

SOLD By J&Co. Commercial Real Estate

7270 NW 12th Street. Suite 703, Miami FL 33126

OFFERING MEMORANDUM



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SOLD By J&Co. Commercial Real Estate

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Exclusively Marketed by:

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President / Broker

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01 Sale Comps

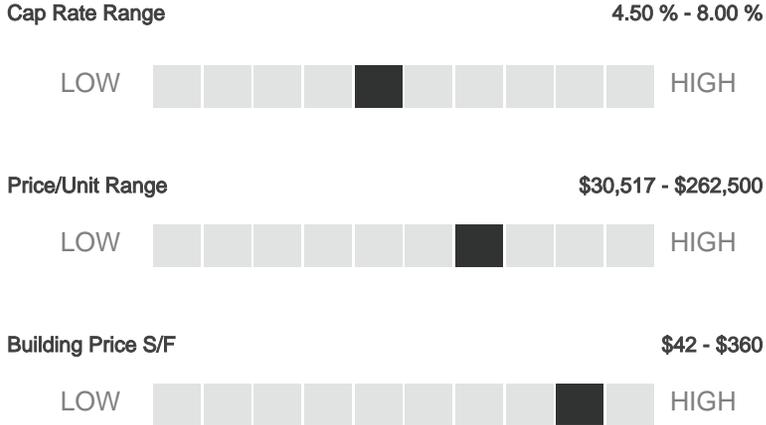
- Sale Comparables
- Sale Comparables Charts

1



85 West 6th Street
Hialeah , FL 33010

TOTAL UNITS	26
BUILDING SF	15,776
LAND SF	20,250
YEAR BUILT	1964
SALE PRICE	\$4,970,000
PRICE/UNIT	\$191,154
PRICE PSF	\$315.04
CAP RATE	6.00 %
OCCUPANCY	98 %
CLOSING DATE	3/8/2024
DISTANCE	8.5 miles

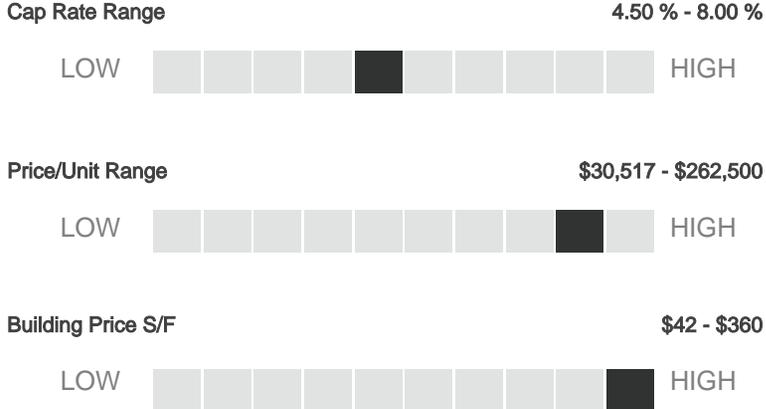


2



528-534 NW 11th Avenue
Miami , FL 33136

TOTAL UNITS	8
BUILDING SF	5,318
LAND SF	10,000
YEAR BUILT	1974
SALE PRICE	\$1,775,000
PRICE/UNIT	\$221,875
PRICE PSF	\$333.77
CAP RATE	6.00 %
OCCUPANCY	98 %
CLOSING DATE	7/7/2023
DISTANCE	7.1 miles



3



1360 NW 3rd Street
Miami , FL 33125

TOTAL UNITS	5
BUILDING SF	3,877
LAND SF	7,500
YEAR BUILT	1974
SALE PRICE	\$1,000,000
PRICE/UNIT	\$200,000
PRICE PSF	\$257.93
CAP RATE	6.50 %
OCCUPANCY	99 %
CLOSING DATE	5/25/2023
DISTANCE	7.0 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



4



1639 Madison Street
Hollywood , FL 33020

TOTAL UNITS	12
BUILDING SF	8,222
YEAR BUILT	2022
SALE PRICE	\$2,750,000
PRICE/UNIT	\$229,167
PRICE PSF	\$334.47
CLOSING DATE	9/15/2022
DISTANCE	25.4 miles

Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360

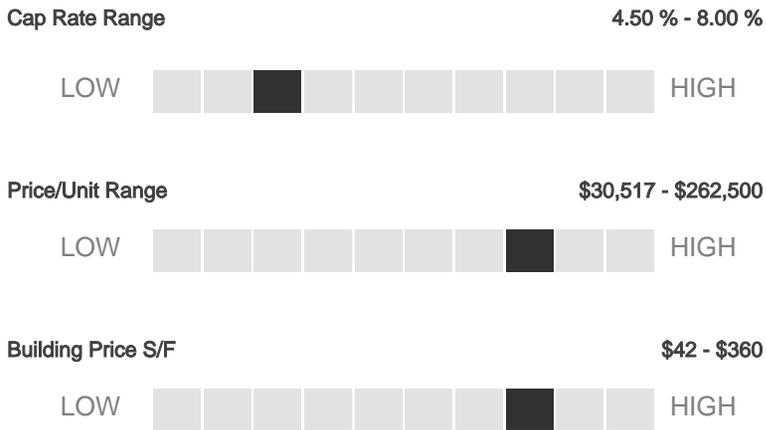


5

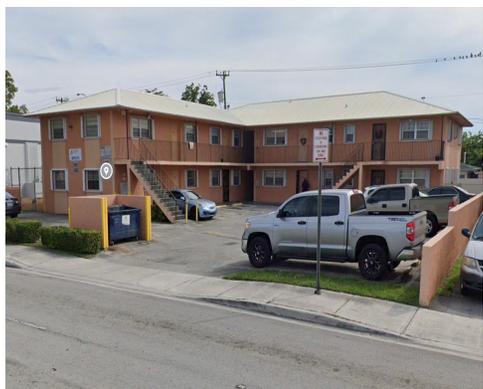


246-256 East 7th Street
246 East 7th Street
Hialeah , FL 33010

TOTAL UNITS	16
BUILDING SF	11,680
YEAR BUILT	1989
SALE PRICE	\$3,245,000
PRICE/UNIT	\$202,813
PRICE PSF	\$277.83
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	7/21/2022
DISTANCE	7.1 miles

