

335 Georgia Street · Hollywood Beach, Florida

Twelve apartments *by the ocean.*

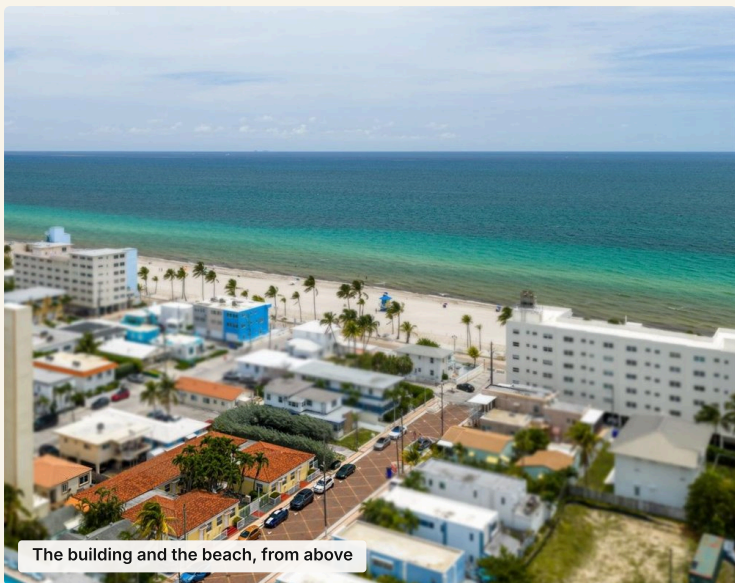
A gated, fully leased building ten steps from the Atlantic and the Hollywood Broadwalk.



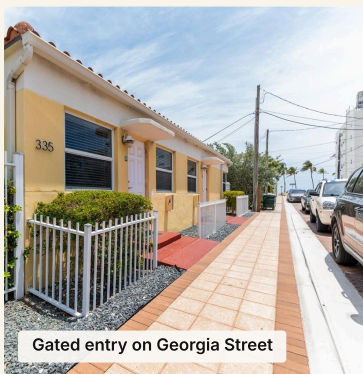
WHAT YOU ARE BUYING

- **The land.** 9,558 SF on three combined lots, steps from the beach. No HOA, no association.
- **The building.** One story, 5,857 SF, concrete block. Updated tile roof, plumbing and electrical. Impact windows.
- **12 apartments.** Each with one bedroom, one bath, a full kitchen and its own air conditioning.
- **Shared spaces.** Gated tropical courtyard, BBQ and coin laundry.
- **Parking.** There is no on-site parking. Residents use public street parking and city lots nearby.

