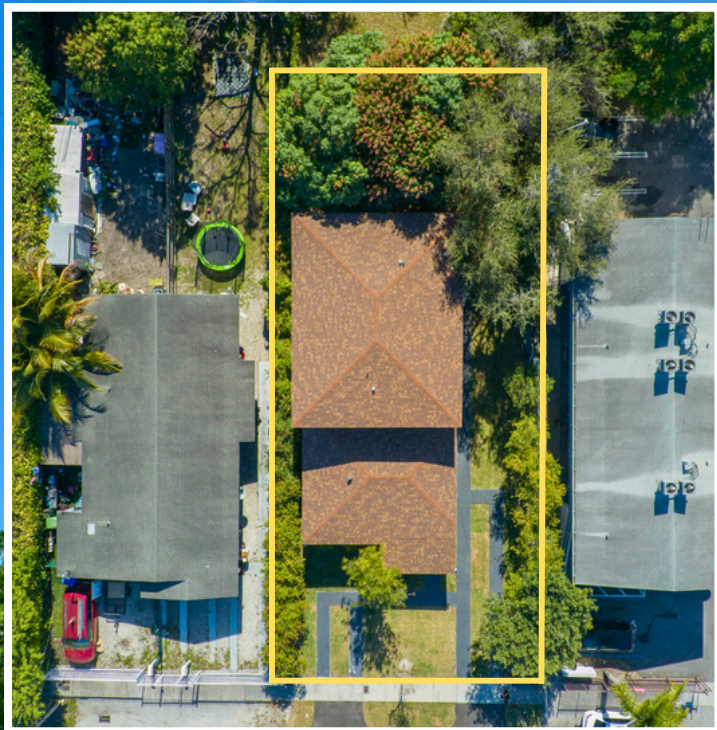


**OFF MARKET**

**NEW CONSTRUCTION | TRIPLEX | ALL 3 BEDROOM UNITS**



Appraised at: **\$1.2M**

Asking: **\$990,000**

**7.1% CAP RATE (PRO-FORMA)**

742 NW 70<sup>TH</sup> ST, Miami, FL 33150

**CAMPOS  
COMMERCIAL  
REAL ESTATE**



## Property Overview

Category	Details
Buildings	<b>1</b>
Units	<b>3</b>
Total Building Size	<b>±2,738 SF</b>
Total Lot Size	<b>±6,400 SF</b>
Zoning	<b>T4-L</b>
Pro-Forma Gross Income	<b>\$108,000</b>
Pro-Forma (NOI)	<b>\$71,000</b>
Tenancy:	<b>Vacant (Pre-leasing)</b>
Pro-Forma Cap Rate	<b>7.1%</b>

## Property Overview

Turnkey **3-unit multifamily** featuring **all 3BD/2BA units**, including **two brand-new construction units in the rear**. Completely renovated with **new roof, impact windows, central A/C, stainless steel appliances, in-unit washer/dryer, and new electrical and plumbing**. **2,738 SF building on a 6,400 SF lot**, zoned **T4-L**, with ample parking and **easy access to I-95**. Each unit qualifies for **Section 8 rents up to \$2,952/month**. **Delivered vacant**—ideal for immediate lease-up or Section 8 strategy.



**CAMPOS**  
**COMMERCIAL**  
**REAL ESTATE**

## High-Performing Cap rate 7.1%(Pro-forma)

Rent	Market Rent	Section 8
Unit #1	\$3,000	\$2,952
Unit #2	\$3,000	\$2,952
Unit #3	\$3,000	\$2,952
Gross Monthly Income	\$9,000	\$8,856
<b>Gross Yearly Income</b>	<b>\$108,000</b>	<b>\$106,272</b>

	Market Rent	Section 8
<b>Gross Yearly Income</b>	\$108,100	\$106,272
<b>Operating expenses</b>	37,000	37,000
<b>NOI</b>	\$71,000	\$69,272
<b>Cap Rate (Pro-forma)</b>	7.1%	6.9%

Operating Expenses		
Taxes:	\$19,500	
Insurance	\$7,000	
Repairs & Maintnance (5%)	\$5,300	
Water & Trash	\$4,200	
Landscaping	\$1,000	
<b>Total</b>	<b>37,000</b>	