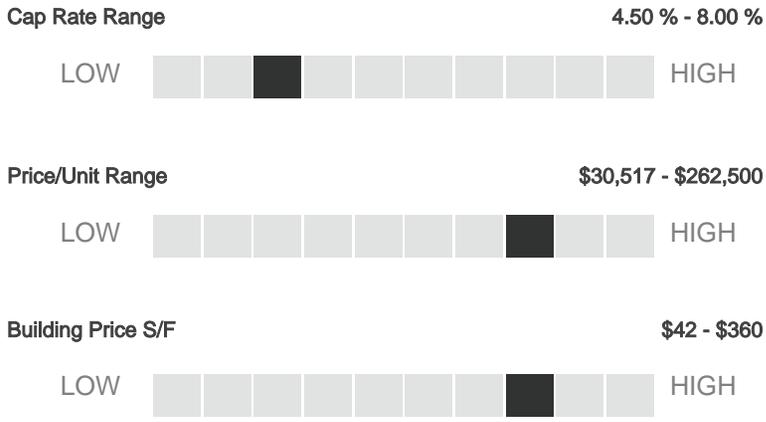


6



120 West 9th Street
Hialeah , FL 33010

TOTAL UNITS	10
BUILDING SF	7,284
YEAR BUILT	1988
SALE PRICE	\$2,084,500
PRICE/UNIT	\$208,450
PRICE PSF	\$286.18
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	7/21/2022
DISTANCE	7.5 miles

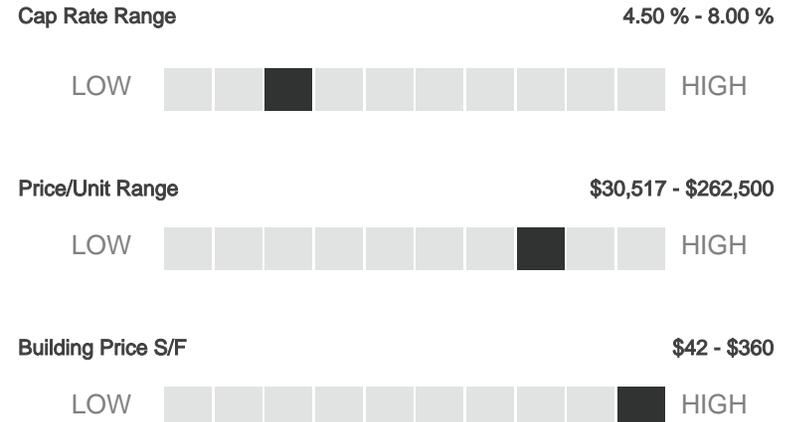


7



118 West 6th Street
Hialeah , FL 33010

TOTAL UNITS	6
BUILDING SF	3,365
YEAR BUILT	1987
SALE PRICE	\$1,166,000
PRICE/UNIT	\$194,333
PRICE PSF	\$346.51
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	7/21/2022
DISTANCE	8.5 miles

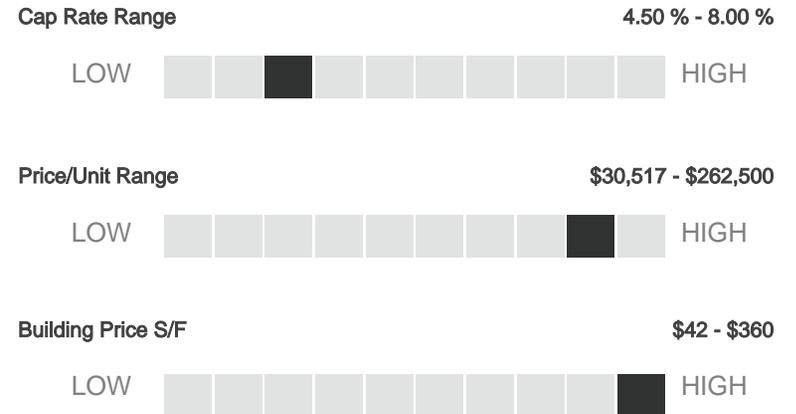


8



290 East 7th Street
Hialeah , FL 33010

TOTAL UNITS	5
BUILDING SF	3,159
YEAR BUILT	1998
SALE PRICE	\$1,083,500
PRICE/UNIT	\$216,700
PRICE PSF	\$342.99
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	7/21/2022
DISTANCE	7.1 miles

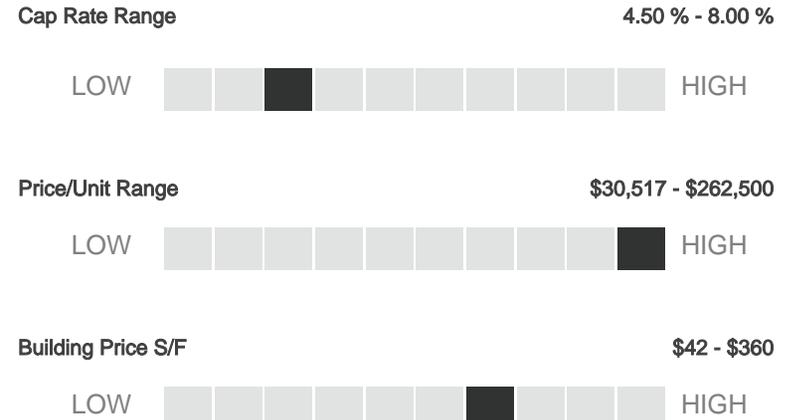


9



1745 West 58th Street
Hialeah , FL 33012

TOTAL UNITS	4
BUILDING SF	4,304
YEAR BUILT	1988
SALE PRICE	\$1,045,000
PRICE/UNIT	\$261,250
PRICE PSF	\$242.80
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	7/21/2022
DISTANCE	7.2 miles

