

# SOLD By George Jimenez

6303 BlueLagoon Drive , Miami FL 33126

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O F F E R I N G M E M O R A N D U M



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# SOLD By George Jimenez

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*Exclusively Marketed by:*

**George Jimenez**

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01

Sale Comps

Sale Comparables

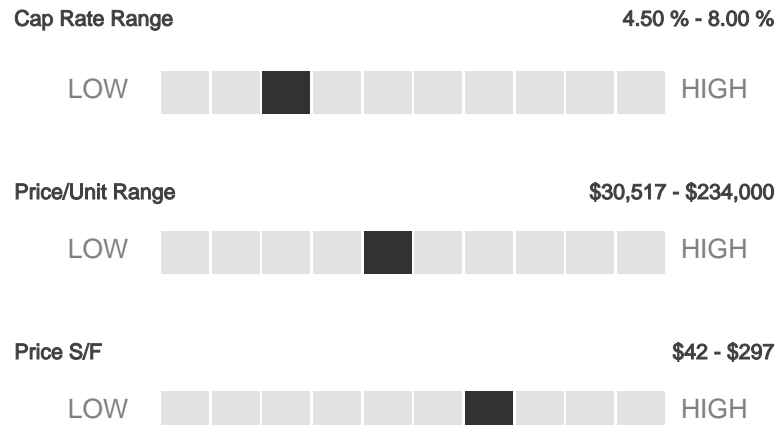
Sale Comparables Charts

1



1607 NW 16 Avenue  
Miami, FL 33125

TOTAL UNITS	8
YEAR BUILT	1970
SALE PRICE	\$1,000,000
PRICE/UNIT	\$125,000
PRICE/SF	\$198.26
CAP RATE	5.20 %
OCCUPANCY	98.00 %
BUILDING SF	5,044
LAND SF	10,500
CLOSING DATE	3/17/2021
DISTANCE	6.0 miles

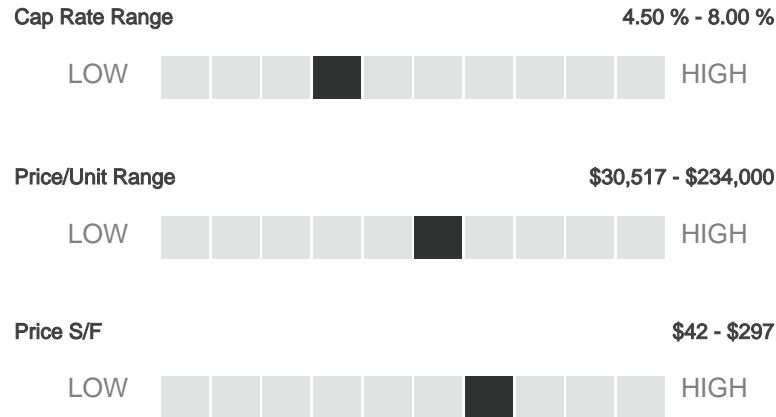


2



715 West 15th Street  
Hialeah , FL 33010

TOTAL UNITS	12
YEAR BUILT	1972
SALE PRICE	\$1,800,000
PRICE/UNIT	\$150,000
PRICE/SF	\$206.80
CAP RATE	5.80 %
OCCUPANCY	98.00 %
BUILDING SF	8,704
LAND SF	13,503
CLOSING DATE	2/1/2021
DISTANCE	7.8 miles




3




161 West 29th Street  
Hialeah , FL 33012

TOTAL UNITS	5
YEAR BUILT	1970
SALE PRICE	\$1,100,000
PRICE/UNIT	\$220,000
PRICE/SF	\$167.07
CAP RATE	5.50 %
OCCUPANCY	98.00 %
BUILDING SF	6,584
LAND SF	9,675
CLOSING DATE	8/24/2020
DISTANCE	8.6 miles


Cap Rate Range 4.50 % - 8.00 %

LOW  HIGH

Price/Unit Range \$30,517 - \$234,000

LOW  HIGH

Price S/F \$42 - \$297

LOW  HIGH

**Notes** Mix-Use Building


4




1764 west 42nd Place  
Hialeah, FL 33012

TOTAL UNITS	4
YEAR BUILT	1987
SALE PRICE	\$936,000
PRICE/UNIT	\$234,000
PRICE/SF	\$197.89
CAP RATE	5.50 %
OCCUPANCY	98.00 %
BUILDING SF	4,730
LAND SF	7,500
CLOSING DATE	8/24/2020
DISTANCE	8.2 miles


Cap Rate Range 4.50 % - 8.00 %

LOW  HIGH

Price/Unit Range \$30,517 - \$234,000

LOW  HIGH

Price S/F \$42 - \$297

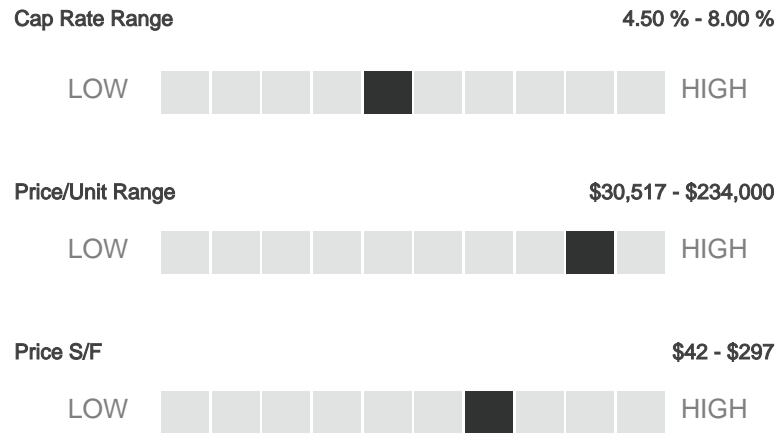
LOW  HIGH

5



130 West 20th Street  
Hialeah , FL 33010

TOTAL UNITS	3
YEAR BUILT	1977
SALE PRICE	\$615,000
PRICE/UNIT	\$205,000
PRICE/SF	\$202.24
CAP RATE	6.00 %
OCCUPANCY	99.00 %
BUILDING SF	3,041
CLOSING DATE	4/29/2020
DISTANCE	8.2 miles