## Small Residential Income Property Appraisal Report

095-7531688  
File # 25-4415JA

There are	9	comparable properties currently offered for sale in the subject neighborhood ranging in price from \$	975,000	to \$	1,700,000
There are	11	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$	920,000	to \$	1,700,000

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	742 NW 70th St Miami, FL 33150	415 NW 52nd St Miami, FL 33127	1121 NW 25th St Miami, FL 33127	235 NW 39th St Miami, FL 33127
Proximity to Subject		1.12 miles SE	2.64 miles S	1.88 miles S
Sale Price	\$ 1,200,000	\$ 970,000	\$ 1,275,000	\$ 1,700,000
Sale Price/Gross Bldg. Area	\$ 438.28 sq.ft.	\$ 356.22 sq.ft.	\$ 318.75 sq.ft.	\$ 561.43 sq.ft.
Gross Monthly Rent	\$ 10,200	\$ 6,600 (Mrkt)	\$ 7,800 (Mrkt)	\$ 9,900 (Mrkt)
Gross Rent Multiplier	117.65	146.97	163.46	171.72
Price per Unit	\$ 400,000	\$ 485,000	\$ 637,500	\$ 566,667
Price per Room	\$ 80,000	\$ 97,000	\$ 106,250	\$ 113,333
Price per Bedroom	\$ 133,333	\$ 161,667	\$ 159,375	\$ 188,889
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Data Source(s)		ParcelQuest/MisA11658299 DOM 396	ParcelQuest/MisA11762399 DOM 264	ParcelQuest/MisA11793150 DOM 16
Verification Source(s)		Miamidade.gov	Miamidade.gov	Miamidade.gov

VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sale or Financing		Conv / ArmLth		Conv / ArmLth		Conv / ArmLth	
Concessions		\$20,000	-20,000	None		None	
Date of Sale/Time		s11/25;c10/25		s12/25;c12/25		s07/25;c06/25	0
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6,400 sf	7,200 sf		5,000 sf	+9,100	5,000 sf	+9,100
View	Residential	Residential		Residential		Residential	
Design (Style)	Triplex/Avg	Duplex/Avg		Duplex/Avg		Triplex/Avg	
Quality of Construction	Cbs/Avg	Cbs/Avg		Cbs/Avg		Cbs/Avg	
Actual Age	1	17		0		7	0
Condition	C1	C2	+25,000	C1		C1	
Gross Building Area		2,738	2,723	4,000	-88,300	3,028	-20,300
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Unit # 1	5 3 2	5 3 2		6 4 2.1	-12,500	5 3 2	
Unit # 2	5 3 2	5 3 2		6 4 2.1	-12,500	5 3 2	
Unit # 3	5 3 2		+40,000		+40,000	5 3 2	
Unit # 4							
Basement Description	None	Osfr		Osfr		Osfr	
Basement Finished Rooms							
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central	Central		Central		Central	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Parking On/Off Site	Open parking	Open parking		2 Car garage	-40,000	Open parking	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch		Porch/Patio	0
Other	None noted	None noted		None noted		Open pool	-200,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 45,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -104,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -211,200
Adjusted Sale Price of Comparables		Net Adj. 4.6 % Gross Adj. 8.8 %	\$ 1,015,000	Net Adj. 8.2 % Gross Adj. 15.9 %	\$ 1,170,800	Net Adj. 12.4 % Gross Adj. 13.5 %	\$ 1,488,800
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 507,500		\$ 585,400		\$ 496,267	
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 101,500		\$ 97,567		\$ 99,253	
Adjusted Price Per Bdrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 169,167		\$ 146,350		\$ 165,422	
Value per Unit	\$ 491,970 X 3 Units =	\$ 1,475,910		Value per GBA \$ 405 X 2,738	\$ 1,108,890		
Value per Rm.	\$ 101,000 X 15 Rooms =	\$ 1,515,000		Value per Bdrms. \$ 167,000 X 9 Bdrms. =	\$ 1,503,000		

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. Each of the reported sales provide a reliable indication of market value for the subject property. They have been carefully analyzed and all adjustments are made based on market data as demonstrated herein or held on file. In reaching an opinion of the indicated value by the sales approach, a particular weight has been assigned to each of the comparables, depending on their similarity to the subject property. After careful consideration and analysis of the foregoing factors and data, it is my opinion that the range established by all comparables is between (\$1,015,000) and (\$1,700,300) with the subject property falling within the mid range of (\$1,219,000).