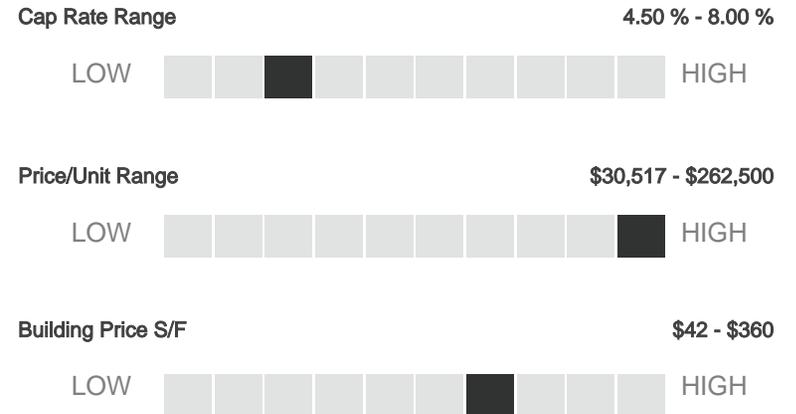


10



1720 West 59th Street
Hialeah , FL 33012

TOTAL UNITS	4
BUILDING SF	4,231
YEAR BUILT	1986
SALE PRICE	\$1,023,000
PRICE/UNIT	\$255,750
PRICE PSF	\$241.79
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	7/21/2022
DISTANCE	7.3 miles



11



92 West 26th Street
Hialeah , FL 33010

TOTAL UNITS	2
BUILDING SF	1,646
LAND SF	6,750
YEAR BUILT	1957
SALE PRICE	\$525,000
PRICE/UNIT	\$262,500
PRICE PSF	\$318.96
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	12/30/2021
DISTANCE	7.1 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



12



415 East 24th Street
Hialeah , FL 33013

TOTAL UNITS	4
BUILDING SF	4,088
LAND SF	6,750
YEAR BUILT	1987
SALE PRICE	\$1,050,000
PRICE/UNIT	\$262,500
PRICE PSF	\$256.85
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	12/29/2021
DISTANCE	7.7 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



13



1465 West 28th Street
Hialeah , FL 33010

TOTAL UNITS	4
BUILDING SF	2,461
LAND SF	10,125
YEAR BUILT	1967
SALE PRICE	\$700,000
PRICE/UNIT	\$175,000
PRICE PSF	\$284.44
CAP RATE	5.80 %
OCCUPANCY	98 %
CLOSING DATE	12/24/2021
DISTANCE	6.3 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



14



482 East 24th Street
Hialeah , FL 33013

TOTAL UNITS	5
BUILDING SF	2,916
LAND SF	6,750
YEAR BUILT	1981
SALE PRICE	\$1,050,000
PRICE/UNIT	\$210,000
PRICE PSF	\$360.08
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	12/24/2021
DISTANCE	7.7 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



15



1824 NW 19th Avenue
Miami , FL 33125

TOTAL UNITS	2
BUILDING SF	1,588
LAND SF	4,794
YEAR BUILT	1973
SALE PRICE	\$500,000
PRICE/UNIT	\$250,000
PRICE PSF	\$314.86
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	12/24/2021
DISTANCE	6.6 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



16



1820 NW 19th Avenue
Miami , FL 33125

TOTAL UNITS	2
BUILDING SF	1,706
LAND SF	4,648
YEAR BUILT	1973
SALE PRICE	\$500,000
PRICE/UNIT	\$250,000
PRICE PSF	\$293.08
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	12/24/2021
DISTANCE	6.6 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



17



1901 NW 24th Court
Miami , FL 33125

TOTAL UNITS	15
BUILDING SF	9,789
LAND SF	12,600
YEAR BUILT	1997
SALE PRICE	\$2,267,500
PRICE/UNIT	\$151,167
PRICE PSF	\$231.64
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	9/30/2021
DISTANCE	6.1 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



18



1637 SW 12th Street
Miami, FL 33135

TOTAL UNITS	10
BUILDING SF	4,460
LAND SF	5,900
YEAR BUILT	1924
SALE PRICE	\$950,000
PRICE/UNIT	\$95,000
PRICE PSF	\$213.00
CAP RATE	7.80 %
OCCUPANCY	100 %
CLOSING DATE	5/28/2021
DISTANCE	7.7 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



19



1607 NW 16 Avenue
Miami, FL 33125

TOTAL UNITS	8
BUILDING SF	5,044
LAND SF	10,500
YEAR BUILT	1970
SALE PRICE	\$1,000,000
PRICE/UNIT	\$125,000
PRICE PSF	\$198.26
CAP RATE	5.20 %
OCCUPANCY	98 %
CLOSING DATE	3/17/2021
DISTANCE	7.0 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



20



715 West 15th Street
Hialeah , FL 33010

TOTAL UNITS	12
BUILDING SF	8,704
LAND SF	13,503
YEAR BUILT	1972
SALE PRICE	\$1,800,000
PRICE/UNIT	\$150,000
PRICE PSF	\$206.80
CAP RATE	5.80 %
OCCUPANCY	98 %
CLOSING DATE	2/1/2021
DISTANCE	6.5 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



21



161 West 29th Street
Hialeah , FL 33012

TOTAL UNITS	5
BUILDING SF	6,584
LAND SF	9,675
YEAR BUILT	1970
SALE PRICE	\$1,100,000
PRICE/UNIT	\$220,000
PRICE PSF	\$167.07
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	8/24/2020
DISTANCE	7.3 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Mix-Use Building. Retail Rents \$3,000 per month.

22



1764 west 42nd Place
Hialeah, FL 33012

TOTAL UNITS	4
BUILDING SF	4,138
LAND SF	7,500
YEAR BUILT	1987
SALE PRICE	\$936,000
PRICE/UNIT	\$234,000
PRICE PSF	\$226.20
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	8/24/2020
DISTANCE	6.9 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



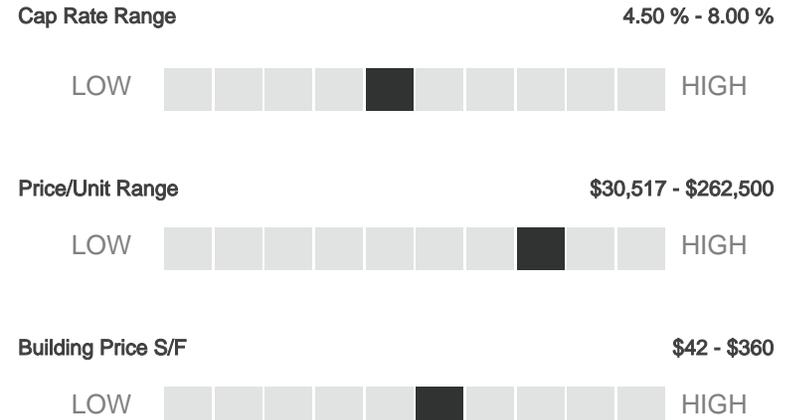
Notes Unit Mix includes 3-Bedroom/2-Bathroom Units.

