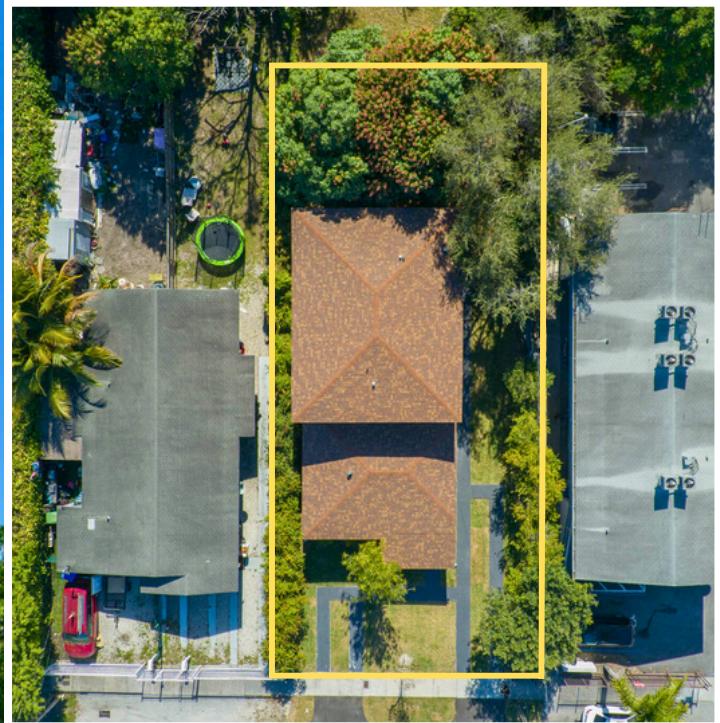


OFF MARKET

NEW CONSTRUCTION | TRIPLEX | ALL 3 BEDROOM UNITS



Appraised at: **\$1.2M**

Asking: **\$990,000**

7.1% CAP RATE (PRO-FORMA)

742 NW 70TH ST, Miami, FL 33150

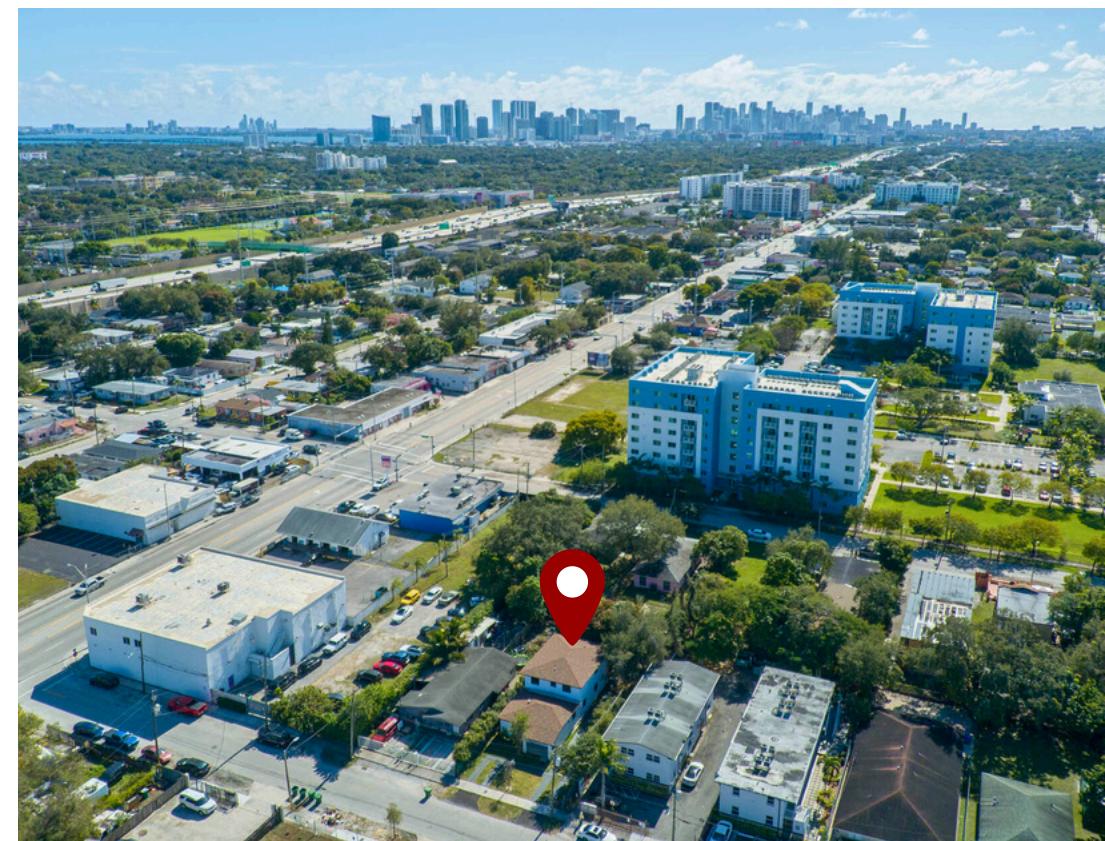
**CAMPOS
COMMERCIAL
REAL ESTATE**

Property Overview

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

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**.



