



LITTLE HAVANA, MIAMI

DUPLEX



8,125 SqFt - T3-O

1XXX SW 10<sup>TH</sup> ST, MIAMI, FL 33135



Units: 2 (Duplex)



Unit Mix:

- 1- 3 Bed / 2 Bath
- 1- 3 Bed / 1 Bath



Living Area: 2,439 SqFt.



Lot Size: 8,125 SqFt.



Location: 1 Block from Calle Ocho



Zoning: T3-O



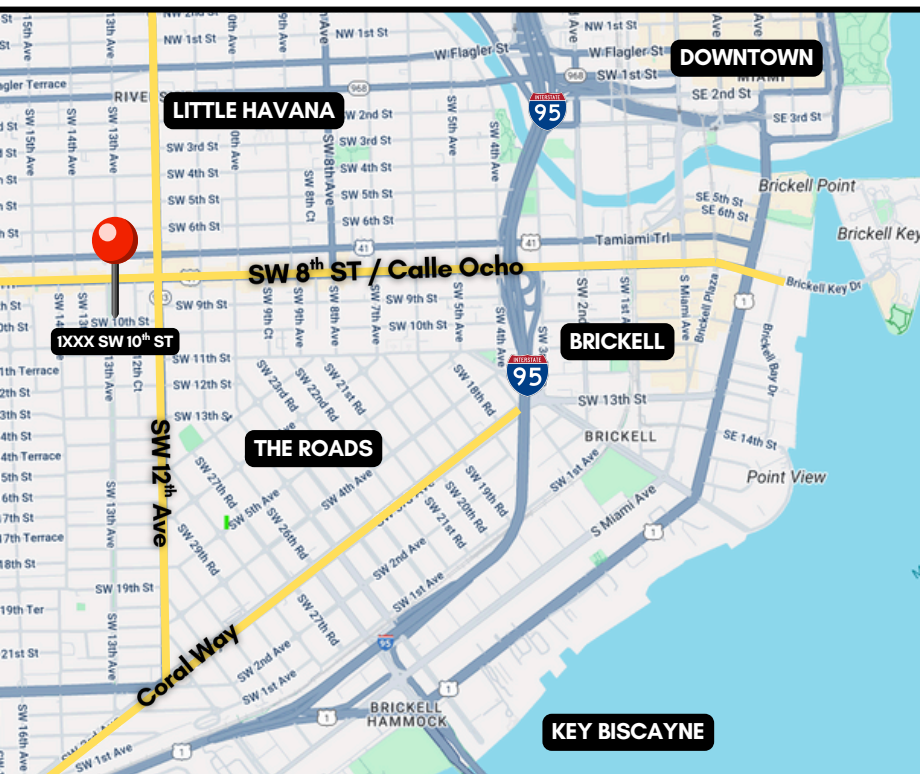
Delivered: Vacant



ARV: \$1,000,000+



Price: \$799,000



**BRICKELL**



**DOWNTOWN**

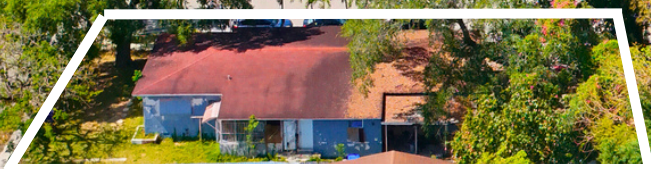
**BRICKELL**







SW 8<sup>th</sup> ST / Calle Ocho





**8,125 SqFt - T3-O**



**Units: 2 (Duplex)**



**Unit Mix:**

- **1 - 3 Bed/ 2 Bath**
- **1 - 3 Bed/ 1 Bath**



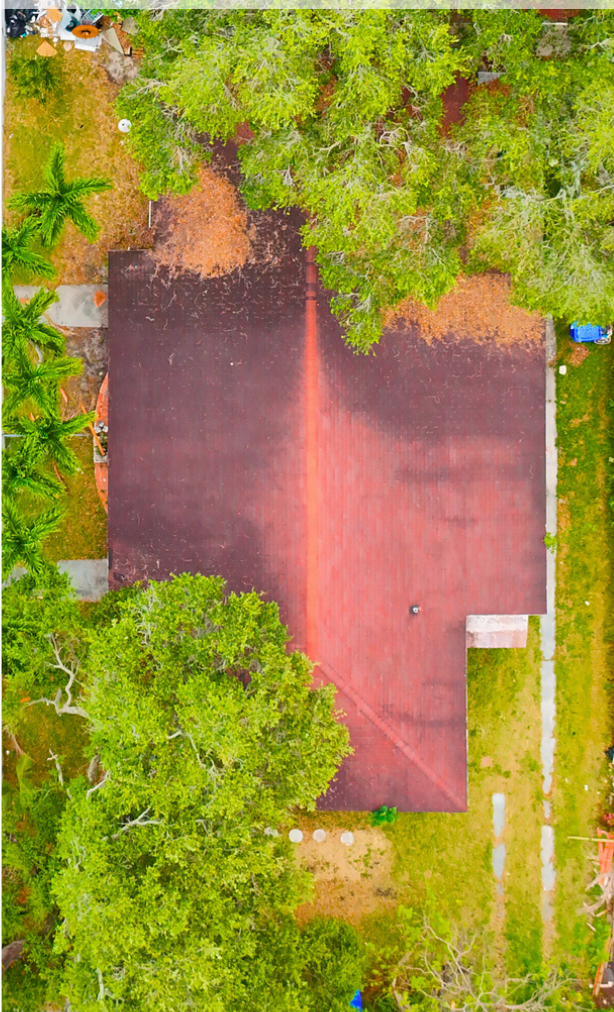
**Living Area: 2,439 SqFt.**



**Lot Size: 8,125 SqFt.**

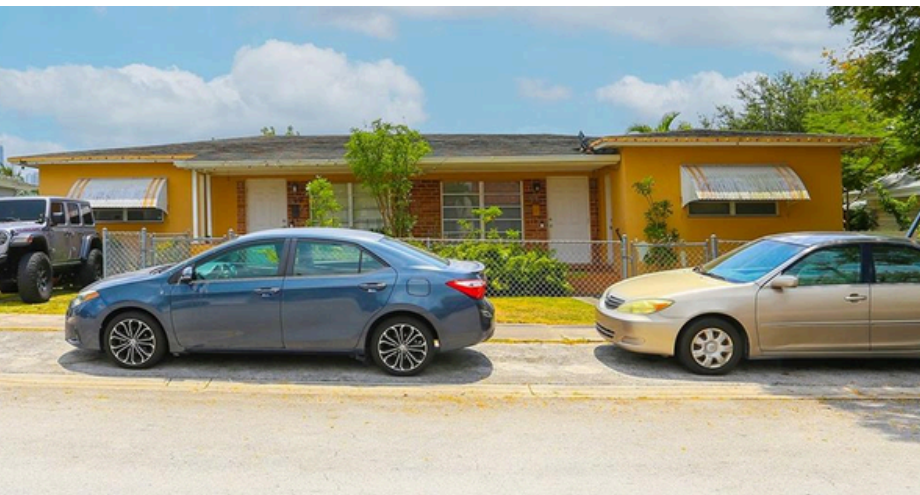


**Year: 1953**



RECENT COMPS

ADDRESS	UNITS	SOLD	YEAR	PRICE
1050 SW 11 <sup>TH</sup> ST	2	1/17/2025	1953	\$1,250,000
1225 SW 11 <sup>TH</sup> AVE	2	3/13/2025	1952	\$1,050,000
1070 SW 25th AVE	2	1/17/2025	1971	\$1,070,000



# Proforma

1382 SW 10TH ST, MIAMI, FL 33135

Bldg SqFt	Lot SqFt			
2,439	8,125			
Year	1,953			
Zoning	T3-O SUBURBAN ZONE			
#	Layout	Proforma Rent	Section 8	
1	3 Bed/ 2 Bath	\$4,000	\$3,610	
2	3 Bed/ 1 Bath	\$3,900	\$3,610	
		\$7,900	\$7,220	Gross
		\$94,800	\$86,640	Yearly Gross
		\$28,440	\$25,992	Expenses
		\$66,360	\$60,648	NOI
		\$799,000	\$799,000	Asking Price
		8.30%	7.50%	Cap Rate

Description:

Legal Duplex – Fully Rehab Needed  
Primary Land Use: Multifamily (2-9 Units)  
Configuration: 6 Beds / 3 Baths

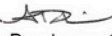
Property will be delivered vacant at closing. May have existing code violation related to debris/trash, buyer must assume. Seller agrees to remove all trash from the property prior to closing.