23



130 West 20th Street
Hialeah , FL 33010

TOTAL UNITS	3
BUILDING SF	3,041
YEAR BUILT	1977
SALE PRICE	\$615,000
PRICE/UNIT	\$205,000
PRICE PSF	\$202.24
CAP RATE	6.00 %
OCCUPANCY	99 %
CLOSING DATE	4/29/2020
DISTANCE	6.8 miles

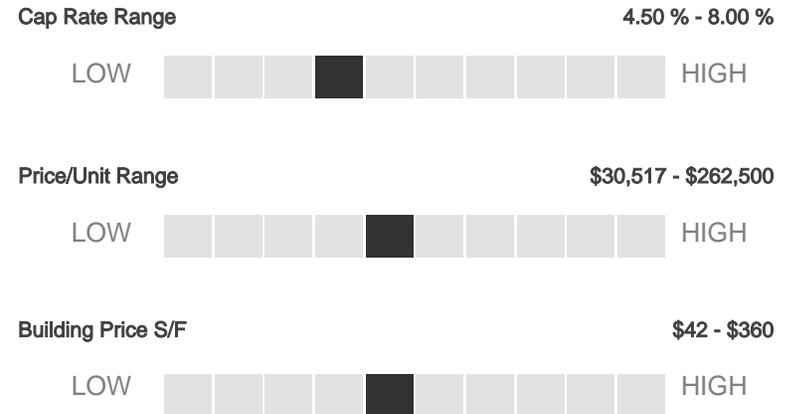


24



85 West 6th Street
Hialeah , FL 33010

TOTAL UNITS	26
BUILDING SF	18,134
YEAR BUILT	1964
SALE PRICE	\$3,575,000
PRICE/UNIT	\$137,500
PRICE PSF	\$197.14
CAP RATE	5.60 %
OCCUPANCY	99 %
CLOSING DATE	4/7/2020
DISTANCE	8.5 miles

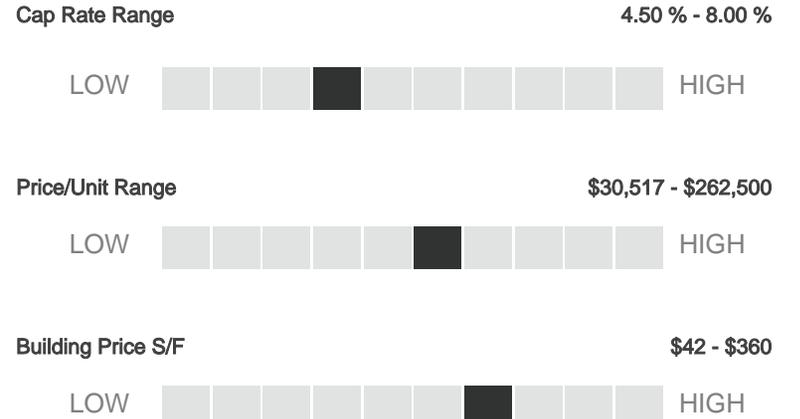


25



1523 NW 16th Avenue
Miami, FL 33125

TOTAL UNITS	6
BUILDING SF	3,776
YEAR BUILT	1971
SALE PRICE	\$945,000
PRICE/UNIT	\$157,500
PRICE PSF	\$250.26
CAP RATE	5.80 %
OCCUPANCY	98 %
CLOSING DATE	3/3/2020
DISTANCE	7.0 miles

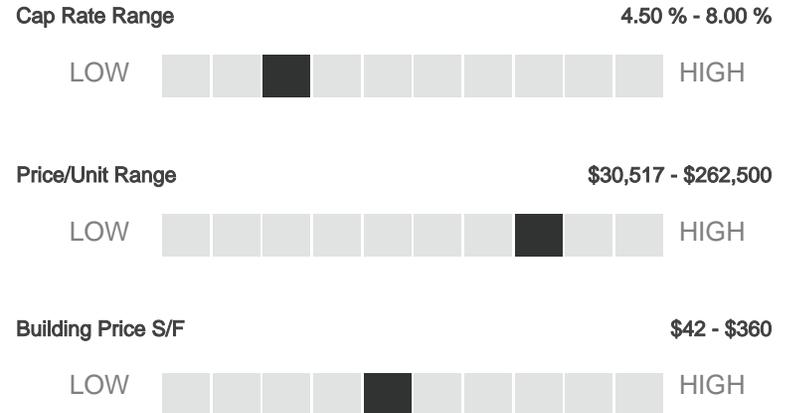


26



1145 West 71st Street
Hialeah , FL 33014

TOTAL UNITS	6
BUILDING SF	6,854
YEAR BUILT	1972
SALE PRICE	\$1,280,000
PRICE/UNIT	\$213,333
PRICE PSF	\$186.75
CAP RATE	5.50 %
OCCUPANCY	99 %
CLOSING DATE	1/8/2020
DISTANCE	8.7 miles

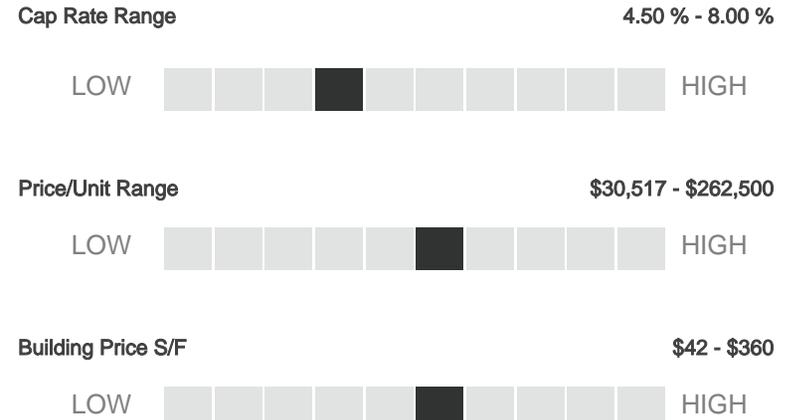


27



329 SW 9th Avenue
Miami , FL 33130

TOTAL UNITS	4
BUILDING SF	2,584
YEAR BUILT	1975
SALE PRICE	\$600,000
PRICE/UNIT	\$150,000
PRICE PSF	\$232.20
CAP RATE	5.80 %
OCCUPANCY	98 %
CLOSING DATE	10/9/2019
DISTANCE	7.9 miles

