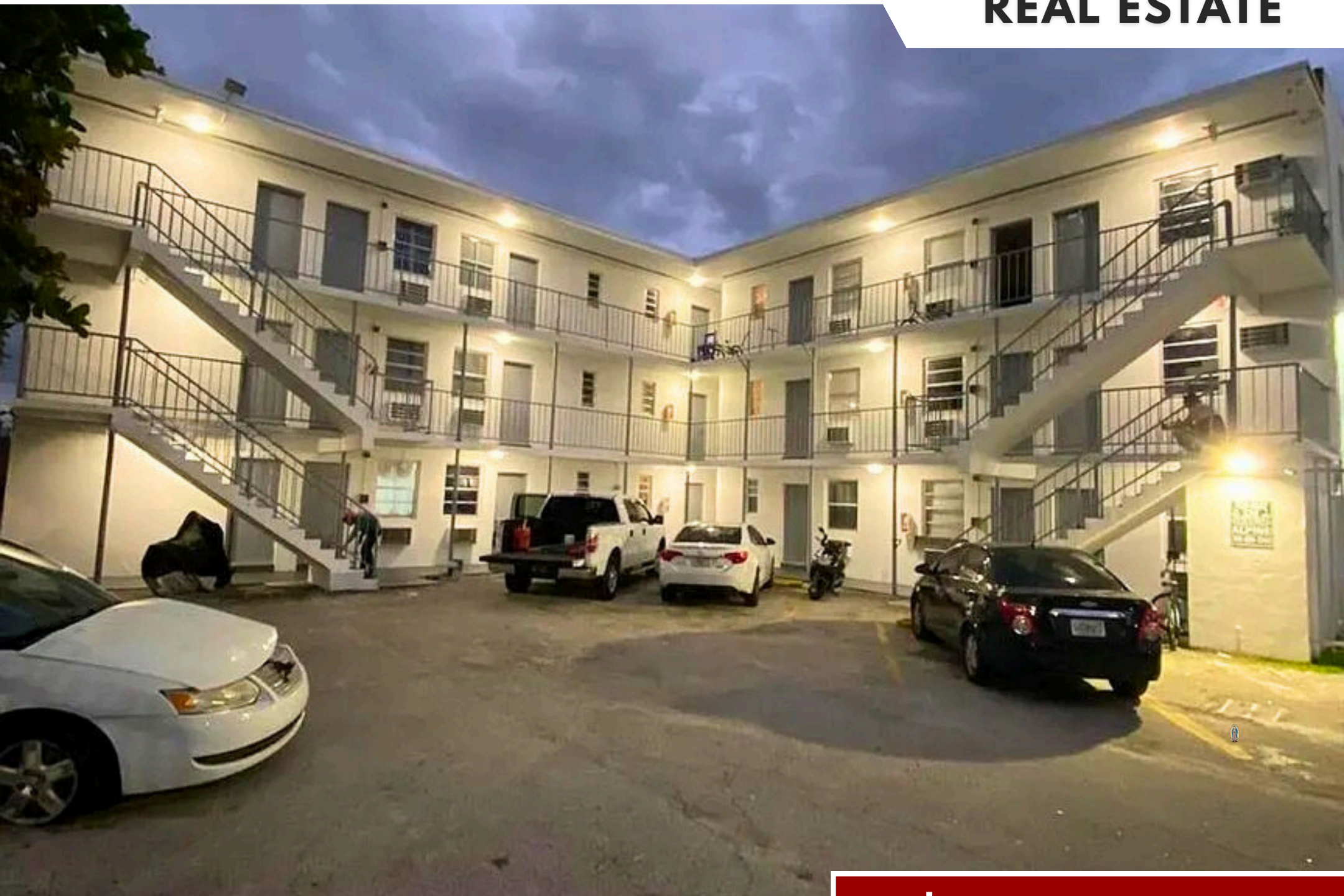


18 UNIT MULTIFAMILY

CAMPOS
COMMERCIAL
REAL ESTATE



1261 NW 59TH ST, MIAMI, FL 33127

\$3,900,000



Units: 18



Total Building Size: 9,454 SF



Total Lot Size: 10,600 SF



Zoning: T4-L-GENERAL URBAN ZONE



High-demand Opportunity Zone



Unit mix:

- **5-2BEDS / 1BATH**
- **13 - 1BED/ 1BATH**



(NOI): \$305,000



Cap Rate: 7.00%



Renovated units





ENERGYGUIDE
459
411

ENERGYGUIDE
411







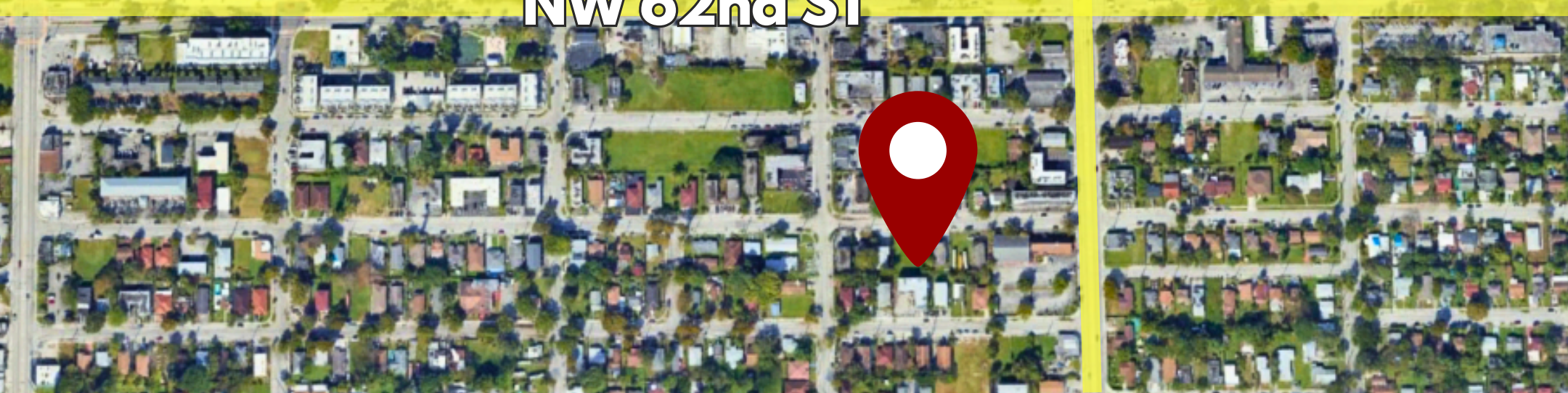


NW 59th ST



NW 12th AVE

NW 62nd ST



FINANCIALS

#	LAYOUT	RENT	SEC8 -PROFORMA
1	2 BEDS / 1 BATH	\$2,199	\$2,520
2	2 BEDS / 1 BATH	\$2,199	\$2,520
3	2 BEDS / 1 BATH	\$2,199	\$2,520
4	2 BEDS / 1 BATH	\$2,199	\$2,520
5	2 BEDS / 1 BATH	\$2,199	\$2,520
6	1 BED / 1 BATH	\$1,950	\$2,040
7	1 BED / 1 BATH	\$1,950	\$2,040
8	1 BED / 1 BATH	\$1,950	\$2,040
9	1 BED / 1 BATH	\$1,950	\$2,040
10	1 BED / 1 BATH	\$1,950	\$2,040
11	1 BED / 1 BATH	\$1,950	\$2,040
12	1 BED / 1 BATH	\$1,950	\$2,040
13	1 BED / 1 BATH	\$1,950	\$2,040
14	1 BED / 1 BATH	\$1,950	\$2,040
15	1 BED / 1 BATH	\$1,950	\$2,040
16	1 BED / 1 BATH	\$1,950	\$2,040
17	1 BED / 1 BATH	\$1,950	\$2,040
18	1 BED / 1 BATH	\$1,950	\$2,040
MONTHLY GROSS		\$36,345	\$39,120
YEARLY GROSS		\$436,140	\$469,440
EXPENSES		\$130,842	\$140,832
NOI		\$305,298	\$328,608
PRICE		\$3,900,000	\$3,900,000
CAP RATE		7.83%	8.43%



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Disclaimer

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The seller has not provided any documentation or information to verify the details presented in this Offering Memorandum. As such, all data has been independently compiled and should not be relied upon without independent verification.

All prospective purchasers, developers, and agents are solely responsible for conducting their own due diligence, which should include, but is not limited to: verification of zoning and land use regulations, entitlement processes, building code compliance, construction and operating costs, market conditions, financial feasibility, and development timelines.

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