



Units: 2 (Duplex)

**Unit Mix:** 

FI

• 1-3 Bed/2 Bath

• 1-2 Bed/2 Bath

Living Area: 2,109 SqFt.

Lot Size: 6,075 SqFt.

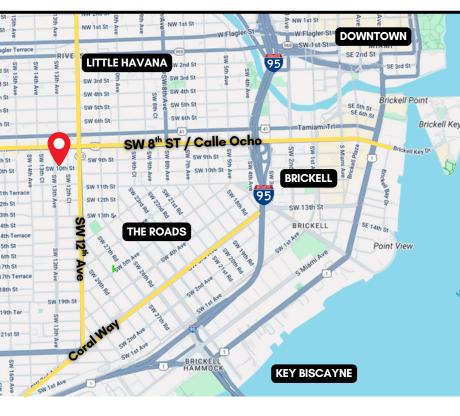
Cocation: 1 Block from Calle Ocho

**Year: 1985** 

Delivered: Vacant

ARV: \$1,000,000+

\$ Price: \$799,000

















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**Unit Mix:** 

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Lot Size: 6,075 SqFt.



(m) Year: 1985



## **RECENT COMPS**

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







### **Proforma**

# **9XX SW 13TH CT, MIAMI, FL 33135**

Bldg SqFt	Lot SqFt			
2,109	6,075			
Year	1985			
Zoning	T3-O SUBURB	AN ZONE		
		-		
#	Layout	Proforma Rent	Section 8	
1	3 Bed/ 2 Bath	\$4,000	\$3,610	
2	2 Bed/ 2 Bath	\$3,000	\$2,795	
		\$7,000	\$6,405	Gross
		\$84,000	\$76,860	Yearly Gross
		\$25,200	\$23,058	Expenses
		\$58,800	\$53,802	NOI
		\$799,000	\$799,000	Asking Price
		7.13%	6.52%	Cap Rate

#### **Description:**

Legal Duplex - Fully Rehab Needed Primary Land Use: Multifamily (2-9 Units) Configuration: 5 Beds / 4 Baths

Property will be delivered vacant at 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 **\$76,640 in annual, guaranteed 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 WIAMI



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

**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

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