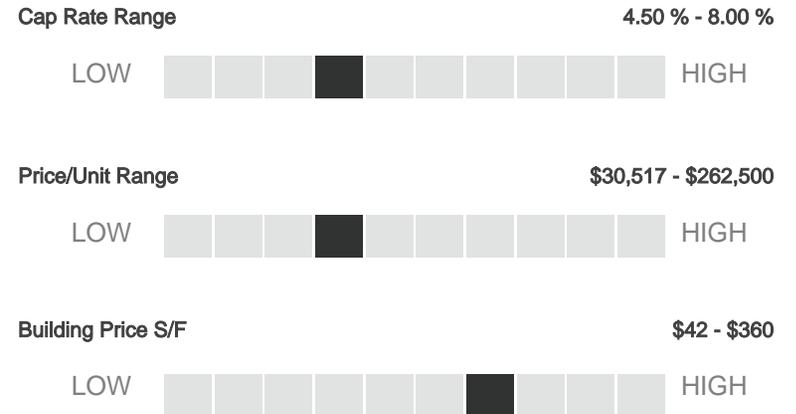


28



1333 NW 15th Street
Miami , FL 33125

TOTAL UNITS	12
BUILDING SF	5,508
YEAR BUILT	1963
SALE PRICE	\$1,300,000
PRICE/UNIT	\$108,333
PRICE PSF	\$236.02
CAP RATE	5.60 %
OCCUPANCY	98 %
CLOSING DATE	10/1/2019
DISTANCE	7.3 miles

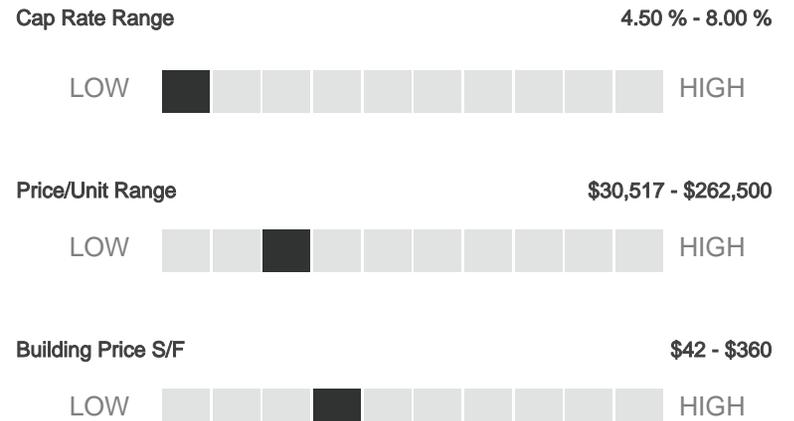


29



1321 SW 7th Street
Miami , FL 33135

TOTAL UNITS	14
BUILDING SF	7,779
YEAR BUILT	1925
SALE PRICE	\$1,120,000
PRICE/UNIT	\$80,000
PRICE PSF	\$143.98
CAP RATE	4.50 %
OCCUPANCY	98 %
CLOSING DATE	10/1/2019
DISTANCE	7.9 miles

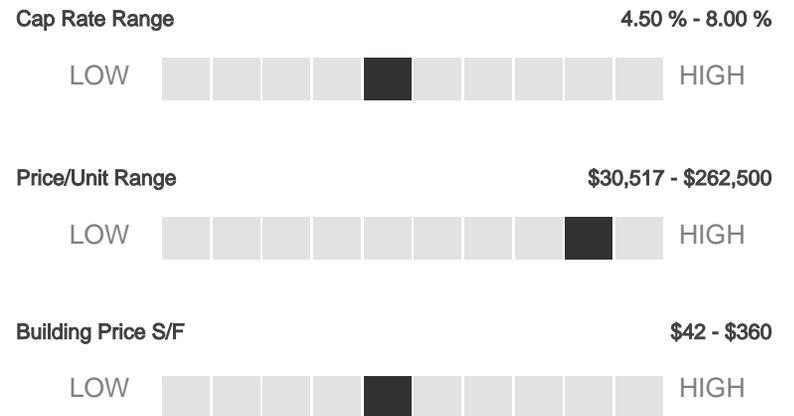


30



342 East 8th Street
Hialeah, FL 33010

TOTAL UNITS	2
BUILDING SF	2,450
YEAR BUILT	1971
SALE PRICE	\$435,000
PRICE/UNIT	\$217,500
PRICE PSF	\$177.55
CAP RATE	6.00 %
CLOSING DATE	9/13/2019
DISTANCE	7.1 miles

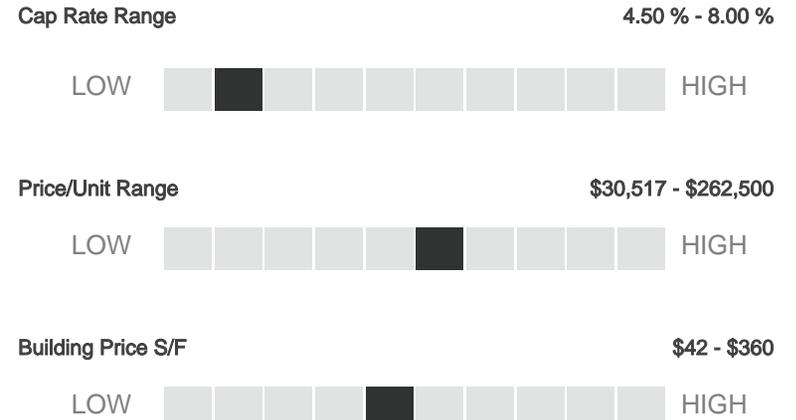


31



1874 West Flagler Street
Miami, FL 33135

TOTAL UNITS	12
BUILDING SF	10,800
YEAR BUILT	1994
SALE PRICE	\$1,850,000
PRICE/UNIT	\$154,167
PRICE PSF	\$171.30
CAP RATE	5.00 %
OCCUPANCY	98 %
CLOSING DATE	9/6/2019
DISTANCE	7.1 miles

