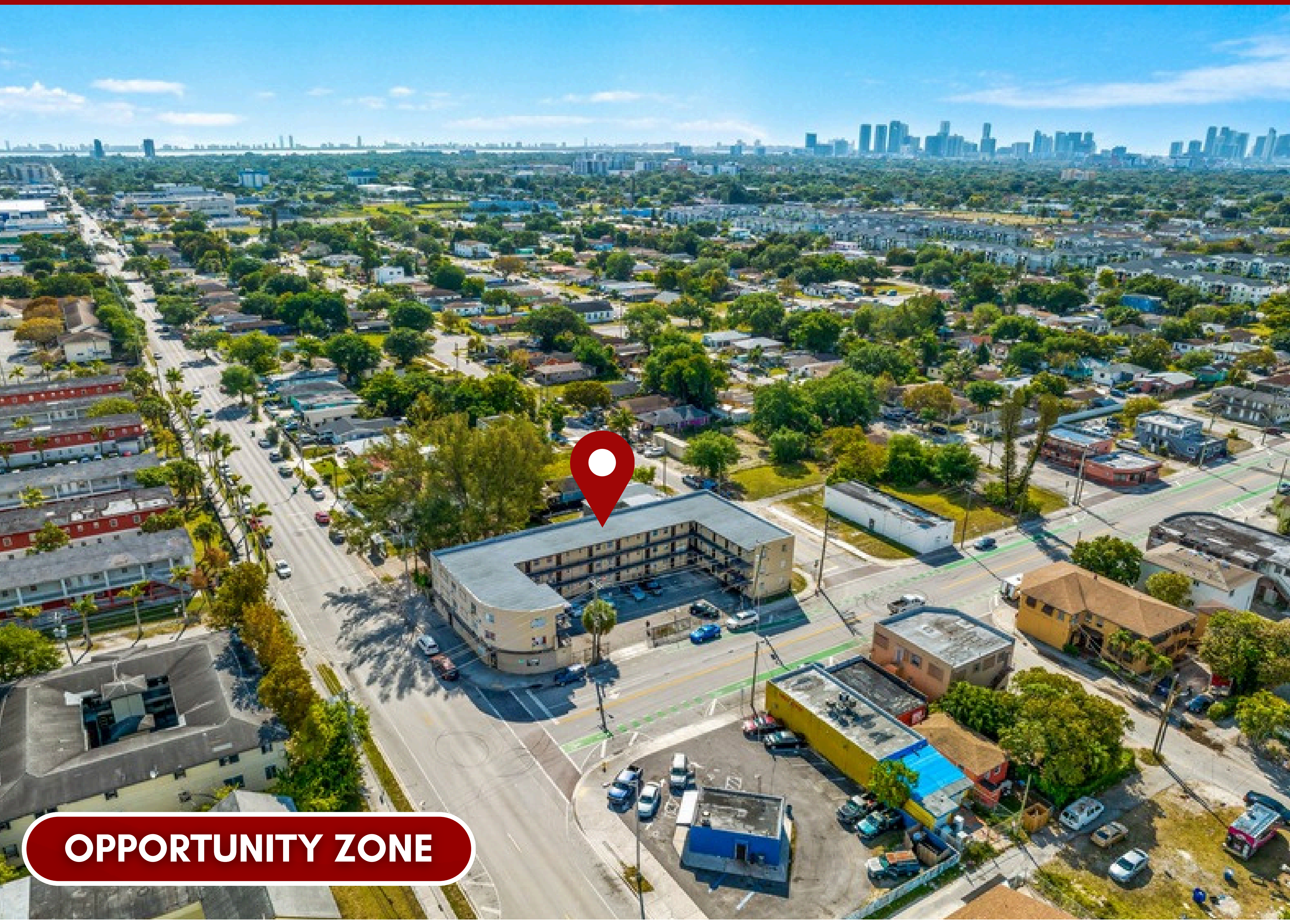
38 UNIT MULTIFAMILY+ RETAIL

CAMPOS COMMERCIAL OFF-MARKET

$5,600,000	9% CAP IN PLACE

7001 NW 15TH AVE, MIAMI, FL 33147



OPPORTUNITY ZONE

Investment Summary

- **Building SqFt:** 20,648
- **Lot Size SqFt:** 17,600
- **Unit Mix:** 38 units – 5- 2/1 & 33 – 1/1 + Retail
- **Parking Spaces:** 18
- **Price per door:** $140K
- **Year:** 1958
- **NOI:** $508,802
- **Cap Rate (in place):** 9%

