



335 GEORGIA



Intracoastal



Broadwalk & Atlantic

SunSt.

INVESTMENT SUMMARY · 335 GEORGIA ST, HOLLYWOOD BEACH

Twelve apartments *by the ocean.*

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

\$3,990,000

price

\$22,000

rent per month

12 of 12

apartments leased

\$332,500

per apartment

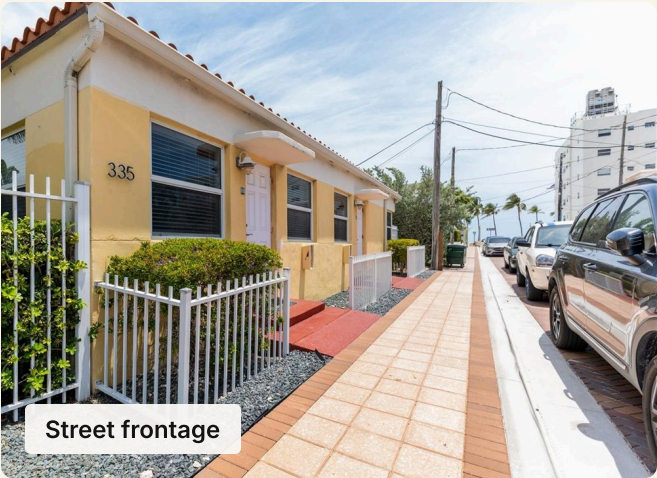