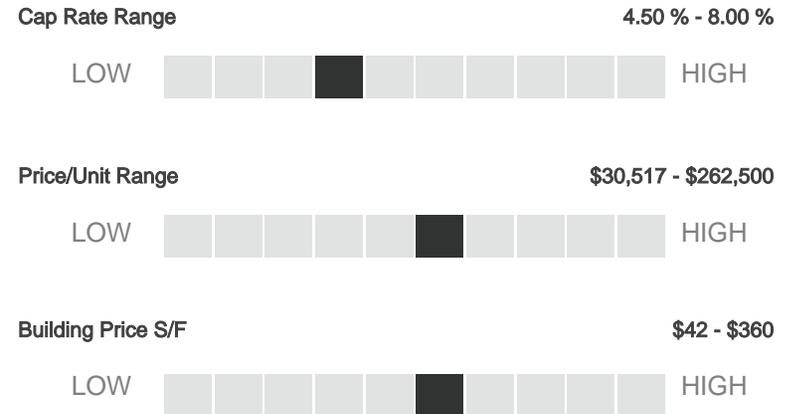


32



1920-1938 NW 7th Street
1938 NW 7th Street
Miami , FL 33125

TOTAL UNITS	16
BUILDING SF	11,021
YEAR BUILT	1996
SALE PRICE	\$2,555,000
PRICE/UNIT	\$159,688
PRICE PSF	\$231.83
CAP RATE	5.80 %
OCCUPANCY	98 %
CLOSING DATE	8/5/2019
DISTANCE	6.7 miles

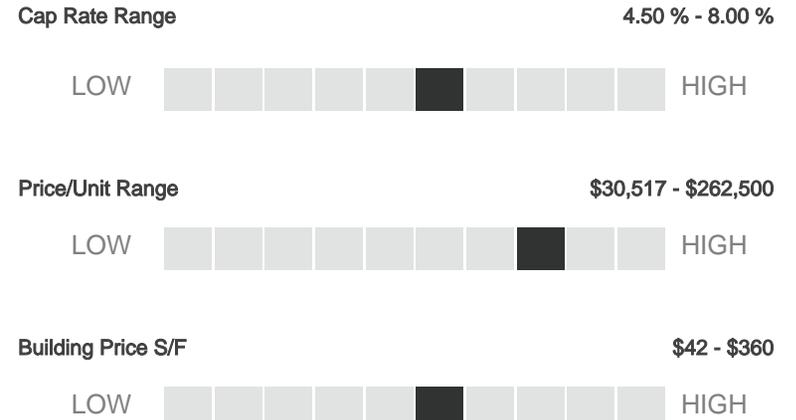


33



497 East 29th Street
Hialeah , FL 33013

TOTAL UNITS	2
BUILDING SF	2,040
YEAR BUILT	1966
SALE PRICE	\$426,000
PRICE/UNIT	\$213,000
PRICE PSF	\$208.82
CAP RATE	6.40 %
OCCUPANCY	98 %
CLOSING DATE	6/27/2019
DISTANCE	8.1 miles

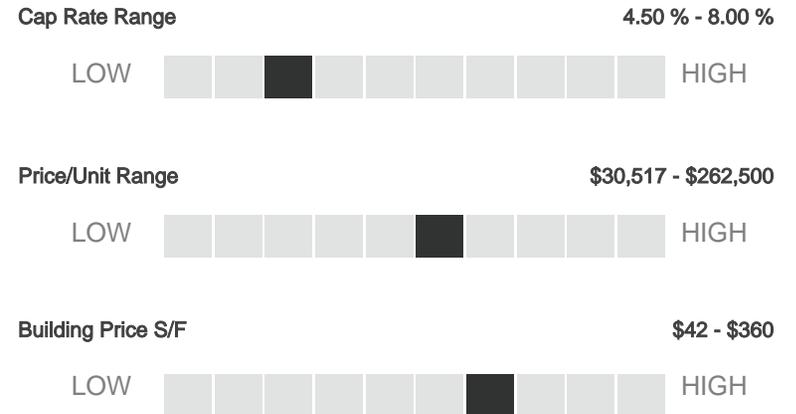


34



1875 NW 7th Street
Miami , FL 33125

TOTAL UNITS	8
BUILDING SF	5,140
YEAR BUILT	1996
SALE PRICE	\$1,240,000
PRICE/UNIT	\$155,000
PRICE PSF	\$241.25
CAP RATE	5.50 %
OCCUPANCY	98 %
CLOSING DATE	5/31/2019
DISTANCE	6.6 miles

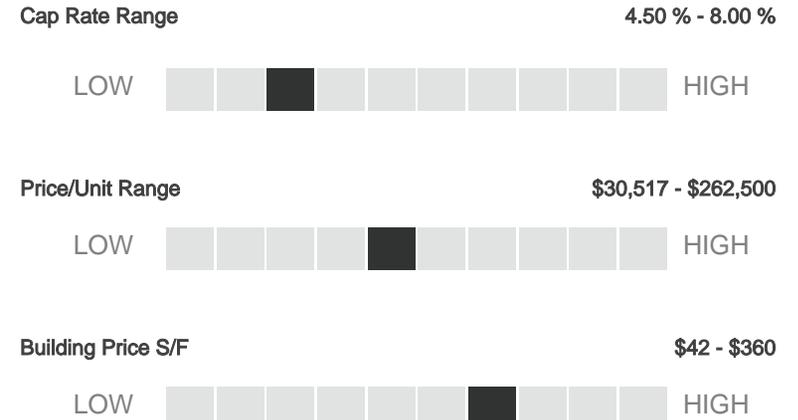


35



501 NW 57th Avenue
Miami, FL 33126

TOTAL UNITS	54
BUILDING SF	33,031
YEAR BUILT	1965
SALE PRICE	\$7,830,000
PRICE/UNIT	\$145,000
PRICE PSF	\$237.05
CAP RATE	5.40 %
OCCUPANCY	98 %
CLOSING DATE	4/25/2019
DISTANCE	2.4 miles