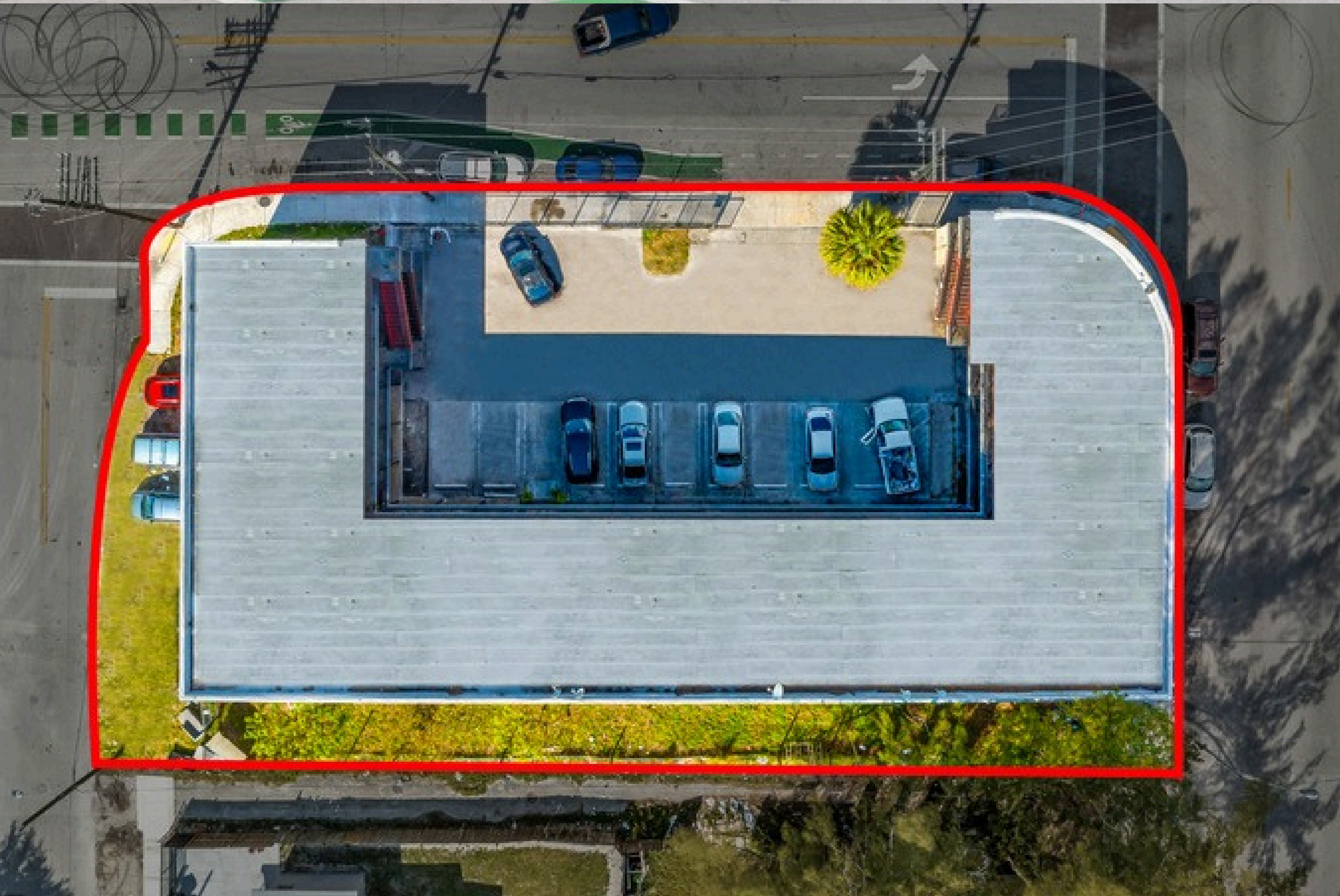
FINANCIALS

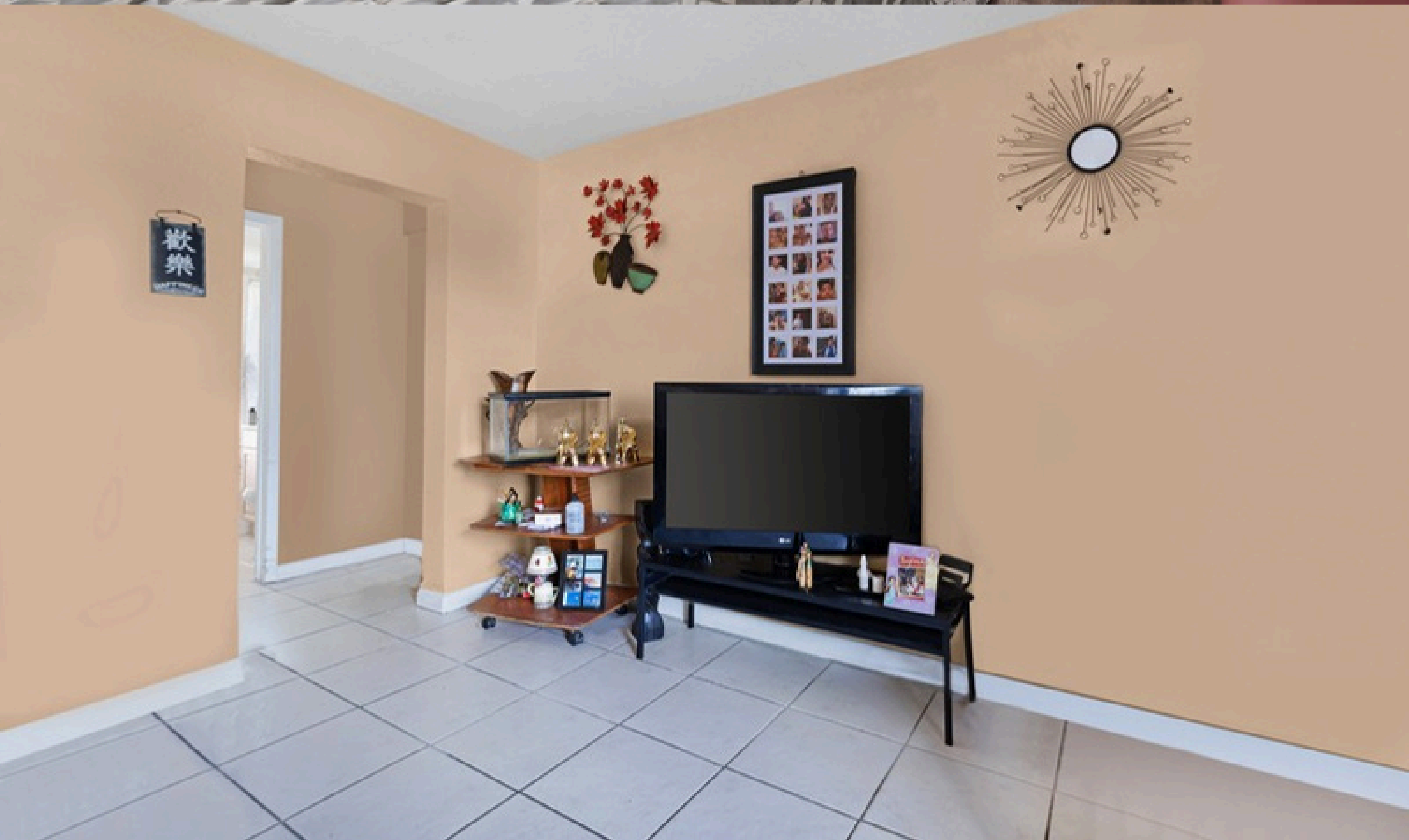
Unit	Rent Roll	Rent
1		**$1,465.00**
2	**Vacant**	
3		**$1,700.00**
4	**Vacant**	
5		**$1,500.00**
6		**$1,750.00**
7		**$1,600.00**
8		**$1,300.00**
9		**$1,700.00**
10		**$1,800.00**
11		**$1,500.00**
12		**$1,400.00**
13		**$1,450.00**
14		**$2,200.00**
15	**Vacant**	
16		**$1,300.00**
17		**$1,400.00**
18	**Vacant**	
19		**$1,700.00**
20		**$1,400.00**
21		**$1,495.00**
22		**$1,750.00**
23		**$1,750.00**
24	**Vacant**	
25		**$1,300.00**
26		**$1,400.00**
27	**Vacant**	
28		**$1,800.00**
29		**$1,600.00**
30		**$1,750.00**
31		**$1,500.00**
32		**$1,500.00**
33		**$1,500.00**
34		**$1,500.00**
35		**$1,500.00**
36		**$1,500.00**
37		**$1,500.00**
38		**$1,600.00**
STORE		**$3,974.76**
TOTAL		**$54,084.76**
TOTAL YEARLY		**$649,017.12**
	6-Units in process opf being rented.	**$63,084.76**
TOTAL YEARLY		**$757,017.00**