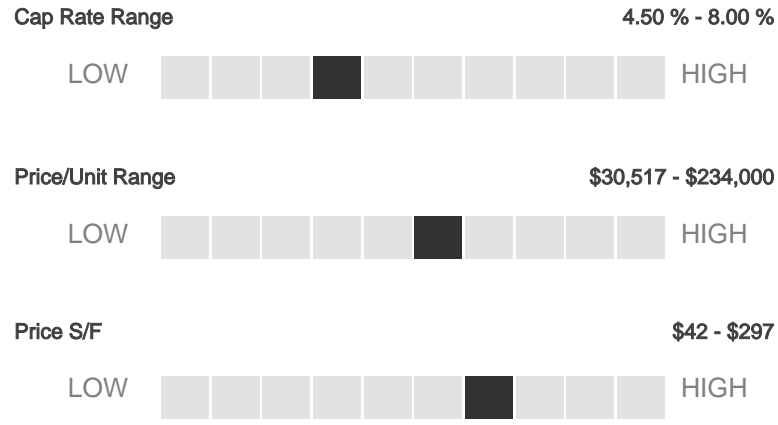


6



85 West 6th Street  
Hialeah , FL 33010

TOTAL UNITS	26
YEAR BUILT	1964
SALE PRICE	\$3,575,000
PRICE/UNIT	\$137,500
PRICE/SF	\$197.14
CAP RATE	5.60 %
OCCUPANCY	99.00 %
BUILDING SF	18,134
CLOSING DATE	4/7/2020
DISTANCE	6.2 miles

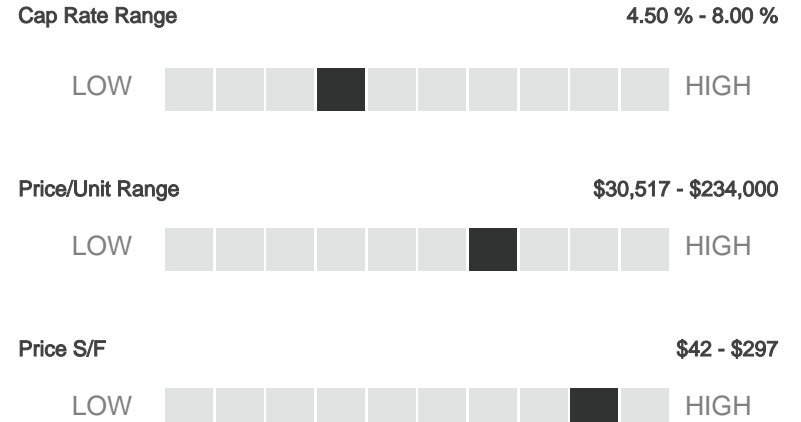


7



1523 NW 16th Avenue  
Miami, FL 33125

TOTAL UNITS	6
YEAR BUILT	1971
SALE PRICE	\$945,000
PRICE/UNIT	\$157,500
PRICE/SF	\$250.26
CAP RATE	5.80 %
OCCUPANCY	98.00 %
BUILDING SF	3,776
CLOSING DATE	3/3/2020
DISTANCE	6.0 miles

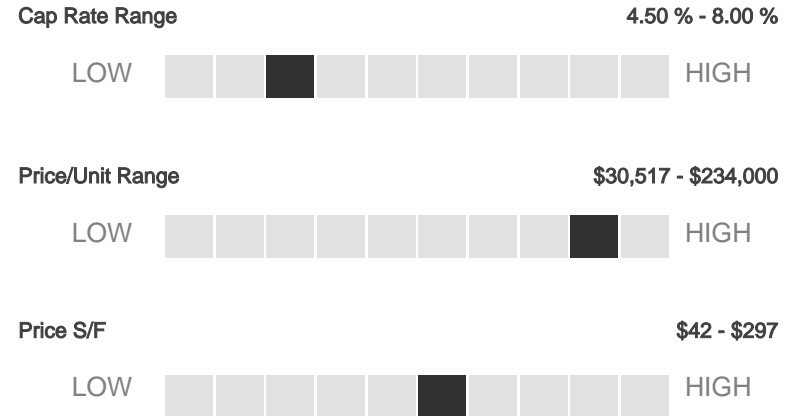


8



1145 West 71st Street  
Hialeah , FL 33014

TOTAL UNITS	6
YEAR BUILT	1972
SALE PRICE	\$1,280,000
PRICE/UNIT	\$213,333
PRICE/SF	\$186.75
CAP RATE	5.50 %
OCCUPANCY	99.00 %
BUILDING SF	6,854
CLOSING DATE	1/8/2020
DISTANCE	10.0 miles