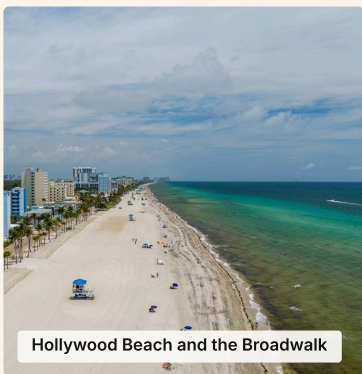
A gated compound *by the sand.*



The building and the beach, from above



Gated entry on Georgia Street

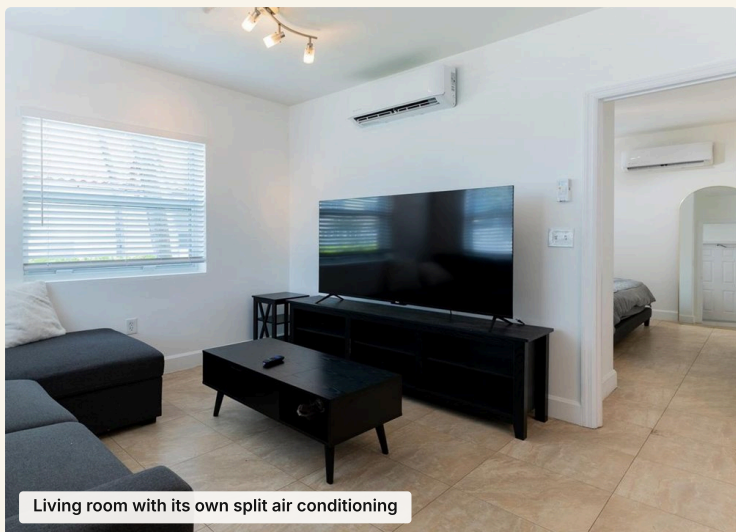


Hollywood Beach and the Broadwalk

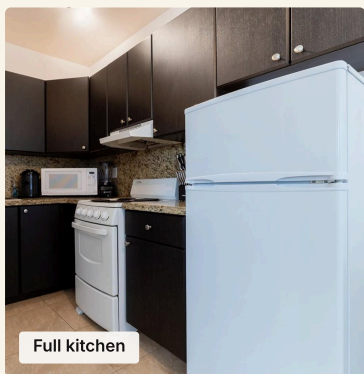


Private tropical courtyard

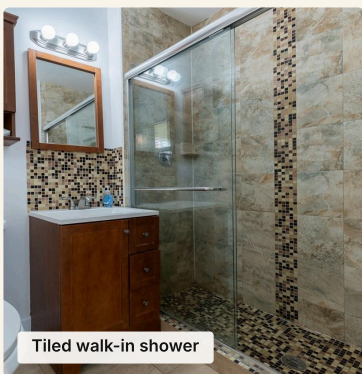
Bright, simple, *ready to rent.*



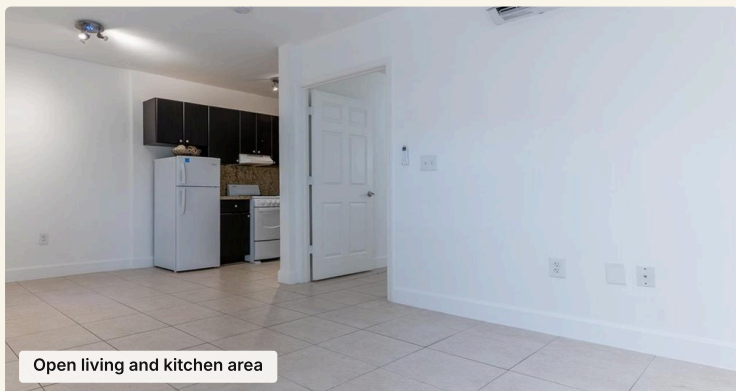
Living room with its own split air conditioning



Full kitchen



Tiled walk-in shower

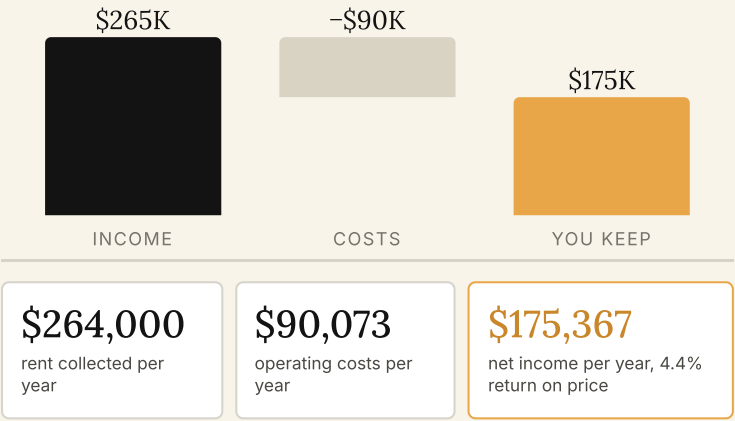


Open living and kitchen area

Photos show representative apartments; finishes and furnishings vary by unit.

Rent comes in *from day one.*

Every apartment is rented. Here is the simple math for one year, based on the current leases.



THE 12 APARTMENTS

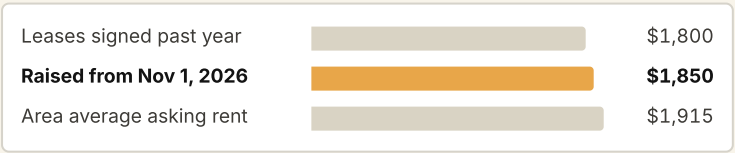
as of Nov 1, 2026



Eleven leases are month to month, so a new owner can raise rents, renovate between tenants or switch to nightly rentals. Six apartments were rented in the past year, all at \$1,800, without renovation. Four tenants now move to \$1,850: three from Nov 1, 2026, one scheduled. Area average asking rent is \$1,915.