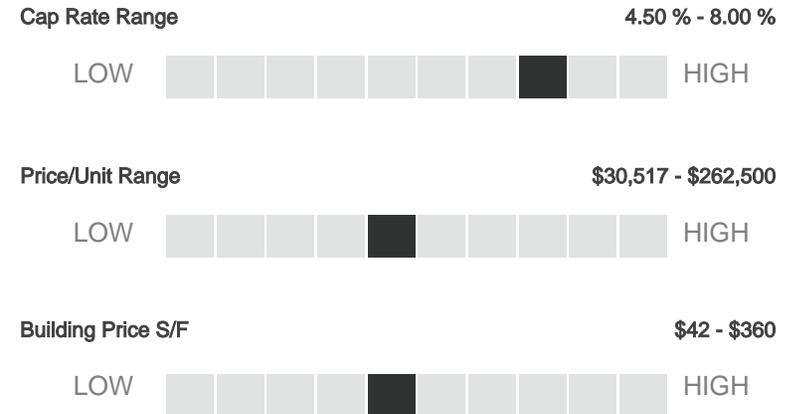


36



1639 Madison Street
Hollywood, FL 33020

TOTAL UNITS	12
BUILDING SF	8,222
YEAR BUILT	1955
SALE PRICE	\$1,650,000
PRICE/UNIT	\$137,500
PRICE PSF	\$200.68
CAP RATE	7.00 %
OCCUPANCY	97 %
CLOSING DATE	3/4/2019
DISTANCE	25.4 miles

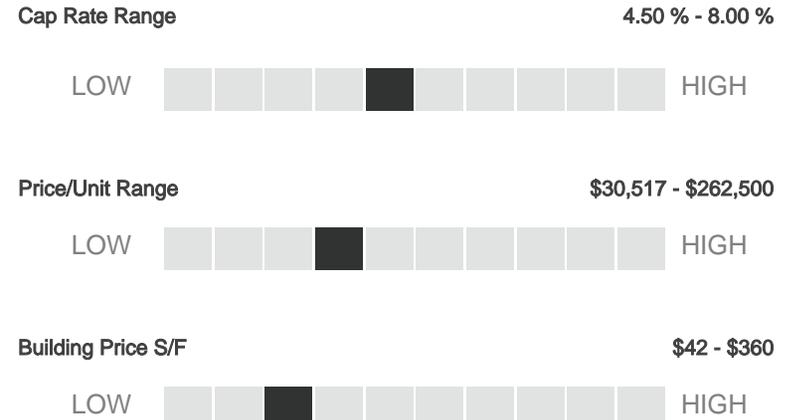


37



1961 NW 24th Court
Miami, FL 33125

TOTAL UNITS	6
BUILDING SF	5,758
YEAR BUILT	1925
SALE PRICE	\$700,000
PRICE/UNIT	\$116,667
PRICE PSF	\$121.57
CAP RATE	6.00 %
OCCUPANCY	98 %
CLOSING DATE	2/8/2019
DISTANCE	6.1 miles



38



236-244 NW 7th Avenue
244 NW 7th Avenue
Miami, FL 33128

BUILDING SF	10,000
YEAR BUILT	1918
SALE PRICE	\$1,400,000
PRICE PSF	\$140.00
CLOSING DATE	7/6/2018
DISTANCE	7.6 miles



Notes Property Sold by George Jimenez, as a redevelopment to build 52 apartment units

39



534 NW 11th Avenue
Miami, FL 33136

TOTAL UNITS	4
BUILDING SF	2,572
YEAR BUILT	1997
SALE PRICE	\$765,000
PRICE/UNIT	\$191,250
PRICE PSF	\$297.43
CAP RATE	5.90 %
OCCUPANCY	98 %
CLOSING DATE	6/21/2018
DISTANCE	7.1 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold By George Jimenez

40



528 NW 11th Avenue
Miami, FL 33136

TOTAL UNITS	4
BUILDING SF	2,669
YEAR BUILT	1974
SALE PRICE	\$765,000
PRICE/UNIT	\$191,250
PRICE PSF	\$286.62
CAP RATE	5.90 %
OCCUPANCY	98 %
CLOSING DATE	6/21/2018
DISTANCE	7.1 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold By George Jimenez

41



1360 NW 3rd Street
Miami, FL 33125

TOTAL UNITS	5
BUILDING SF	4,060
YEAR BUILT	1974
SALE PRICE	\$690,000
PRICE/UNIT	\$138,000
PRICE PSF	\$169.95
CAP RATE	6.00 %
OCCUPANCY	100 %
CLOSING DATE	5/25/2018
DISTANCE	7.0 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold By George Jimenez

42



8849 NW 119th Street
Hialeah Gardens, FL 33018

TOTAL UNITS	19
BUILDING SF	19,000
YEAR BUILT	1999
SALE PRICE	\$3,620,000
PRICE/UNIT	\$190,526
PRICE PSF	\$190.53
CAP RATE	6.00 %
OCCUPANCY	100 %
CLOSING DATE	3/30/2018
DISTANCE	8.0 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold By George Jimenez. Unit Mix: 6 units 2-bedroom/2-bathroom (Rent: \$1,500), 13 units: 2-bedroom/1.5 bathroom (Rent: \$1,450)

43



971 W Flagler Street
Miami, FL 33130

TOTAL UNITS	28
BUILDING SF	22,000
YEAR BUILT	2017
SALE PRICE	\$4,600,000
PRICE/UNIT	\$164,286
PRICE PSF	\$209.09
CLOSING DATE	2/16/2018
DISTANCE	7.6 miles

Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold By George Jimenez

44



380 East 50th Street
Hialeah, FL 33013

TOTAL UNITS	8
BUILDING SF	5,035
YEAR BUILT	1968
SALE PRICE	\$925,000
PRICE/UNIT	\$115,625
PRICE PSF	\$183.71
CAP RATE	6.00 %
OCCUPANCY	99 %
CLOSING DATE	9/28/2017
DISTANCE	9.3 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez

45



158-166 W 9th Street
Hialeah , FL 33010

TOTAL UNITS	10
BUILDING SF	4,660
YEAR BUILT	1963
SALE PRICE	\$955,000
PRICE/UNIT	\$95,500
PRICE PSF	\$204.94
CAP RATE	6.00 %
OCCUPANCY	99 %
CLOSING DATE	3/31/2017
DISTANCE	8.2 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez

46



11916 133 Avenue North
Largo, FL 33778

TOTAL UNITS	16
BUILDING SF	4,160
YEAR BUILT	1964
SALE PRICE	\$1,075,000
PRICE/UNIT	\$67,188
PRICE PSF	\$258.41
CAP RATE	8.00 %
OCCUPANCY	98 %
CLOSING DATE	6/3/2016
DISTANCE	277 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold By George Jimenez