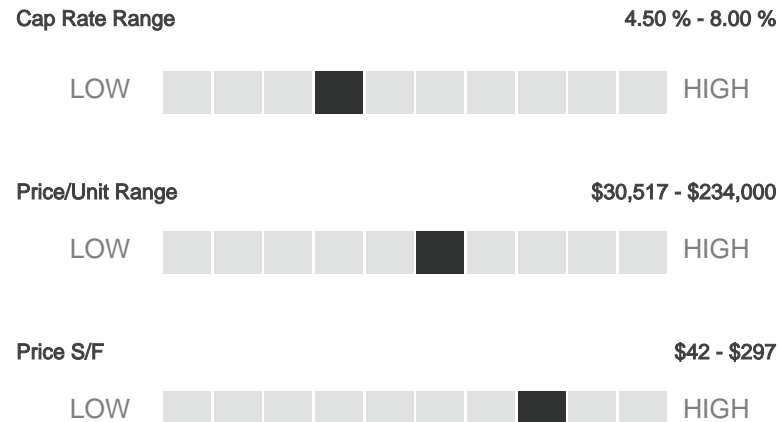


9



329 SW 9th Avenue  
Miami , FL 33130

TOTAL UNITS	4
YEAR BUILT	1975
SALE PRICE	\$600,000
PRICE/UNIT	\$150,000
PRICE/SF	\$232.20
CAP RATE	5.80 %
OCCUPANCY	98.00 %
BUILDING SF	2,584
CLOSING DATE	10/9/2019
DISTANCE	6.9 miles

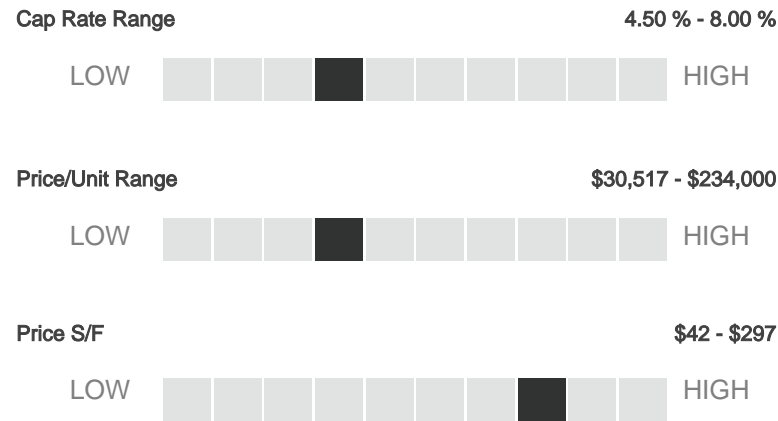


10



1333 NW 15th Street  
Miami , FL 33125

TOTAL UNITS	12
YEAR BUILT	1963
SALE PRICE	\$1,300,000
PRICE/UNIT	\$108,333
PRICE/SF	\$236.02
CAP RATE	5.60 %
OCCUPANCY	98.00 %
BUILDING SF	5,508
CLOSING DATE	10/1/2019
DISTANCE	6.3 miles

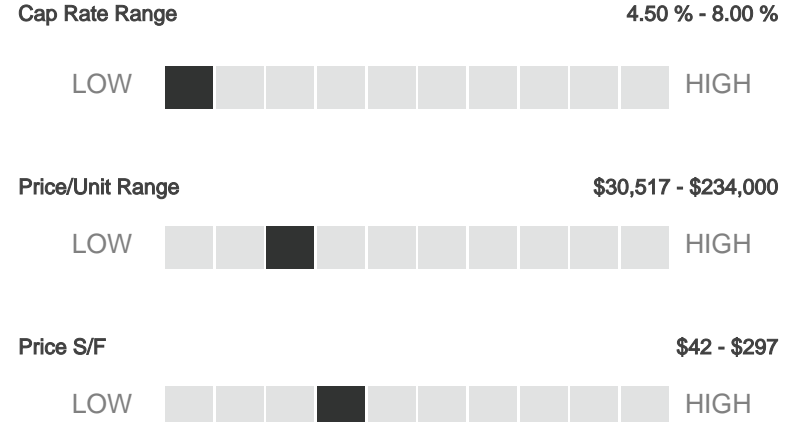


11



1321 SW 7th Street  
Miami, FL 33135

TOTAL UNITS	14
YEAR BUILT	1925
SALE PRICE	\$1,120,000
PRICE/UNIT	\$80,000
PRICE/SF	\$143.98
CAP RATE	4.50 %
OCCUPANCY	98.00 %
BUILDING SF	7,779
CLOSING DATE	10/1/2019
DISTANCE	9.0 miles

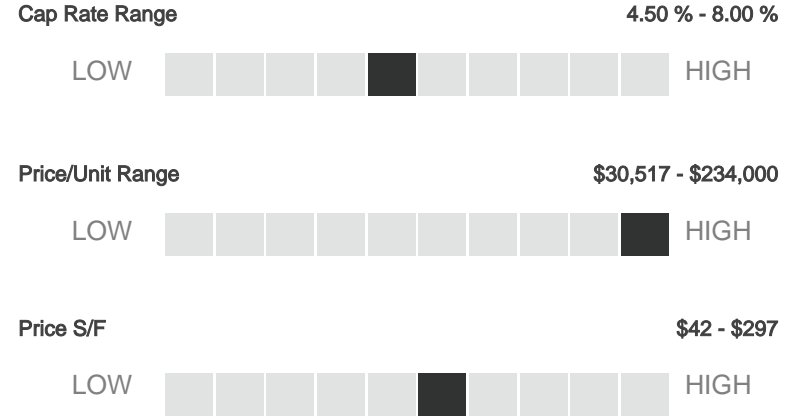


12



342 East 8th Street  
Hialeah, FL 33010

TOTAL UNITS	2
YEAR BUILT	1971
SALE PRICE	\$435,000
PRICE/UNIT	\$217,500
PRICE/SF	\$177.55
CAP RATE	6.00 %
BUILDING SF	2,450
CLOSING DATE	9/13/2019
DISTANCE	6.1 miles

