



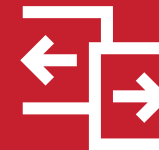
Portfolio of Miami Urban Core Properties  
-  
An Exceptional Opportunity!



\$4,500,000



9 Building Portfolio



Can Be Sold Separatly

# EXCLUSIVELY LISTED BY

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# EXECUTIVE SUMMARY

Hard to Find Assemblage of Miami Urban Core Transitioning Neighborhood Residential Income Buildings. This is a 9 building portfolio, spanning four of Miami's most important and quickly developing neighborhoods. This well-diversified portfolio offers a great mix of units, location, and property configurations, that is near-impossible to assemble independently. Currently grossing over \$300k per year, easily increasable to over \$400k, with a proforma cap rate at asking price close to 7%. Increasing and forecasted sustained interest rates over the next several years is making the dream of homeownership more difficult, thus driving greater demand for residential rentals, and assuring a long story of growing rents for the buyer of this portfolio. Portfolio is priced very reasonably, for a quick sale. Properties can be sold separately.

# 1773 NW 45 ST

Brownsville Duplex. Two separate buildings, a 2bed/1ba with central a/c and a 1 bed/ 1ba. Lovely location in a private and fenced-in lot, with lush landscaping providing wonderful shade for the tenants on those hot Miami days. Current NOI of \$20k, raisable to Proforma NOI of \$25k, and close to a 7% cap at asking price. Get some of the Champ's magic by investing in this duplex which is one block away from Muhamad Ali's historic Miami home. Brownsville represents one of the city next frontiers, as gentrification at the center pushes more and more of Miami's solid working classes homeowners and renters to this area. The perfect first time investment.

Price: \$370,000  
Duplex  
Building Size: 1,341 Sq.Ft  
Zoning: T3 O



# 2779 NW 4 TER

Little Havana Corner Single family home. 5 bedroom 2 bath home totaling 1,809sf of building on a 6,100sf corner lot. Property features central a/c, and verdant landscaping proving the home with a wonderful tree canopy and plenty of shade. Solid, working-class neighborhood. Current NOI of \$18k, raisable to Proforma NOI of \$26k, and close to a 6% cap at asking price. Property benefits from being in a neighborhood with plenty of great retail options on several active commercial corridors, solid and safe schools, and close to all the major employment centers of our city. Priced very reasonable to sell. The perfect first time investment.

Price: \$475,000  
Single Family  
Building Size: 1,809 Sq.Ft  
Zoning: T3 R



# 1465 NW 33 ST

Allapattah Bungalow Triplex. 1,862 sf building on 4,600sf lot, in need of some re-modeling but with Central a/c. North Allapattah is a great, safe, solid working class neighborhood, experiencing significant development activity on its nearby commercial corridors. Current NOI of \$17k, raisable to Proforma NOI of \$24k, and close to a 5% cap at asking price. The perfect first time investment.

Price: \$530,000  
Triplex  
Building Size: 1,862 Sq.Ft  
Zoning: T3 O



# 1918 NW 52 ST

Single family home, zoned for duplex although currently being used and generating extra income as a duplex. 1,168sf building on 5,250sf lot. Current NOI of \$17k, raisable to Proforma NOI of \$20k, and over a 5% cap at asking price. Brownsville represents one of the city next frontiers, as gentrification at the center pushes more and more of Miami's solid working classes homeowners and renters to this area. Priced very reasonable to sell. The perfect first time investment.

Price: \$330,000  
(Non-Conforming Duplex)  
Building Size: 1,168 Sq.Ft  
Zoning: RU-2





# 2930 NW 14 CT

Allapattah Single family 2bd/2ba Home. 1,063sf building on 6,098 sf lot on a lovely ample back yard. Current NOI of \$10k, raisable to Proforma NOI of \$17k. North Allapattah is a great, safe, solid working class neighborhood, experiencing significant development activity on its nearby commercial corridors. The perfect first time investment.

Price: \$320,000

Single Family

Building Size: 1,063 Sq.Ft

Zoning: T3 O



# 250 NE 58 ST

Little Haiti Duplex. Nestled in quiet east little Haiti neighborhood, this property is a duplex with many beneficial features such as new roof, new plumbing, and new electricity. Its best characteristic is its location so close to so many major developments, including at the exact mid-point and between two of Miami's largest development projects: Magic City and the Sabal Palm project. Current NOI of \$35k, raisable to Proforma NOI of \$38k, and close to a 8% cap at asking price. The perfect first time investment.

Price: \$470,000  
Duplex  
Building Size: 1,438 Sq.Ft  
Zoning: T3 O



# 401 NW 23 CT

Little Havana 3 plex. All units are 1bed/1bath units. 3,248sf building on an ample 8,000sf lot. Property benefits from being in a neighborhood with plenty of great retail options on several active commercial corridors, solid and safe schools, and close to all the major employment centers of our city. Current NOI of \$31k, raisable to Proforma NOI of \$40k, and over a 6% cap at asking price. Priced very reasonable to sell. The perfect first time investment.

