MULTIFAMILY FOR SALE

FOURPLEX





Units: 4



Unit Mix:

• 4 - 2Bed/1Bath



Air Condition: Central A/C



40-Year: Passed



Roof: New



(In place) Cap Rate: 7.26%



Pro-forma Cap Rate: 10.18%



Lot Size: 7,875 SqFt.



Living Area: 3,150 SqFt.



Price p/door: \$225K



Price: \$900,000

Property Overview

3245 NW 47th St, Miami, FL 33142

• Unit Count: 4 Units (All 2 Bed / 1 Bath)

• Building Size: ±3,150 SF

• **Lot Size:** ±7,875 SF

• Year Built: 1953

• Zoning: RU-1



Presenting a well-maintained, fully stabilized **fourplex investment opportunity** located in the heart of **Brownsville**, just blocks from **Hialeah** and minutes from major economic corridors. This 3,150 SF multifamily property features **four spacious 2-bedroom**, **1-bath units**, each with **dedicated parking and central A/C**.

The building recently passed its **40-year recertification** and features a **new roof**, making it a low-maintenance, turn-key asset for both seasoned investors and first-time multifamily buyers. Located in a **quiet and safe neighborhood**, this property benefits from strong rental demand due to its central location and proximity to major employment hubs, public transit, and retail centers.

Investment Highlights

- Strong unit mix all 2 Bed / 1 Bath
- Passed 40-Year Recertification
- New Roof & Central A/C
- Dedicated Parking for Each Unit
- Quiet, Residential Neighborhood
- Blocks from Hialeah / Minutes to I-95, 112, and MIA
- High rental demand with long-term tenants



Brownsville, Miami, is experiencing a **significant wave of redevelopment**, positioning it as a focal point for affordable housing and transit-oriented growth in South Florida.

Key developments include:

Major Housing Projects

- Brownsville Transit Village Phase V: This latest phase adds 120 affordable units to the existing 401-unit complex adjacent to the Brownsville Metrorail Station. The development includes studio and one-bedroom apartments, along with amenities such as a fitness center, community room, and ground-floor retail. Completion is anticipated by August 2025.
- **Lincoln Gardens Elderly**: A four-story building offering 77 affordable housing units for seniors, part of a broader initiative to revitalize over nine acres of previously underutilized public housing land. The project emphasizes accessibility and modern amenities for elderly residents.
- **Sunshine Residence**: Proposed as a five-story, mixed-use building at 4110 NW 22nd Avenue, this development plans to offer 20 residential units, including three designated for workforce housing, along with 3,122 square feet of commercial space.
- **46-Unit Affordable Housing Complex**: A pre-application has been filed for a three-story building at NW 30th Court and NW 54th Street, aiming to provide 46 one-bedroom apartments ranging from 460 to 612 square feet, with plans for a rooftop garden deck.

Transit-Oriented Development

Brownsville's strategic location along the Metrorail line has spurred transit-oriented developments like the Brownsville Transit Village, enhancing connectivity and promoting sustainable urban living.

****** Community Enhancements

Miami-Dade County has initiated public art projects in Brownsville, with improvements scheduled to begin in Fall 2025 and expected completion by Fall 2026. These projects aim to integrate floor-based artworks in key areas, enhancing the neighborhood's cultural landscape.

These developments reflect Brownsville's transformation into a vibrant, accessible, and community-focused neighborhood, offering opportunities for residents and investors alike.

RENT ROLL 3245 NW 47TH ST MIAMI, FL 33142

Layout

#

Bldg SqFt	Lot SqFt	Year	Zoning
3,150	7,875	1,953	RU-1

1	2Bed/1Bath	\$1,800	\$2,520	MONTH TO MONTH
2	2Bed/1Bath	\$1,800	\$2,520	MONTH TO MONTH
3	2Bed/1Bath	\$1,800	\$2,520	MONTH TO MONTH
4	2Bed/1Bath	\$1,800	\$2,520	MONTH TO MONTH
		\$7,200	\$10,080	Monthly Gross
		\$86,400	\$120,960	Yearly Gross
		\$9,297.82	\$17,600.00	R.E. Taxes
		\$6,465.07	\$6,465.07	Insurance Expenses
		\$3,024.98	\$3,024.98	Utilities Water
		\$364.85	\$364.85	Utilities FPL
		\$1,407.78	\$1,407.78	Landscaping
		\$64.28	\$64.28	General Expenses
		\$71.72	\$71.72	Fire/Rescue Expenses
		\$138.75	\$138.75	Office Expenses – Direct Cost
		\$181.90	\$181.90	Pest Control
		\$21,017	\$29,319	Total Expenses
		\$65,383	\$91,641	NOI