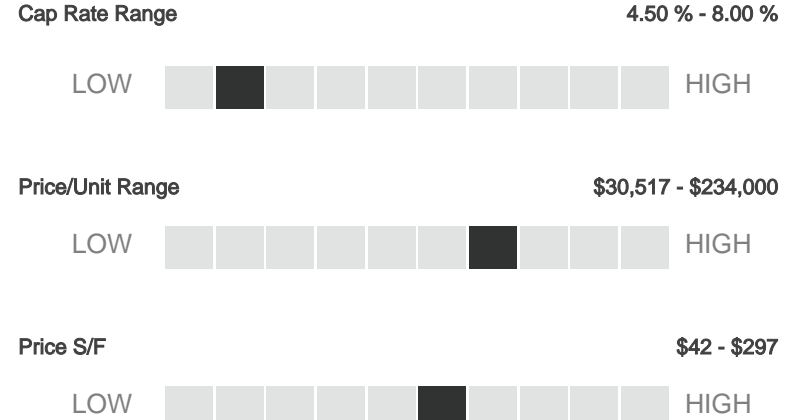


13



1874 West Flagler Street  
Miami, FL 33135

TOTAL UNITS	12
YEAR BUILT	1994
SALE PRICE	\$1,850,000
PRICE/UNIT	\$154,167
PRICE/SF	\$171.30
CAP RATE	5.00 %
OCCUPANCY	98.00 %
BUILDING SF	10,800
CLOSING DATE	9/6/2019
DISTANCE	6.1 miles

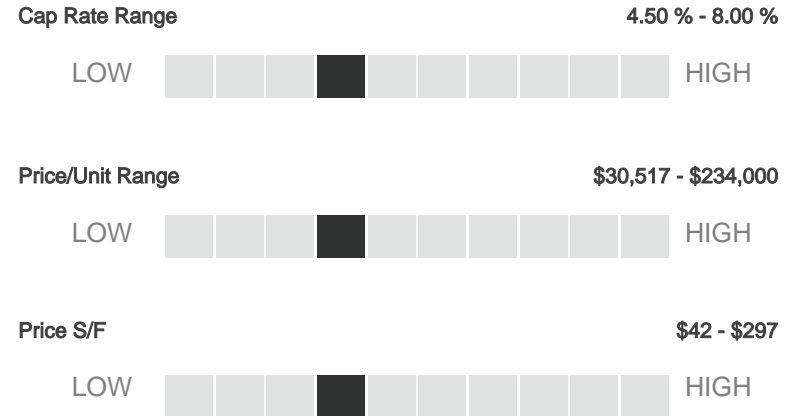


14



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

TOTAL UNITS	16
YEAR BUILT	1996
SALE PRICE	\$1,555,000
PRICE/UNIT	\$97,188
PRICE/SF	\$141.09
CAP RATE	5.80 %
OCCUPANCY	98.00 %
BUILDING SF	11,021
CLOSING DATE	8/5/2019
DISTANCE	5.7 miles

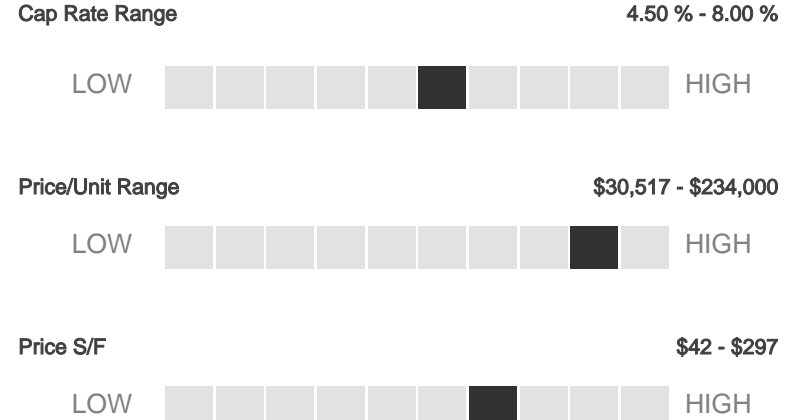


15



497 East 9th Street  
Hialeah , FL 33013

TOTAL UNITS	2
YEAR BUILT	1966
SALE PRICE	\$426,000
PRICE/UNIT	\$213,000
PRICE/SF	\$208.82
CAP RATE	6.40 %
OCCUPANCY	98.00 %
BUILDING SF	2,040
CLOSING DATE	6/27/2019
DISTANCE	6.2 miles