Land, a building *and twelve leases.*

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



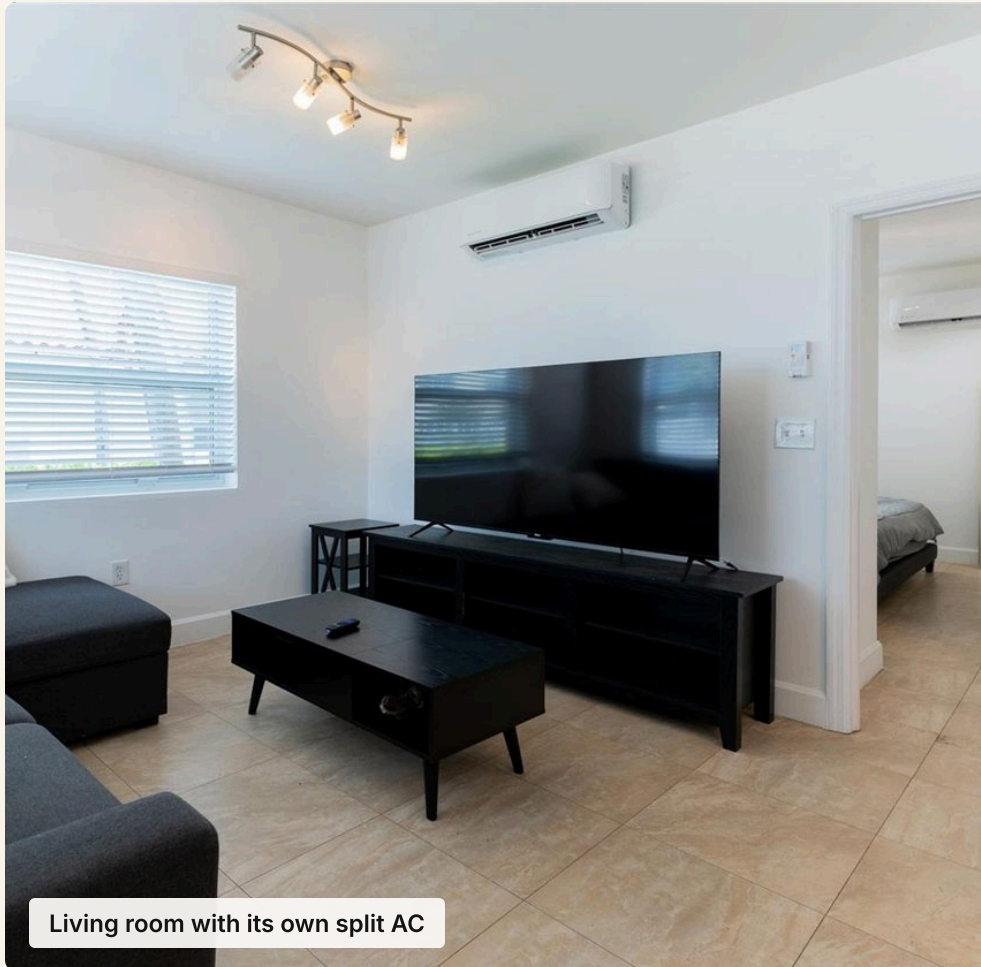
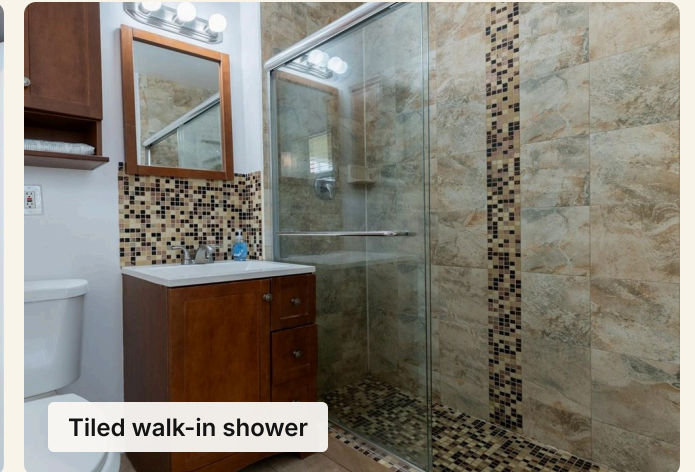
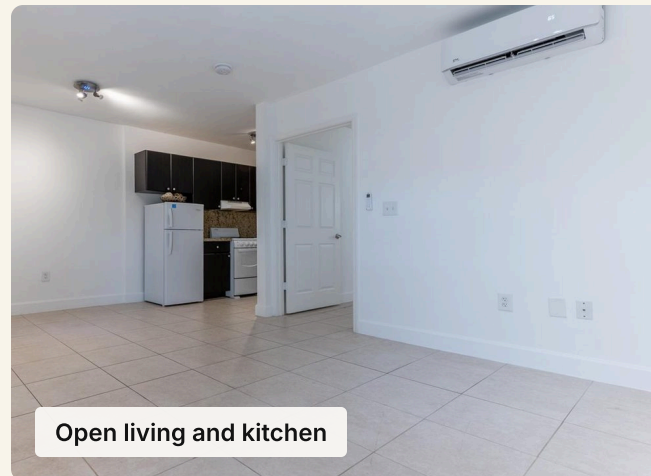
A gated compound *by the sand.*

Between the Atlantic and the Intracoastal, on one of America's best-known beach boardwalks.