Weight was placed on comparables # 1 - # 9. Most weight was placed on comparables #1 # 5.

Indicated Value by Sales Comparison Approach \$ 1,218,000

Total gross monthly rent \$ 10,200 X gross rent multiplier (GRM) 149 = \$ 1,519,800 Indicated value by the Income Approach

Comments on Income approach including reconciliation of the GRM The subject property is currently not rented.

Indicated Value by: Sales Comparison Approach \$ 1,218,000 Income Approach \$ 1,519,800 Cost Approach (if developed) \$

All three approaches to value were considered. The appraiser considered that the income approach to value was inappropriate since there is no rental data to support the development of a gross rent multiplier. Therefore, the two remaining approaches, the sales comparison and the cost approach, were used to arrive at the subjects estimated market value. However, when arriving at the subjects final estimate of value, all weight was placed on the sales comparison approach to value. The cost approach complements and



Exceptional opportunity to acquire a **brand-new construction, fully furnished triplex** in a prime Miami location. This modern multifamily property features **three (3) spacious 3-bedroom, 2-bathroom units**, offering an ideal combination of contemporary design, strong rental potential, and low maintenance—perfect for investors or owner-occupants.

Each unit showcases open-concept layouts, abundant natural light, and **brand-new impact windows and doors**. Interiors are thoughtfully finished with **sleek white modern cabinetry, Samsung stainless steel appliances, stylish bathrooms, and in-unit washer and dryers**. Energy-efficient systems throughout enhance long-term operating efficiency.

The property offers separate entrances and utilities for each unit, allowing for maximum flexibility and income potential. Its strategic location provides **quick access to Downtown Miami, Miami Beach, Wynwood, the Design District, and major highways**, ensuring consistent tenant demand.

This is a **turnkey, new construction asset** ideal for investors seeking a **low-maintenance, high-demand property with strong returns**, or for owner-occupants looking to live in one unit while renting the others.

## Investment Highlights

- Fully Renovated Triplex with three (3) 3BD/2BA units
- Two Rear Units Are Brand-New Construction; front unit fully gut renovated
- Turnkey Asset with all major systems replaced:
- New roof
- Impact windows
- New electrical & plumbing
- New central A/C
- Stainless steel appliances
- In-unit washer & dryer
- Zoned T4-L on a 6,400 SF lot
- 2,738 SF building
- Plenty of on-site parking
- Prime location near I-95
- Section 8 rent potential of \$3,400 per unit/month



## Location Highlights

**Accessibility:** close to Downtown Miami, Miami Beach, Wynwood, the Design District, and two major highways,

**Surrounding Demand Drivers:**

University of Miami Medical, Jackson Memorial Hospital—major student and employment hub. Top Rated Hospital