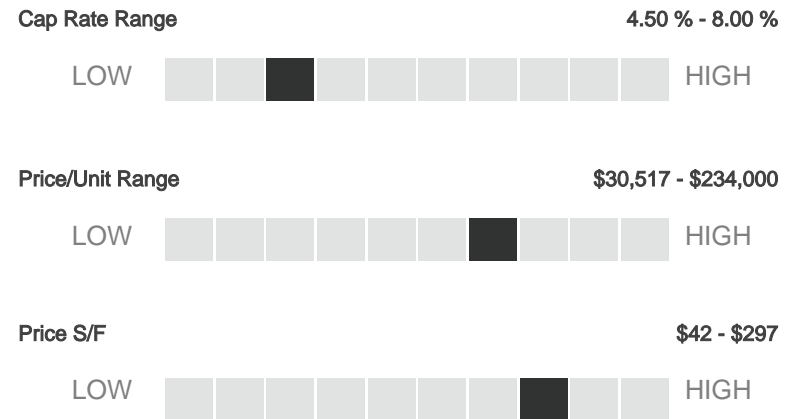


16



1875 NW 7th Street  
Miami , FL 33125

TOTAL UNITS	8
YEAR BUILT	1996
SALE PRICE	\$1,240,000
PRICE/UNIT	\$155,000
PRICE/SF	\$241.25
CAP RATE	5.50 %
OCCUPANCY	98.00 %
BUILDING SF	5,140
CLOSING DATE	5/31/2019
DISTANCE	5.6 miles

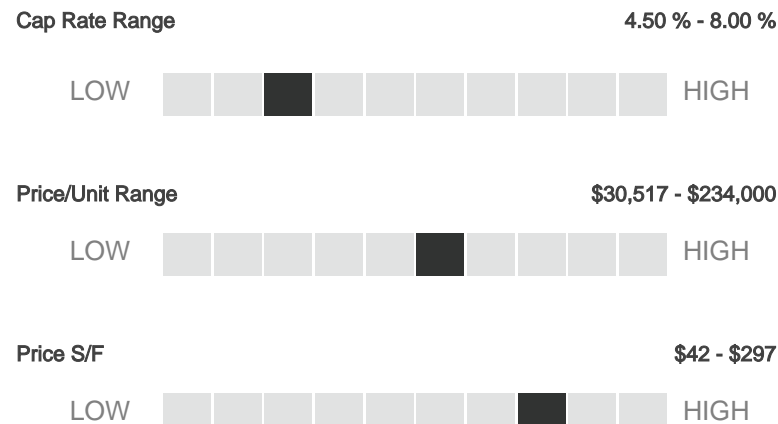


17



501 NW 57th Avenue  
Miami, FL 33126

TOTAL UNITS	54
YEAR BUILT	1965
SALE PRICE	\$7,830,000
PRICE/UNIT	\$145,000
PRICE/SF	\$237.05
CAP RATE	5.40 %
OCCUPANCY	98.00 %
BUILDING SF	33,031
CLOSING DATE	4/25/2019
DISTANCE	1.5 miles

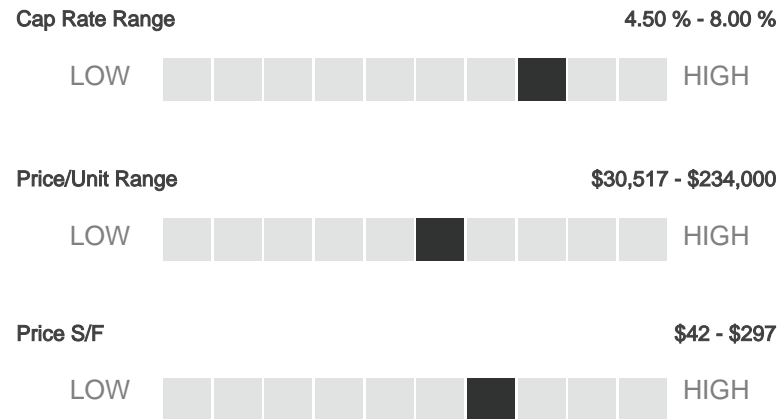


18



1639 Madison Street  
Hollywood, FL 33020

TOTAL UNITS	12
YEAR BUILT	1955
SALE PRICE	\$1,650,000
PRICE/UNIT	\$137,500
PRICE/SF	\$200.68
CAP RATE	7.00 %
OCCUPANCY	97.00 %
BUILDING SF	8,222
CLOSING DATE	3/4/2019
DISTANCE	24.4 miles

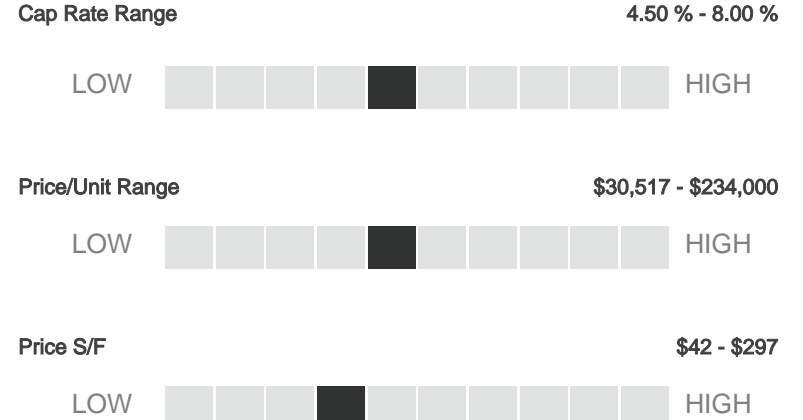


19



1961 NW 24th Court  
Miami, FL 33125

TOTAL UNITS	6
YEAR BUILT	1925
SALE PRICE	\$700,000
PRICE/UNIT	\$116,667
PRICE/SF	\$121.57
CAP RATE	6.00 %
OCCUPANCY	98.00 %
BUILDING SF	5,758
CLOSING DATE	2/8/2019
DISTANCE	5.1 miles