EXPENSES

Total Gross Income			757,017.12
Expense			
	Utilities-Water		16,200.00
	Utilities-Electricity		2,880.00
	Utilities-Waste		18,000.00
	Insurance Property		19,350.00
	Insurance Wind		43,000.00
	Property Taxes SAHA		51,000.00
	Property Manager (5%)		35,958.31
	Repairs-3%		21,574.99
	Sales Tax		2,400.00
Total Expense			210,363.30
NOI			508,802.96
Asking Price:			5,600,000.00
Cap Rate			9%





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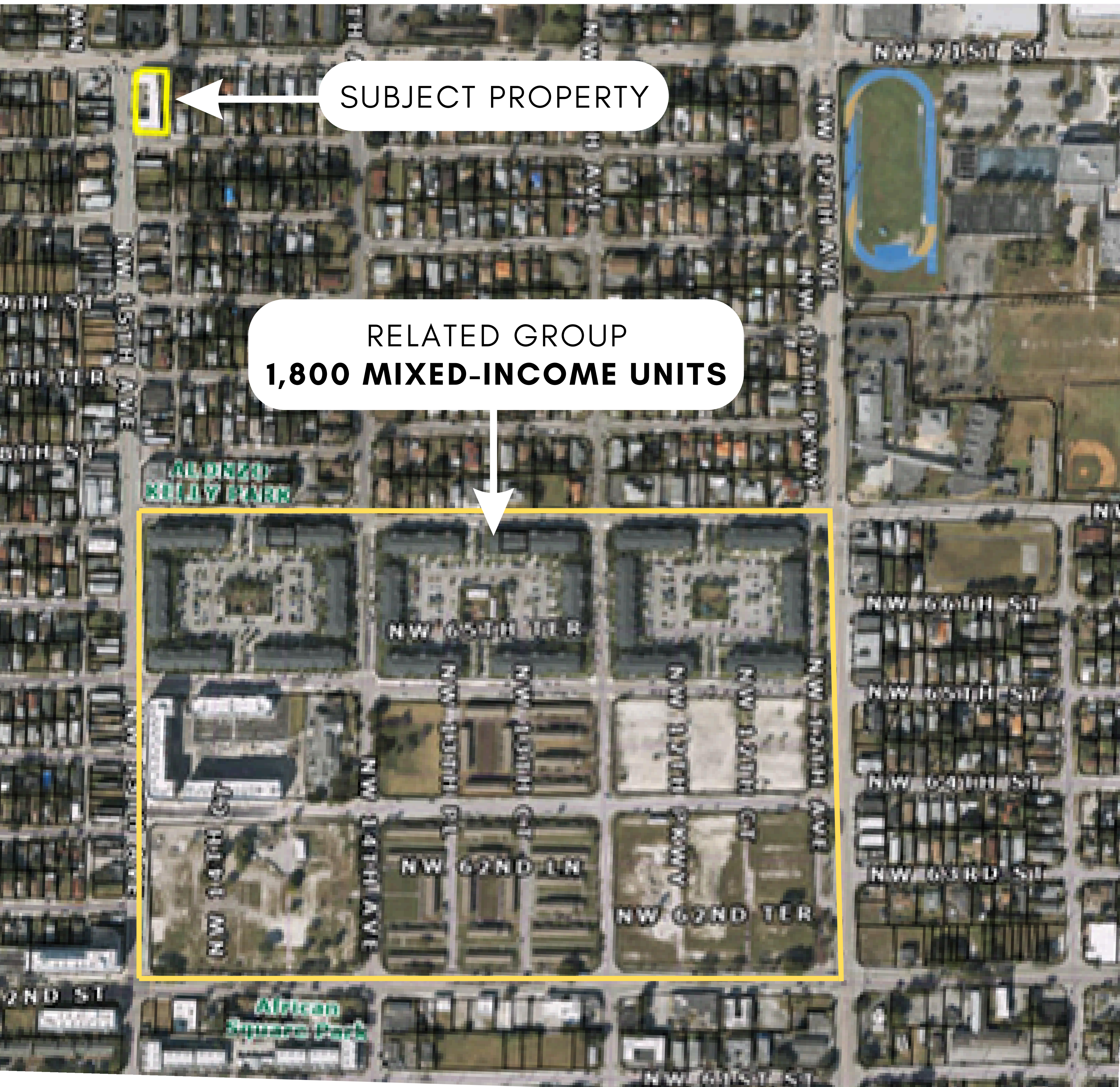
Grab Snack Market Menu
SAUSAGE HASH BROWN $5.00
BACON HASH BROWN $5.00
AND SAUSAGES $5.00
Lunch
RICE CHICKEN VEGETABLES $5.99
RICE MEATLOAF VEGETABLES $6.99
BEEFARONI PLATE $5.99
RICE BARBECUE RIBS $6.99
ANY MEAT WITH VEGETABLES ORBEAN $5.99
.99¢
Slim Jim
SUPER