Price: \$630,000

Triplex

Building Size: 3,248 Sq.Ft

Zoning: T3 O



# 3091 NW 1 ST

Little Havana Legal triplex operating with a non-conforming extra unit for extra income. All units are 1/1s, with Central a/c. property sits on an attractive corner location. Current NOI of \$40k, raisable to Proforma NOI of \$56k, and over a 7% cap at asking price. Property benefits from being in a neighborhood with plenty of great retail options on several active commercial corridors, solid and safe schools, and close to all the major employment centers of our city. Priced very reasonable to sell. The perfect first time investment.

Price: \$775,000  
Triplex (non-conforming fourplex)  
Building Size: 3,201 Sq.Ft  
Zoning: T3 R



# 2457 NW 35 ST

Allapattah Duplex operating as a 4 plex for added income. Well built 1,960sf building on a 6,900sf lot. North Allapattah is a great, safe, solid working class neighborhood, experiencing significant development activity on its nearby commercial corridors. Current NOI of \$38k, raisable to Proforma NOI of \$45k, and close to a 7% cap at asking price. Priced very reasonable to sell quickly. The perfect first time investment.

Price: \$600,000  
Duplex (non-conforming fourplex)  
Building Size: 1,960 Sq.Ft  
Zoning: T3 O



# MARKET OVERVIEW

Liberty City, a historic enclave within Miami, Florida, beckons real estate investors with a unique blend of cultural richness and economic promise. The area's multicultural heritage, vibrant community spirit, and ongoing urban renewal initiatives create a compelling narrative for investing in multifamily real estate. As the demand for housing options continues to rise, Liberty City stands as an opportune market, offering a diverse range of residential choices from traditional homes to modern apartment complexes. Investors can tap into the area's growth potential by contributing to the development of high-quality, affordable multifamily housing, addressing the evolving needs of residents and fostering a sense of community. With its strategic location near major transportation arteries and the allure of Miami's cosmopolitan lifestyle, Liberty City represents not only a sound financial investment but also an opportunity to be a catalyst for positive change in a community on the rise.



470,914.  
MIAMI'S  
POPULATION



+/- 35,000  
LIBERTY CITY'S  
POPULATION



\$31,000+  
MEDIAN HOUSEHOLD  
INCOME



# FINANCIALS

<u>Owned (In order of Purchase)</u>	<u>Monthly Rent</u>	<u>Proforma Rent</u>	<u>NOI</u>	<u>Proforma NOI</u>	<u>Price</u>	<u>Cap Rate</u>	<u>Cap Rate (Proforma)</u>
1773 NW 45 St (Duplex)	\$ 2,393	\$ 2,900	\$ 20,460	\$ 24,795	\$ 370,000	5.53%	6.70%
2779 NW 4 Tr.	\$ 2,100	\$ 3,000	\$ 17,955	\$ 25,650	\$ 475,000	3.78%	5.40%
1465 NW 33 St. (Triplex)	\$ 1,995	\$ 2,750	\$ 17,057	\$ 23,513	\$ 530,000	3.22%	4.44%
1918 NW 52 St.	\$ 2,000	\$ 2,400	\$ 17,100	\$ 20,520	\$ 330,000	5.18%	6.22%
2930 NW 14 ct	\$ 1,160	\$ 2,000	\$ 9,918	\$ 17,100	\$ 320,000	3.10%	5.34%
250-252 NE 58 St (Duplex)	\$ 4,050	\$ 4,400	\$ 34,628	\$ 37,620	\$ 470,000	7.37%	8.00%
401 NW 23 CT (3-PLEX)	\$ 3,725	\$ 4,600	\$ 31,849	\$ 39,330	\$ 630,000	5.06%	6.24%
3091 NW 1 ST (4-PLEX) non conforming	\$ 5,160	\$ 6,500	\$ 44,118	\$ 55,575	\$ 775,000	5.69%	7.17%
2457 NW 35 ST (4-PLEX) non conforming	\$ 4,445	\$ 5,300	\$ 38,005	\$ 45,315	\$ 600,000	6.33%	7.55%
	\$ 27,028	\$ 33,850	\$ 231,089	\$ 289,418	\$ 4,500,000	5.14%	6.43%

## Portfolio Analysis

	<u>Current</u>	<u>Proforma</u>	
Gross Rent	\$ 27,028	\$ 33,850	
Vacancy	\$ 1,351	\$ 1,693	5%
Gross Effective Income	\$ 25,677	\$ 32,158	
Operating Expenses*	\$ 6,419	\$ 8,039	25%
Net Operating Income	\$ 19,257	\$ 24,118	
Net Operating Income (Yearly)	\$ 231,089	\$ 289,418	
Cap Rate	5.14%	6.43%	

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