20



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

YEAR BUILT	1918
SALE PRICE	\$1,400,000
PRICE/SF	\$140.00
BUILDING SF	10,000
CLOSING DATE	7/6/2018
DISTANCE	6.6 miles



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

21



534 NW 11th Avenue  
Miami, FL 33136

TOTAL UNITS	4
YEAR BUILT	1997
SALE PRICE	\$765,000
PRICE/UNIT	\$191,250
PRICE/SF	\$297.43
CAP RATE	5.90 %
OCCUPANCY	98.00 %
BUILDING SF	2,572
CLOSING DATE	6/21/2018
DISTANCE	6.1 miles

Cap Rate Range 4.50 % - 8.00 %

LOW HIGH

Price/Unit Range \$30,517 - \$234,000

LOW HIGH

Price S/F \$42 - \$297

LOW HIGH

Notes Property Sold By George Jimenez

22



528 NW 11th Avenue  
Miami, FL 33136

TOTAL UNITS	4
YEAR BUILT	1974
SALE PRICE	\$765,000
PRICE/UNIT	\$191,250
PRICE/SF	\$286.62
CAP RATE	5.90 %
OCCUPANCY	98.00 %
BUILDING SF	2,669
CLOSING DATE	6/21/2018
DISTANCE	6.1 miles

Cap Rate Range 4.50 % - 8.00 %

LOW HIGH

Price/Unit Range \$30,517 - \$234,000

LOW HIGH

Price S/F \$42 - \$297

LOW HIGH

Notes Property Sold By George Jimenez

23



1360 NW 3rd Street  
Miami, FL 33125

TOTAL UNITS	5
YEAR BUILT	1974
SALE PRICE	\$690,000
PRICE/UNIT	\$138,000
PRICE/SF	\$169.95
CAP RATE	6.00 %
OCCUPANCY	100.00 %
BUILDING SF	4,060
CLOSING DATE	5/25/2018
DISTANCE	6.0 miles

Cap Rate Range	4.50 % - 8.00 %	
LOW		HIGH
Price/Unit Range	\$30,517 - \$234,000	
LOW		HIGH
Price S/F	\$42 - \$297	
LOW		HIGH
Notes	Property Sold By George Jimenez	

24



8849 NW 119th Street  
Hialeah Gardens, FL 33018

TOTAL UNITS	19
YEAR BUILT	1999
SALE PRICE	\$3,620,000
PRICE/UNIT	\$190,526
PRICE/SF	\$190.53
CAP RATE	6.00 %
OCCUPANCY	100.00 %
BUILDING SF	19,000
CLOSING DATE	3/30/2018
DISTANCE	9.3 miles

Cap Rate Range	4.50 % - 8.00 %	
LOW		HIGH
Price/Unit Range	\$30,517 - \$234,000	
LOW		HIGH
Price S/F	\$42 - \$297	
LOW		HIGH
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)	

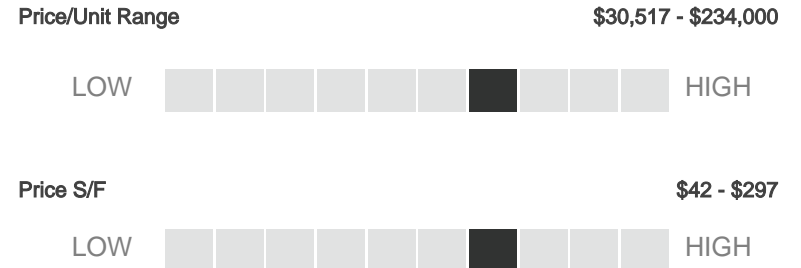


25



971 W Flagler Street  
Miami, FL 33130

TOTAL UNITS	28
YEAR BUILT	2017
SALE PRICE	\$4,600,000
PRICE/UNIT	\$164,286
PRICE/SF	\$209.09
BUILDING SF	22,000
CLOSING DATE	2/16/2018
DISTANCE	6.7 miles



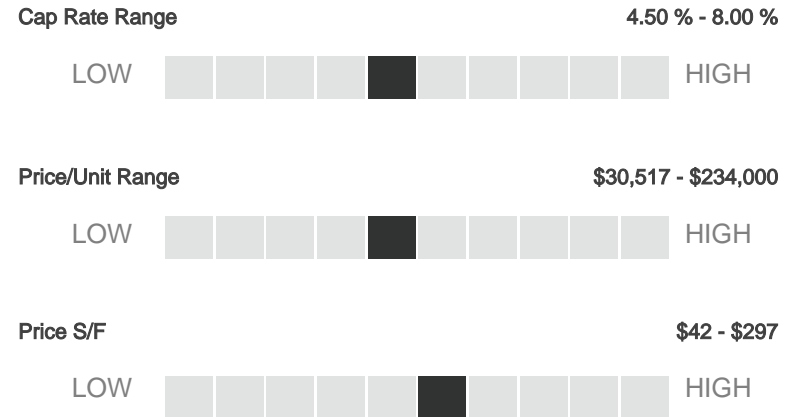
**Notes** Property Sold By George Jimenez

26



380 East 50th Street  
Hialeah, FL 33013

TOTAL UNITS	8
YEAR BUILT	1968
SALE PRICE	\$925,000
PRICE/UNIT	\$115,625
PRICE/SF	\$183.71
CAP RATE	6.00 %
OCCUPANCY	99.00 %
BUILDING SF	5,035
CLOSING DATE	9/28/2017
DISTANCE	10.7 miles