47



1120 West 77th Street
Hialeah, FL 33012

TOTAL UNITS	6
BUILDING SF	4,793
YEAR BUILT	1983
SALE PRICE	\$820,000
PRICE/UNIT	\$136,667
PRICE PSF	\$171.08
CAP RATE	5.79 %
OCCUPANCY	99 %
CLOSING DATE	3/3/2016
DISTANCE	9.1 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez

48



1440-1445 W 29th Street
1445 West 28th Street
Hialeah, FL 33010

TOTAL UNITS	16
BUILDING SF	9,900
YEAR BUILT	1969
SALE PRICE	\$1,685,000
PRICE/UNIT	\$105,313
PRICE PSF	\$170.20
CAP RATE	5.80 %
OCCUPANCY	99 %
CLOSING DATE	11/27/2015
DISTANCE	6.3 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez

49



482 East 24th Street
Hialeah , FL 33013

TOTAL UNITS	5
BUILDING SF	3,362
YEAR BUILT	1981
SALE PRICE	\$550,000
PRICE/UNIT	\$110,000
PRICE PSF	\$163.59
CAP RATE	6.00 %
OCCUPANCY	99 %
CLOSING DATE	9/3/2015
DISTANCE	7.7 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez

50



1461 West 42nd Street
Hialeah, FL 33012

TOTAL UNITS	21
BUILDING SF	24,660
YEAR BUILT	1981
SALE PRICE	\$3,000,000
PRICE/UNIT	\$142,857
PRICE PSF	\$121.65
CAP RATE	5.80 %
OCCUPANCY	99 %
CLOSING DATE	7/30/2015
DISTANCE	6.4 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez

51



415 East 24th Street
Hialeah , FL 33013

TOTAL UNITS	4
BUILDING SF	3,486
YEAR BUILT	1987
SALE PRICE	\$550,000
PRICE/UNIT	\$137,500
PRICE PSF	\$157.77
CAP RATE	5.76 %
OCCUPANCY	99 %
CLOSING DATE	7/22/2015
DISTANCE	7.7 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez

52



1845 Lindberg Drive
Jacksonville, FL 32210

TOTAL UNITS	29
BUILDING SF	20,840
YEAR BUILT	1977
SALE PRICE	\$885,000
PRICE/UNIT	\$30,517
PRICE PSF	\$42.47
CAP RATE	8.00 %
OCCUPANCY	90 %
CLOSING DATE	11/25/2014
DISTANCE	356 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



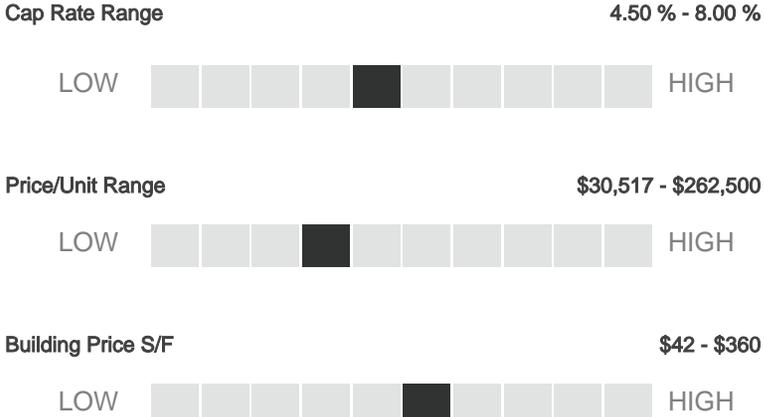
Notes Property Sold By George Jimenez

53



98 West 7th Street
Hialeah, FL 33010

TOTAL UNITS	9
BUILDING SF	4,634
LAND SF	13,500
YEAR BUILT	1963
SALE PRICE	\$1,025,000
PRICE/UNIT	\$113,889
PRICE PSF	\$221.19
CAP RATE	6.00 %
OCCUPANCY	99 %
CLOSING DATE	12/13/2019
DISTANCE	8.5 miles

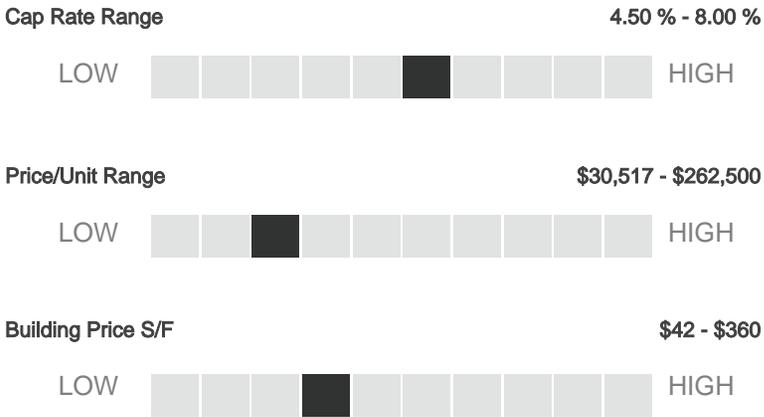


54



2799 East 4th Street
Hialeah, FL 33013

TOTAL UNITS	24
BUILDING SF	15,062
YEAR BUILT	1968
SALE PRICE	\$2,187,500
PRICE/UNIT	\$91,146
PRICE PSF	\$145.23
CAP RATE	6.30 %
OCCUPANCY	99 %
CLOSING DATE	10/7/2014
DISTANCE	8.0 miles



Notes Property Sold by George Jimenez

55



1711 SW 5th Street
Miami, FL 33135

TOTAL UNITS	5
BUILDING SF	2,692
YEAR BUILT	1961
SALE PRICE	\$385,000
PRICE/UNIT	\$77,000
PRICE PSF	\$143.02
CAP RATE	6.50 %
OCCUPANCY	97 %
CLOSING DATE	5/7/2014
DISTANCE	7.5 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez

56



2364-2380 W 56th Street.
2364 West 56th Street
Hialeah, FL 33016

TOTAL UNITS	40
BUILDING SF	32,400
YEAR BUILT	1990
SALE PRICE	\$4,000,000
PRICE/UNIT	\$100,000
PRICE PSF	\$123.46
CAP RATE	6.00 %
OCCUPANCY	99 %
CLOSING DATE	1/24/2014
DISTANCE	7.2 miles

Cap Rate Range 4.50 % - 8.00 %



Price/Unit Range \$30,517 - \$262,500



Building Price S/F \$42 - \$360



Notes Property Sold by George Jimenez



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