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 |
| Gross Yearly Income | \$108,000 | \$106,272 |

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

| Operating Expenses | | |
|----------------------------|---------------|--|
| Taxes: | \$19,500 | |
| Insurance | \$7,000 | |
| Repairs & Maintenance (5%) | \$5,300 | |
| Water & Trash | \$4,200 | |
| Landscaping | \$1,000 | |
| Total | 37,000 | |



Small Residential Income Property Appraisal Report

095-7531688
File # 25-44151A

| SALES COMPARISON APPROACH | | | | | | | INCOME APPROACH | | | | | | | | | | | | | | | | | | |
|--|--|---|-------|------------------|---|--|-----------------|---|----------------------------------|--|---|---------------------------------|-------|-----------------|--|--|--|--|--|--|--|--|--|--|--|
| There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 975,000 to \$ 1,700,000 | | | | | | | 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 | | | | | | | to \$ 1,700,000 | | | | | | | | | | | | | | | | | | |
| FEATURE | | SUBJECT | | | COMPARABLE SALE # 1 | | | COMPARABLE SALE # 2 | | | COMPARABLE SALE # 3 | | | | | | | | | | | | | | |
| Address | | 742 NW 70th St | | | 415 NW 52nd St | | | 1121 NW 25th St | | | 235 NW 39th St | | | | | | | | | | | | | | |
| Proximity to Subject | | Miami, FL 33150 | | | Miami, FL 33127 | | | Miami, FL 33127 | | | Miami, FL 33127 | | | | | | | | | | | | | | |
| 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/MlsA11658299 DOM 396 | | | | | | | ParcelQuest/MlsA11762399 DOM 264 | | | ParcelQuest/MlsA11793150 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 | | Conv / ArmLth | | Conv / ArmLth | | Conv / ArmLth | | Conv / ArmLth | | | | | | | | | | | |
| Concessions | | \$20,000 | | -20,000 | | None | | None | | None | | None | | None | | | | | | | | | | | |
| Date of Sale/Time | | s11/25/c10/25 | | 0s12/25/c12/25 | | 0s12/25/c06/25 | | 0s07/25/c06/25 | | 0s07/25/c06/25 | | 0s07/25/c06/25 | | 0s07/25/c06/25 | | | | | | | | | | | |
| Location | | Residential | | Residential | | Residential | | Residential | | Residential | | Residential | | Residential | | | | | | | | | | | |
| Leasehold/Fee Simple | | Fee Simple | | Fee Simple | | Fee Simple | | Fee Simple | | Fee Simple | | Fee Simple | | Fee Simple | | | | | | | | | | | |
| Site | | 6,400 sf | | 7,200 sf | | 05,000 sf | | +9,100 | | 5,000 sf | | +9,100 | | 5,000 sf | | | | | | | | | | | |
| View | | Residential | | Residential | | Residential | | Residential | | Residential | | Residential | | Residential | | | | | | | | | | | |
| Design (Style) | | Triplex/Avg | | Duplex/Avg | | 0 Duplex/Avg | | 0 Duplex/Avg | | 0 Duplex/Avg | | 0 Duplex/Avg | | 0 Duplex/Avg | | | | | | | | | | | |
| Quality of Construction | | Cbs/Avg | | Cbs/Avg | | Cbs/Avg | | Cbs/Avg | | Cbs/Avg | | Cbs/Avg | | Cbs/Avg | | | | | | | | | | | |
| Actual Age | | 1 | | 17 | | 0 | | 0 | | 0 | | 0 | | 0 | | | | | | | | | | | |
| Condition | | C1 | | C2 | | +25,000 | | C1 | | C1 | | C1 | | C1 | | | | | | | | | | | |
| Gross Building Area | | 2,738 | | 2,723 | | 0 | | 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 | 5 | 3 | 2 | | | | | | | | | | | | |
| Unit # 2 | | 5 | 3 | 2 | 5 | 3 | 2 | 6 | 4 | 2.1 | 5 | 3 | 2 | | | | | | | | | | | | |
| Unit # 3 | | 5 | 3 | 2 | | | | +40,000 | | | +40,000 | | | | | | | | | | | | | | |
| Unit # 4 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement Description | | None | | 0sf | | 0sf | | 0sf | | 0sf | | 0sf | | 0sf | | | | | | | | | | | |
| Basement Finished Rooms | | | | | | | | | | | | | | | | | | | | | | | | | |
| Functional Utility | | Average | | Average | | Average | | Average | | Average | | Average | | Average | | | | | | | | | | | |
| Heating/Cooling | | Central | | Central | | Central | | Central | | Central | | Central | | Central | | | | | | | | | | | |
| Energy Efficient Items | | Typical | | Typical | | Typical | | Typical | | Typical | | Typical | | Typical | | | | | | | | | | | |
| Parking On/Off Site | | Open parking | | Open parking | | 2 Car garage | | -40,000 | | Open parking | | Open parking | | Open parking | | | | | | | | | | | |
| Porch/Patio/Deck | | Porch/Patio | | Porch/Patio | | Porch | | 0 Porch/Patio | | 0 Porch/Patio | | 0 Porch/Patio | | 0 Porch/Patio | | | | | | | | | | | |
| Other | | None noted | | None noted | | 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 % | | | | | | | | | | | |
| Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units) | | \$ 507,500 | | \$ 585,400 | | \$ 585,400 | | \$ 496,267 | | | | | | | | | | | | | | | | | |
| Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms) | | \$ 101,500 | | \$ 97,567 | | \$ 97,567 | | \$ 99,253 | | | | | | | | | | | | | | | | | |
| Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms) | | \$ 169,167 | | \$ 146,350 | | \$ 146,350 | | \$ 165,422 | | | | | | | | | | | | | | | | | |
| Value per Unit | | \$ 491,970 | | X 3 | | Units - \$ 1,475,910 | | Value per GBA \$ 405 | | X 2,738 | | GBA - \$ 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 | | | | | | | | | | | | | |
| Comments on Income approach including reconciliation of the GRM | | The subject property is currently not rented. | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | | | | | | | | | | |
| Indicated Value by: Sales Comparison Approach | | \$ 1,218,000 | | Income Approach | | \$ 1,519,800 | | Cost Approach (if developed) | | \$ 1,503,000 | | | | | | | | | | | | | | | |
| 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.