**Notes** Property Sold by George Jimenez

27



158-166 W 9th Street  
Hialeah , FL 33010

TOTAL UNITS	10
YEAR BUILT	1963
SALE PRICE	\$955,000
PRICE/UNIT	\$95,500
PRICE/SF	\$204.94
CAP RATE	6.00 %
OCCUPANCY	99.00 %
BUILDING SF	4,660
CLOSING DATE	3/31/2017
DISTANCE	6.4 miles

**Cap Rate Range** 4.50 % - 8.00 %

LOW HIGH

**Price/Unit Range** \$30,517 - \$234,000

LOW HIGH

**Price S/F** \$42 - \$297

LOW HIGH

**Notes** Property Sold by George Jimenez

28



11916 133 Avenue North  
Largo, FL 33778

TOTAL UNITS	16
YEAR BUILT	1964
SALE PRICE	\$1,075,000
PRICE/UNIT	\$67,188
PRICE/SF	\$258.41
CAP RATE	8.00 %
OCCUPANCY	98.00 %
BUILDING SF	4,160
CLOSING DATE	6/3/2016
DISTANCE	278 miles

**Cap Rate Range** 4.50 % - 8.00 %

LOW HIGH

**Price/Unit Range** \$30,517 - \$234,000

LOW HIGH

**Price S/F** \$42 - \$297

LOW HIGH

**Notes** Property Sold By George Jimenez


29




1120 West 77th Street  
Hialeah, FL 33012

TOTAL UNITS	6
YEAR BUILT	1983
SALE PRICE	\$820,000
PRICE/UNIT	\$136,667
PRICE/SF	\$171.08
CAP RATE	5.79 %
OCCUPANCY	99.00 %
BUILDING SF	4,793
CLOSING DATE	3/3/2016
DISTANCE	10.4 miles


**Cap Rate Range** 4.50 % - 8.00 %

LOW  HIGH

**Price/Unit Range** \$30,517 - \$234,000

LOW  HIGH

**Price S/F** \$42 - \$297

LOW  HIGH

**Notes** Property Sold by George Jimenez


30




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

TOTAL UNITS	16
YEAR BUILT	1969
SALE PRICE	\$1,685,000
PRICE/UNIT	\$105,313
PRICE/SF	\$170.20
CAP RATE	5.80 %
OCCUPANCY	99.00 %
BUILDING SF	9,900
CLOSING DATE	11/27/2015
DISTANCE	7.6 miles


**Cap Rate Range** 4.50 % - 8.00 %

LOW  HIGH

**Price/Unit Range** \$30,517 - \$234,000

LOW  HIGH

**Price S/F** \$42 - \$297

LOW  HIGH

**Notes** Property Sold by George Jimenez


31




482 East 24th Street  
Hialeah , FL 33013

TOTAL UNITS	5
YEAR BUILT	1981
SALE PRICE	\$550,000
PRICE/UNIT	\$110,000
PRICE/SF	\$163.59
CAP RATE	6.00 %
OCCUPANCY	99.00 %
BUILDING SF	3,362
CLOSING DATE	9/3/2015
DISTANCE	9.1 miles


Cap Rate Range 4.50 % - 8.00 %

LOW  HIGH

Price/Unit Range \$30,517 - \$234,000

LOW  HIGH

Price S/F \$42 - \$297

LOW  HIGH

**Notes** Property Sold by George Jimenez


32




1461 West 42nd Street  
Hialeah, FL 33012

TOTAL UNITS	21
YEAR BUILT	1981
SALE PRICE	\$3,000,000
PRICE/UNIT	\$142,857
PRICE/SF	\$121.65
CAP RATE	5.80 %
OCCUPANCY	99.00 %
BUILDING SF	24,660
CLOSING DATE	7/30/2015
DISTANCE	7.8 miles


Cap Rate Range 4.50 % - 8.00 %

LOW  HIGH

Price/Unit Range \$30,517 - \$234,000

LOW  HIGH

Price S/F \$42 - \$297

LOW  HIGH

**Notes** Property Sold by George Jimenez

33



415 East 24th Street  
Hialeah , FL 33013

TOTAL UNITS	4
YEAR BUILT	1987
SALE PRICE	\$550,000
PRICE/UNIT	\$137,500
PRICE/SF	\$157.77
CAP RATE	5.76 %
OCCUPANCY	99.00 %
BUILDING SF	3,486
CLOSING DATE	7/22/2015
DISTANCE	9.0 miles

Cap Rate Range 4.50 % - 8.00 %

LOW HIGH

Price/Unit Range \$30,517 - \$234,000

LOW HIGH

Price S/F \$42 - \$297

LOW HIGH

**Notes** Property Sold by George Jimenez

34



1845 Lindberg Drive  
Jacksonville, FL 32210

TOTAL UNITS	29
YEAR BUILT	1977
SALE PRICE	\$885,000
PRICE/UNIT	\$30,517
PRICE/SF	\$42.47
CAP RATE	8.00 %
OCCUPANCY	90.00 %
BUILDING SF	20,840
CLOSING DATE	11/25/2014
DISTANCE	355 miles