## SOUTH VIEW





























**REAR UNIT #1**









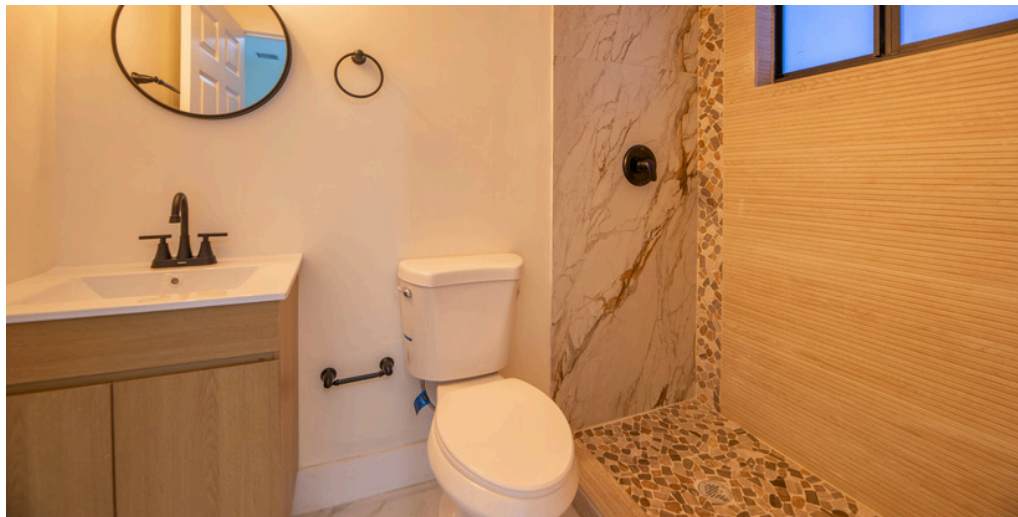








**REAR UNIT #2**

















**FRONT UNIT**









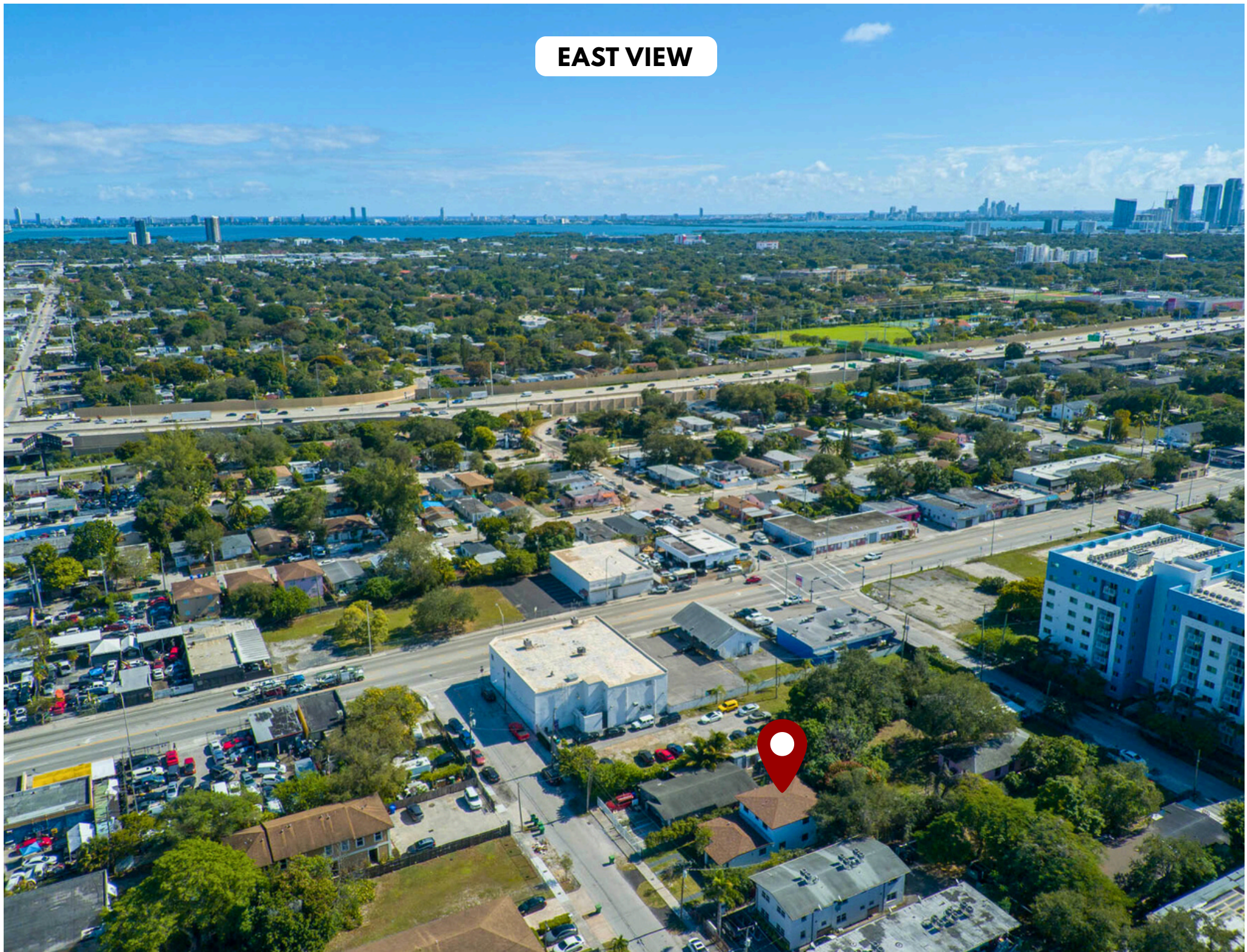




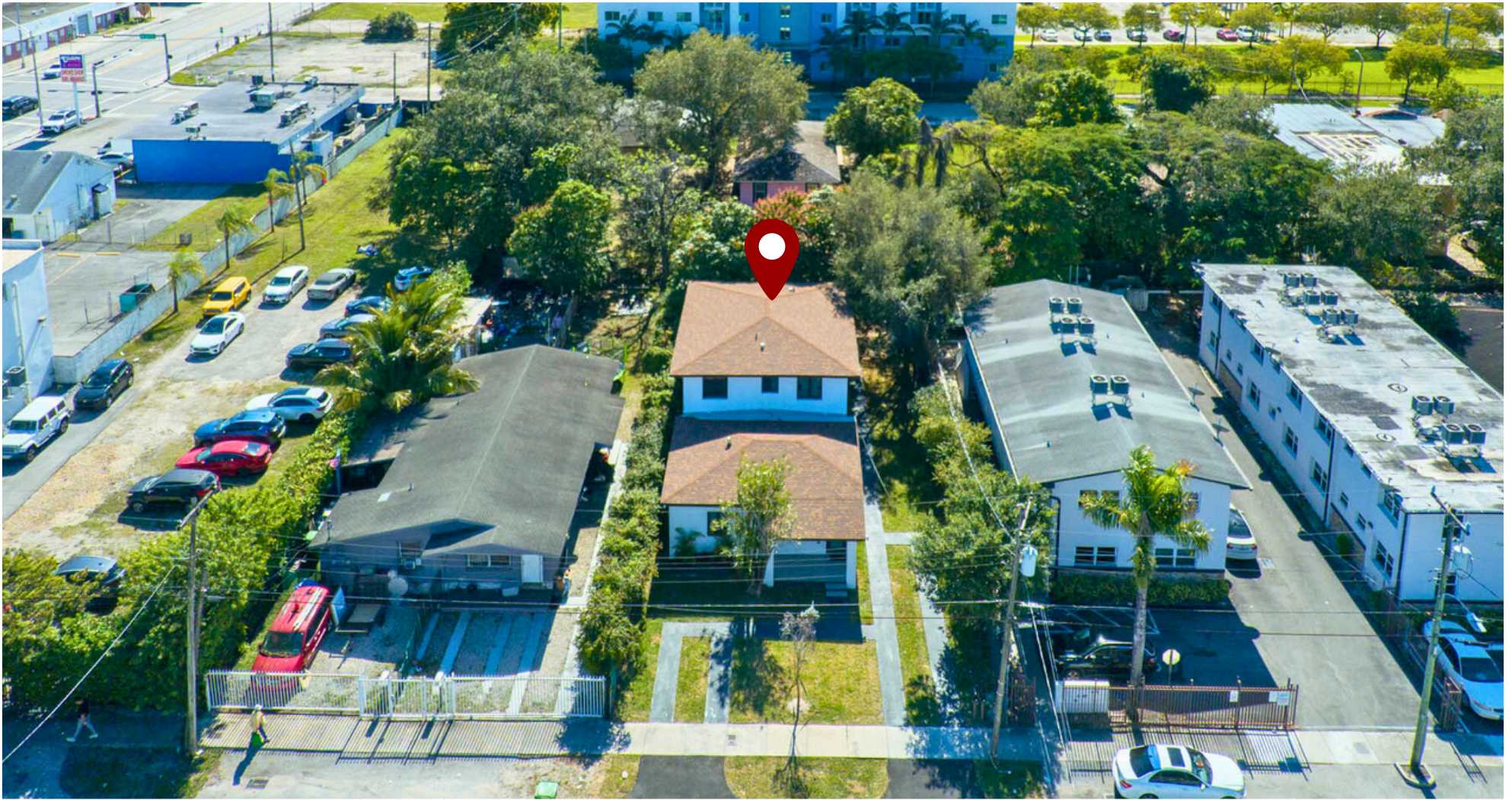




## EAST VIEW







**Contact Information:**

Francisco Campos (Broker)

(786) 805-7408

camposcommercial@gmail.com

www.camposcommercial.com | 7300 Biscayne Blvd suite 200, Miami, FL 33138

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