Bright, simple, *ready to rent.*

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

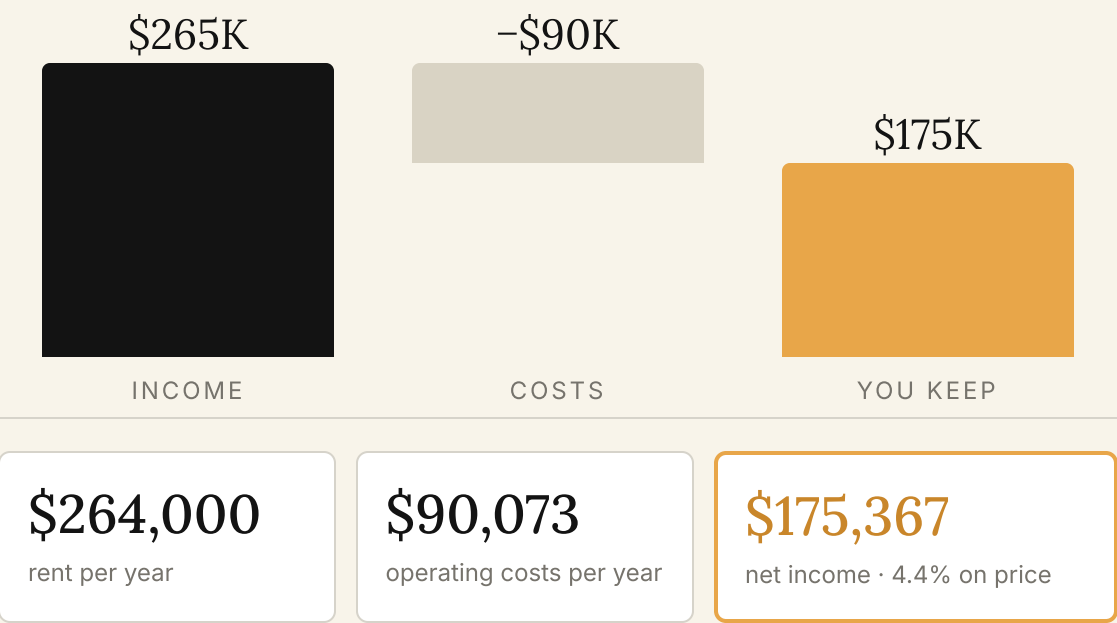


IN EVERY APARTMENT

One bedroom, one bath, full kitchen,
split air conditioning and impact
windows.

Rent comes in *from day one*.

Every apartment is rented. 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. Six apartments were rented in the past year at \$1,800, without renovation. Four tenants now move to \$1,850: three from Nov 1, one scheduled.

RENTS ARE MOVING UP

per apartment, per month



Rent roll as of Nov 1, 2026, incl. one scheduled increase. Other figures from the financial statement (Aug 31, 2026), furnished by ownership and the property manager; not audited by the broker. 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

Per year

\$22,000

Occupancy

100% today

Effort

Low

NIGHTLY RENTAL · AIRDNA

\$2,750

per apartment, per month, gross

Per year

\$33,000

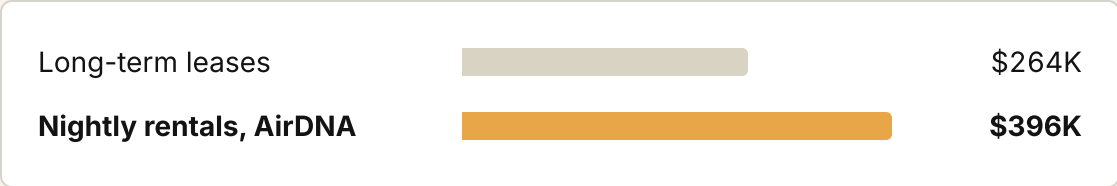
Occupancy · rate

55% · \$164

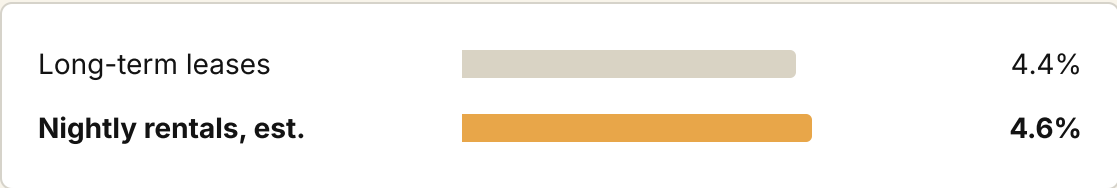
Effort

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.

AirDNA Rentalizer, 1 bed / 1 bath, 15 comparable listings, Oct 2026; revenue incl. cleaning fees. Net return uses AirDNA operating costs plus the building's taxes, insurance, water, waste and common electric; an estimate, not a guarantee. Requires City and State 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. 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.



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

General information, not tax advice. Results depend on your situation; please consult your CPA or a qualified 1031 intermediary.

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

NEXT STEPS

- 1 Private tour
With 24 hours notice; the apartments are occupied.
- 2 Full financial package
Operating statement, rent roll and ledgers on request.

PRICE PER APARTMENT, HOLLYWOOD BEACH

5+ unit buildings 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

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



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Inna Titova

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Co-listing agent

Asking prices, Southeast Florida MLS, Oct 2026; hotel shown in gray. All information deemed reliable but not guaranteed; buyers should verify zoning, use, licensing and parking with the City of Hollywood.