**Prime Location:** Nestled in the heart of Little Havana, this duplex is just steps from the world-renowned Calle Ocho, and minutes from Brickell, Downtown Miami, Coral Gables, and The Roads—four of Miami’s highest-demand employment, cultural, and lifestyle centers.

Rehabbed units **eligible for up to \$3,610 per month**, the property offers the potential to generate **\$86,640 in annual, government-backed rental income**. This stable and predictable revenue stream makes it a strategic and secure investment opportunity.

2025 MIAMI-DADE (Section 8) 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

Small Area Fair Market Rent Payment Standards (Tenant Based Vouchers)						
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
See attached table for Zip Codes by Group						

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

**Development + Neighborhood Growth:** Little Havana is undergoing a revitalization wave with new mixed-use developments, boutique hotels, art galleries, and nightlife attracting locals and tourists alike. Zoning changes, Live Local Act opportunities, and proximity to Brickell’s financial district are drawing investor interest from across the country.





#### **Disclaimer**

The information provided herein is for general informational purposes only and is subject to change without notice. All figures, projections, and zoning interpretations are based on public sources and third-party information believed to be reliable but are not guaranteed as accurate or complete. We makes no representations or warranties, express or implied.

All prospective purchasers and developers are responsible for conducting their own due diligence, including but not limited to verifying zoning, entitlements, building code compliance, construction costs, financial feasibility, and development timelines. We shall not be held liable for decisions made based on this information. By reviewing this material, you acknowledge and accept this disclaimer in full.