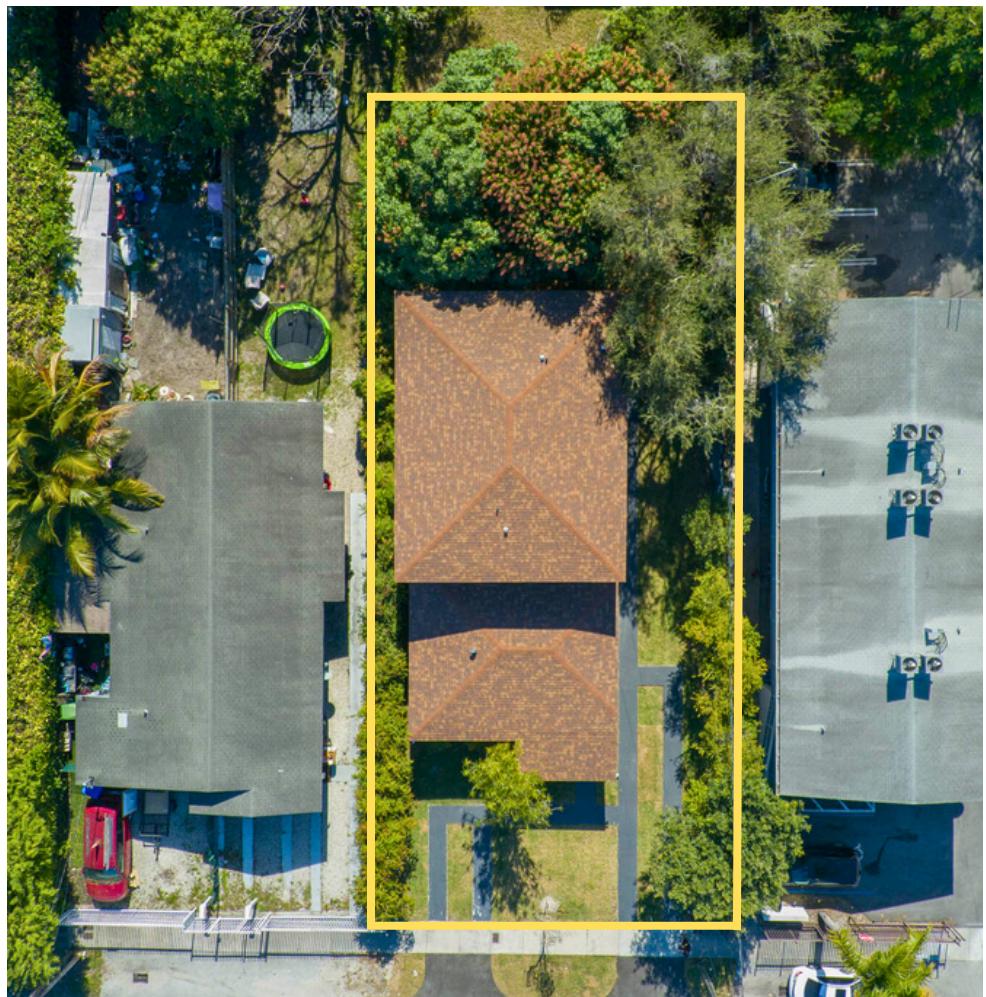
Each unit showcases open-concept layouts, abundant natural light, and **brand-new impact windows and doors**. Interiors are thoughtfully finished with **sleek white modern cabinetry, Samsung stainless steel appliances, stylish bathrooms, and in-unit washer and dryers**. Energy-efficient systems throughout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