Current Rent Proforma Rent

Lease Term

\$220,000	\$220,000	Price Per door
\$900,000	\$900,000	Asking Price
7.26%	10.18%	Cap Rate

2025 MIAMI-DADE FAIR MARKET RENT PAYMENT STANDARDS

Memorandum



Date:

January 30, 2025

To:

Redistribution

From:

Alex R Ballina, Director

Housing and Community Development

Subject:

2025 Fair Market Rents and Payment Standards

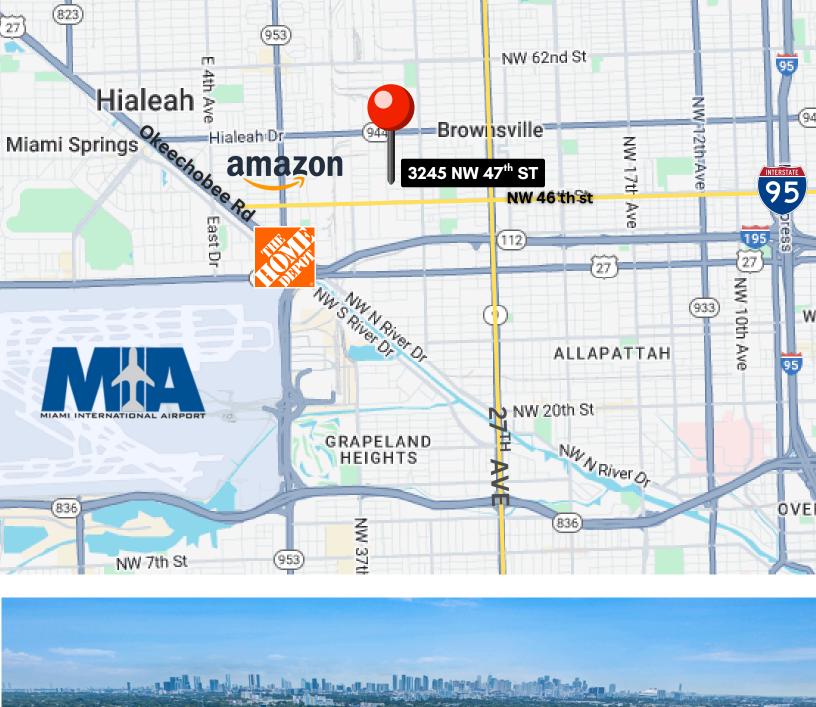
Please be advised that effective January 1, 2025, Miami Dade Housing and Community Development Department payment standards have been revised as indicated below:

2025 PBV Payment Standards						
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Project Based Vouchers (PBV)	\$1,851	\$2,072	\$2,556	\$3,330	\$3,948	\$4,540

Group	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Group A	\$1,584	\$1,764	\$2,160	\$2,784	\$3,276	\$3,767
Group B	\$1,824	\$2,040	\$2,520	\$3,276	\$3,888	\$4,471
Group C	\$1,851	\$2,072	\$2,556	\$3,330	\$3,948	\$4,540
Group D	\$2,151	\$2,394	\$2,934	\$3,798	\$4,446	\$5,113
Group E	\$2,304	\$2,556	\$3,141	\$4,059	\$4,752	\$5,465

The Moderate Rehabilitation program's payment standards are below.

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2025 Fair Market Rent	\$1,711	\$1,898	\$2,329	\$3,008	\$3,527
Moderate Rehabilitation	\$2,053	\$2,278	\$2,795	\$3,610	\$4,232











































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