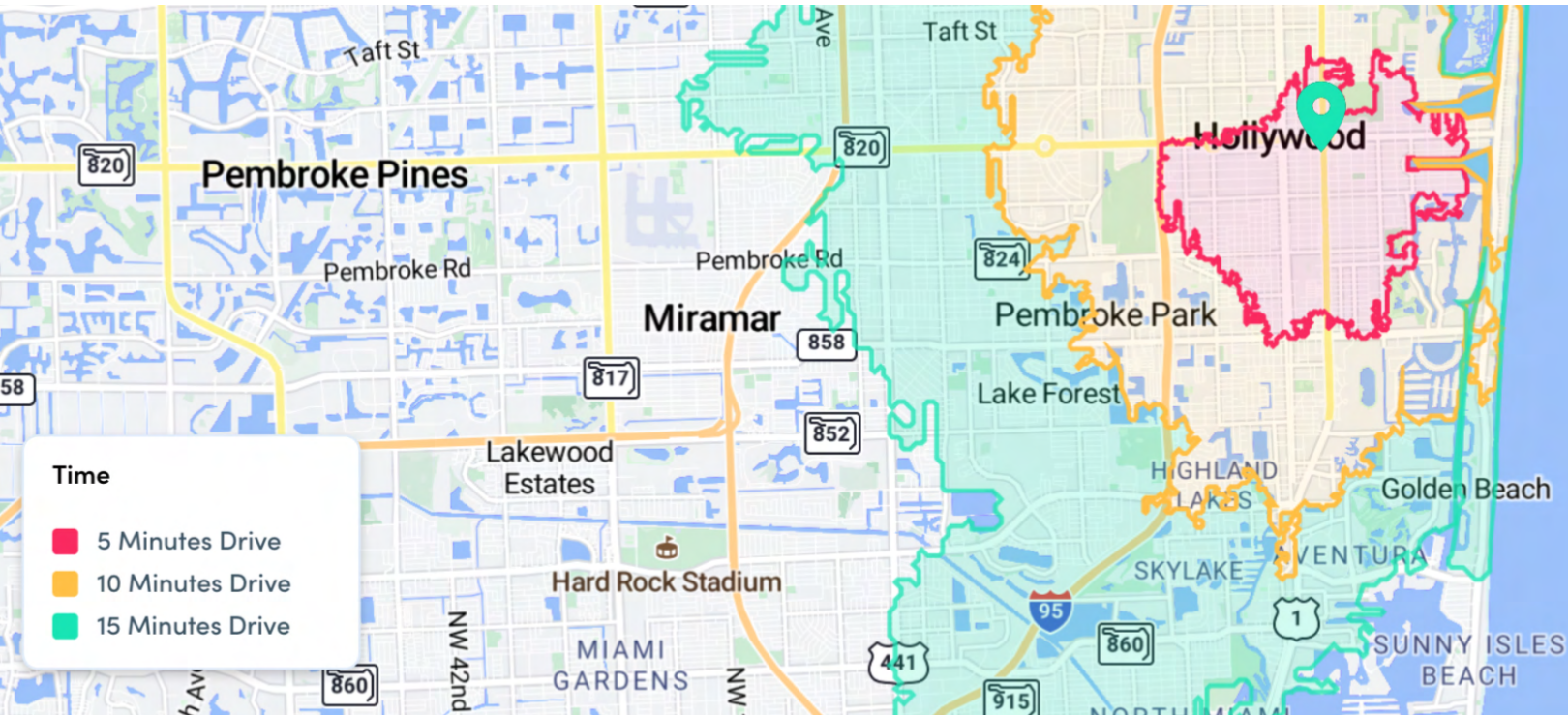
	Difference
\$4,200	0%
\$5,300	25%
\$6,400	50%
\$7,500	75%
\$8,600	100%
\$9,700	125%
\$10,800	150%
\$11,900	175%
\$13,000	200%
\$14,100	225%
\$15,200	250%
\$16,300	275%
\$17,400	300%
\$18,500	325%
\$19,600	350%
\$20,700	375%
\$21,800	400%
\$22,900	425%
\$24,000	450%
\$25,100	475%
\$26,200	500%
\$27,300	525%
\$28,400	550%
\$29,500	575%
\$30,600	600%
\$31,700	625%
\$32,800	650%
\$33,900	675%
\$35,000	700%
\$36,100	725%
\$37,200	750%
\$38,300	775%
\$39,400	800%
\$40,500	825%
\$41,600	850%
\$42,700	875%
\$43,800	900%
\$44,900	925%
\$46,000	950%
\$47,100	975%
\$48,200	1000%



DEMOGRAPHIC SUMMARY

Demographic & Consumer Spend Overview

	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population	34,508	35,658	128,995	131,380	357,593	363,392
Workday Population	29,335	--	135,273	--	356,285	--
Total Households	15,571	16,151	57,081	58,286	145,005	147,707
Avg. Household Income	\$75.7k	\$85.3k	\$81.5k	\$92.1k	\$86.6k	\$97.5k
Total Consumer Spend	\$818.2m	\$891.2m	\$3.3b	\$3.6b	\$8.7b	\$9.5b





MEET THE
TEAM

MEET THE TEAM | SVN COMMERCIAL PARTNERS



Brandon Bollig

Advisor

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As a Commercial Real Estate Advisor, Brandon has a wealth of knowledge and experience to draw from to best serve his clients. Brandon and his wife are commercial property owners and landlords themselves, which helps him understand the goals and needs of any property owner/investor and how best to help clients overcome any obstacles they may face and ensure they achieve their goals.

Prior to joining SVN Commercial Partners, Brandon enjoyed an 8-year career in the National Hockey League (NHL), where he spent time with the Chicago Blackhawks, Calgary Flames, San Jose Sharks, and Nashville Predators organizations.

Most notably, Brandon was a member of the 2013 Stanley Cup Champion Chicago Blackhawks.



Ashley Bloom

Managing Director

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Ashley Barrett Bloom has been affiliated with SVN for approximately 10 years. Mr. Bloom has established his practice as a land expert locally, regionally, and nationally. By combining a strong network of Offices & Advisors with a spirit of collaboration, Bloom provides his clients with a listing team that provides local expertise with a regional & national platform.

To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land.

MEET THE TEAM | SVN ALLIANCE



Natvar Nana

Senior Advisor

407.353.1800 | nanan@svn.com

Natvar Nana, Senior Advisor at SVN Alliance, specializes in Hotel & Land Brokerage and served the nationwide SVN Hotel Advisor as Hotel Council. Natvar has a passion for his role in the Brokerage business. He loves being around people and to help Advisor and Hoteliers grow and prosper.

In 2000, Natvar was approached by a California brokerage firm SVN, the firm was established in 1987, and had grand plans to go nationwide and to revolutionize the commercial brokerage business. Natvar joined SVN in 2002, with a Florida franchise for Hotel and Land Brokerage. The SVN affiliation empowered growth into Florida and it strengthened Natvar's passion for training and working with the SVN advisors nationwide.



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