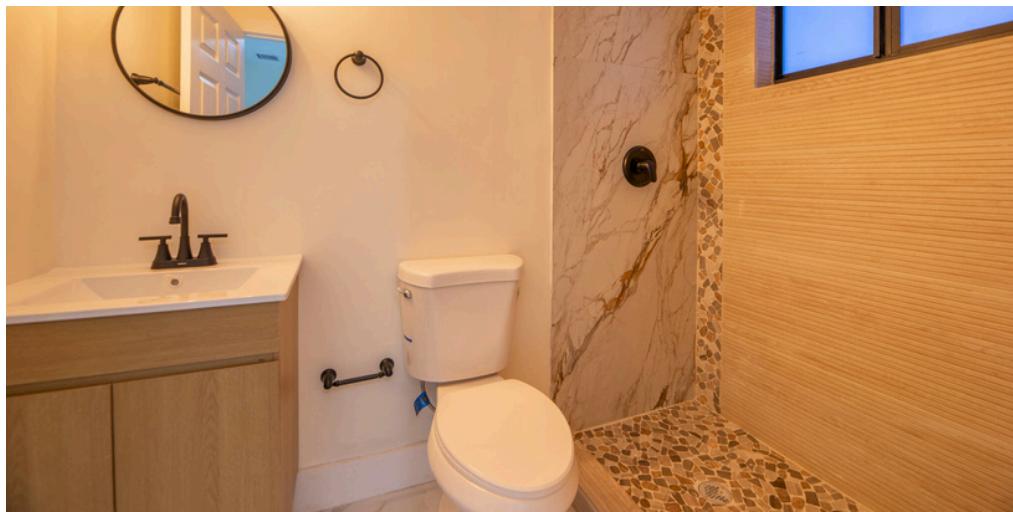








REAR UNIT #2

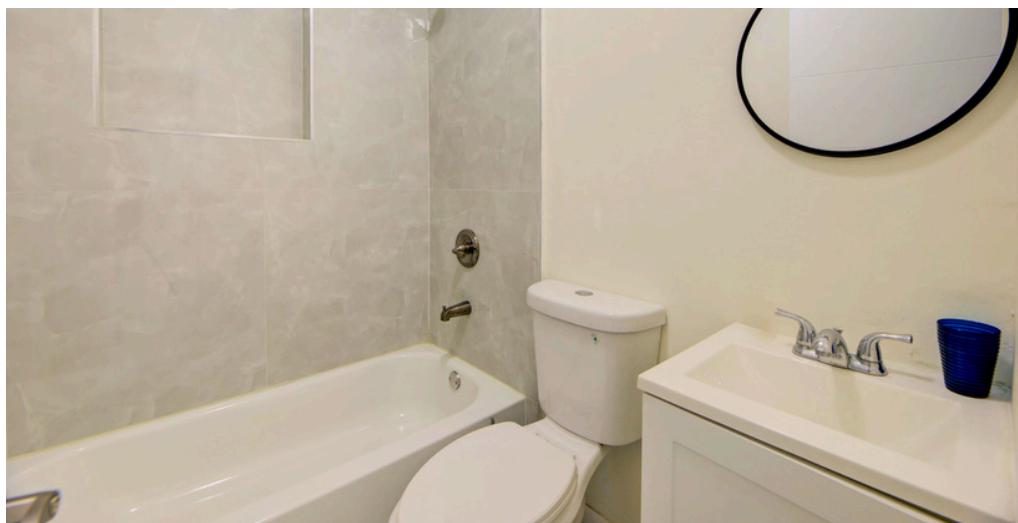








FRONT UNIT



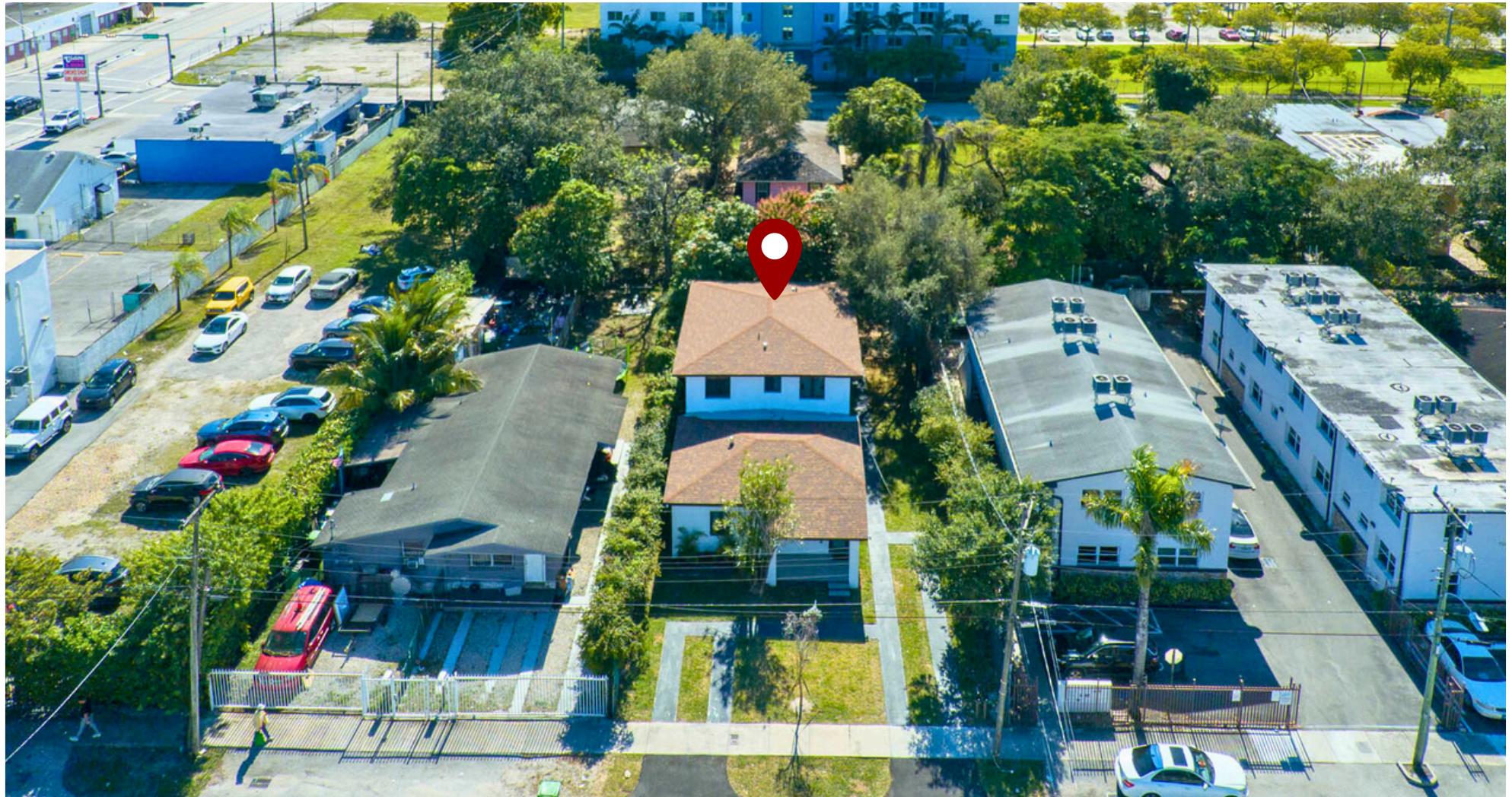






EAST VIEW





Contact Information:

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**CAMPOS
COMMERCIAL
REAL ESTATE**

Disclaimer

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