RENTS ARE MOVING UP

per apartment, per month



WELL KEPT, READY TO HOLD

Updated Spanish tile roof, updated plumbing and electrical, impact windows throughout and split air conditioning in every apartment. Gated courtyard with BBQ and on-site laundry.

Rent roll as of Nov 1, 2026, including one scheduled increase to \$1,850. Other figures from the property's financial statement (Aug 31, 2026), furnished by ownership and the property manager; not audited by the broker. Net income includes \$1,440 of laundry income. Costs as recorded for the 12 months to Jun 30, 2026; buyers should plan for property taxes to be reassessed after purchase.

Keep the leases, or rent by the night.

The beach district allows licensed vacation rentals. Here is how one apartment compares.

LONG-TERM LEASE

\$1,833

per apartment, per month, average

Per year

\$22,000

Occupancy

100% today

Effort

Low

NIGHTLY RENTAL · AIRDNA

\$2,750

per apartment, per month, gross

Per year

\$33,000

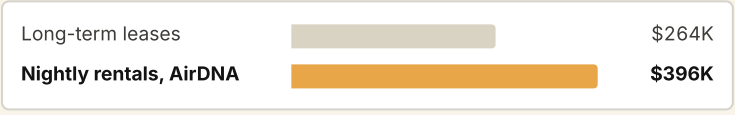
Occupancy · rate

55% · \$164/night

Effort

Hands-on

WHOLE BUILDING, GROSS REVENUE PER YEAR



ESTIMATED NET RETURN ON \$3,990,000



IN PLAIN WORDS

Leases give steady income with little work. Nightly rentals can bring about **50% more revenue**; after cleaning, management and guest costs, the net return is similar or slightly higher. Month-to-month leases let you choose, and change your mind later.

Nightly rental figures: AirDNA Rentalizer for 335 Georgia St, 1 bed / 1 bath, 15 comparable listings, Oct 2026; revenue includes a \$4,818 cleaning fee. Net return uses AirDNA's estimated operating costs (\$12.1K per unit) plus the building's property taxes, insurance, water, waste and common electric; an estimate, not a guarantee. Requires City of Hollywood and State of Florida vacation rental licensing; buyers should verify requirements, including parking.

Why investors like this property.



Works for a 1031 exchange

Selling another investment property? Move the money here and postpone the capital gains tax.



Faster tax write-offs

Since 2025, 100% bonus depreciation is permanent again. A cost segregation study may let you deduct part of the purchase in year one.



No Florida income tax

Rental income is taxed only at the federal level.



Help with your mortgage rate

The seller is open to contributing toward a lender rate buy-down.



12 units where new rules allow 5

Today's code would allow about five apartments on this lot. The existing twelve are grandfathered and stay with the property.



No HOA, no board

You own the land and the building outright. Your rules, your schedule.

1031 EXCHANGE IN THREE DATES



Day 0

You sell your current investment property



Day 45

You name 335 Georgia as the replacement



Day 180

You close, and the tax is deferred

A beach block on the rise.

\$1.5B

of new development announced on this stretch of beach

39 floors

Related Group tower going up on the same Broadwalk

Margaritaville

resort a short walk away

Georgia St

where the City's Broadwalk extension begins

PRICE PER APARTMENT, HOLLYWOOD BEACH

buildings of 5+ units for sale

320 New York St · 13		\$615K
323 Monroe St · 6		\$592K
315 McKinley St · 11		\$527K
2212 N Surf Rd · 5		\$480K
333 Palm St · 8		\$469K
318 Walnut St · 7		\$457K
1700 S Surf Rd · 12		\$413K
335 Georgia · 12		\$333K
Tiana hotel · 13 rooms		\$281K

At \$332,500 per apartment, 335 Georgia is priced below every other apartment building of its size on the market here.

Full property page: sunst.co/listings/335georgia →

NEXT STEPS

- 1

Private tour

With 24 hours notice; the apartments are occupied.
- 2

Full financial package

Income statement, rent roll and tenant ledgers on request.



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Co-listing agent