GET More Quality FROM YOUR CIGAR
Keep it Chill.
Budweiser


24 UNITS
$4,225,000
$176K P/ UNIT
7155 NW 17TH AVE
SUBJECT PROPERTY
NW 72ND ST
NW 17TH AVE
NW 16TH AVE
NW 15TH CT
NW 14TH PL
NW 70TH ST
NW 69TH TER


NW 71ST ST
SUBJECT PROPERTY
RELATED GROUP
1,800 MIXED-INCOME UNITS
NW 15TH AVE
ALONZO KELLY PARK
NW 65TH TER
NW 14TH CT
NW 62ND LN
NW 62ND TER
NW 66TH ST
NW 65TH ST
NW 64TH ST
NW 63RD ST
African Square Park

Neighborhood Metrics – Liberty City, Miami, FL

Overview

Liberty City is undergoing one of the most significant urban transformations in Miami-Dade County. Once known for economic hardship, the area has entered a new growth phase driven by public investment, large-scale redevelopment, and private capital. Situated just minutes from Wynwood, the Design District, and Downtown Miami, Liberty City offers investors a strategic early-entry opportunity into one of the last submarkets in Miami still trading below replacement and market value.

Public & Private Investment

Miami-Dade County's Liberty City Rising initiative has allocated over $74 million in public funding to revitalize the community—catalyzing more than $390 million in combined public-private investment. This funding supports infrastructure upgrades, new retail corridors, workforce housing, and community facilities that are reshaping the area's economic profile.

Liberty Square Redevelopment – The Related Group

The Related Group is spearheading the multi-phase Liberty Square redevelopment, a transformational project that will deliver approximately 1,800 mixed-income residential units and on-site retail and green space across nine phases.

As of 2025, over 790 new units have already been completed, including the Serenity at Liberty Square phase, which delivered 193 new apartments. This project is modernizing one of Miami's historic communities while attracting new residents and services, signaling long-term stability and demand.

Crime & Safety Trends

The 33147 ZIP code has seen a measurable improvement in public safety. Reported homicides declined from 31 in 2020 to just 5 in 2024, representing one of the most significant drops in the county. Local authorities credit sustained community policing, targeted redevelopment, and improved economic opportunities for this turnaround. As reinvestment continues, these trends support greater tenant retention and investor confidence.

Market Fundamentals

Median rents in Liberty City currently average approximately $2,192 per month across all property types, demonstrating consistent housing demand and rent growth despite the area's comparatively low acquisition costs. With the subject property priced at $140K per unit—well below the submarket average exceeding $175K per unit—and operating at a true 9 percent cap rate, investors are positioned to benefit from both strong current yield and meaningful future appreciation.

Strategic Advantages

Liberty City's higher elevation makes it less vulnerable to coastal flooding—an emerging factor in Miami's "climate-resilient" investment thesis. The area's designation as a Qualified Opportunity Zone further enhances long-term returns through potential tax advantages for patient capital.

Together, the combination of public investment, large-scale redevelopment, falling crime, and increasing rental strength makes Liberty City one of Miami's most compelling neighborhoods for value-driven multifamily investment.

Contact Information

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