Cap Rate Range 4.50 % - 8.00 %

LOW HIGH

Price/Unit Range \$30,517 - \$234,000

LOW HIGH

Price S/F \$42 - \$297

LOW HIGH

**Notes** Property Sold By George Jimenez


35




98 West 7th Street  
Hialeah, FL 33010

TOTAL UNITS	9
YEAR BUILT	1963
SALE PRICE	\$620,000
PRICE/UNIT	\$68,889
PRICE/SF	\$133.79
CAP RATE	6.20 %
OCCUPANCY	99.00 %
BUILDING SF	4,634
CLOSING DATE	11/19/2014
DISTANCE	6.2 miles


Cap Rate Range 4.50 % - 8.00 %

LOW  HIGH

Price/Unit Range \$30,517 - \$234,000

LOW  HIGH

Price S/F \$42 - \$297

LOW  HIGH

**Notes** Property Sold by George Jimenez


36




2799 East 4th Street  
Hialeah, FL 33013

TOTAL UNITS	24
YEAR BUILT	1968
SALE PRICE	\$2,187,500
PRICE/UNIT	\$91,146
PRICE/SF	\$145.23
CAP RATE	6.30 %
OCCUPANCY	99.00 %
BUILDING SF	15,062
CLOSING DATE	10/7/2014
DISTANCE	9.3 miles


Cap Rate Range 4.50 % - 8.00 %

LOW  HIGH

Price/Unit Range \$30,517 - \$234,000

LOW  HIGH

Price S/F \$42 - \$297

LOW  HIGH

**Notes** Property Sold by George Jimenez


37




1711 SW 5th Street  
Miami, FL 33135

TOTAL UNITS	5
YEAR BUILT	1961
SALE PRICE	\$385,000
PRICE/UNIT	\$77,000
PRICE/SF	\$143.02
CAP RATE	6.50 %
OCCUPANCY	97.00 %
BUILDING SF	2,692
CLOSING DATE	5/7/2014
DISTANCE	6.5 miles


Cap Rate Range 4.50 % - 8.00 %

LOW  HIGH

Price/Unit Range \$30,517 - \$234,000

LOW  HIGH

Price S/F \$42 - \$297

LOW  HIGH

**Notes** Property Sold by George Jimenez


38




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

TOTAL UNITS	40
YEAR BUILT	1990
SALE PRICE	\$4,000,000
PRICE/UNIT	\$100,000
PRICE/SF	\$123.46
CAP RATE	6.00 %
OCCUPANCY	99.00 %
BUILDING SF	32,400
CLOSING DATE	1/24/2014
DISTANCE	8.6 miles


Cap Rate Range 4.50 % - 8.00 %

LOW  HIGH

Price/Unit Range \$30,517 - \$234,000

LOW  HIGH

Price S/F \$42 - \$297

LOW  HIGH

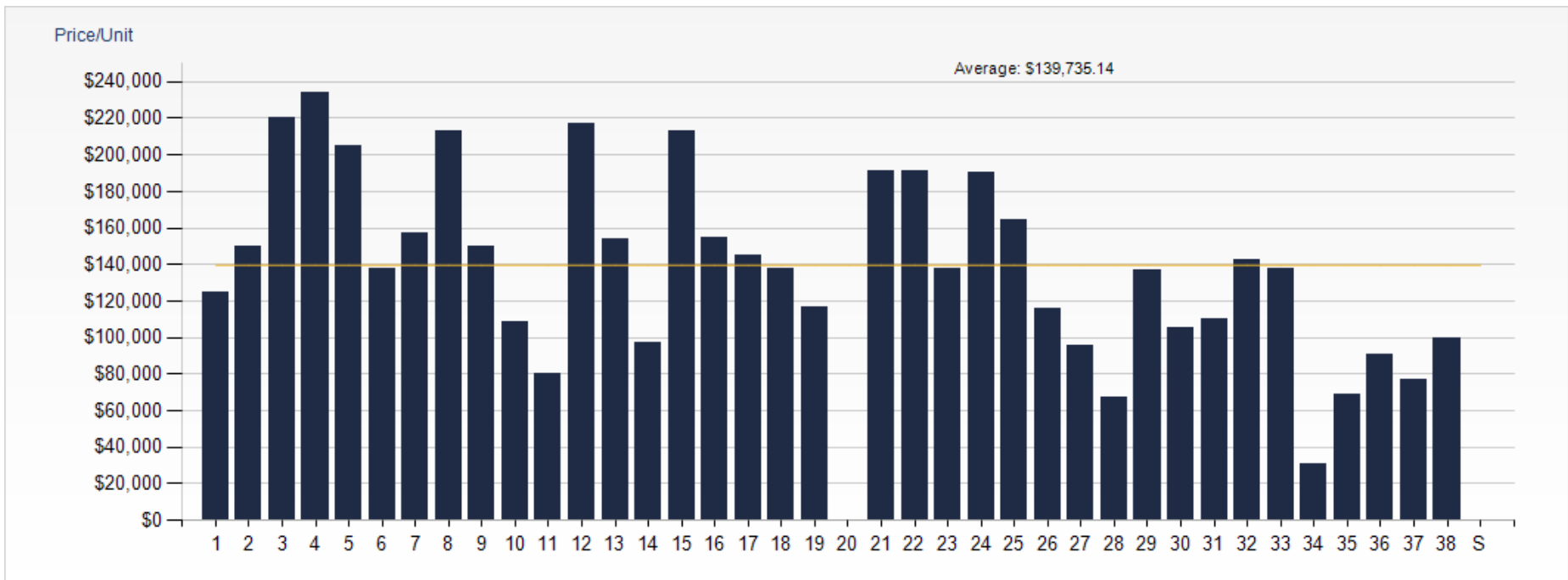
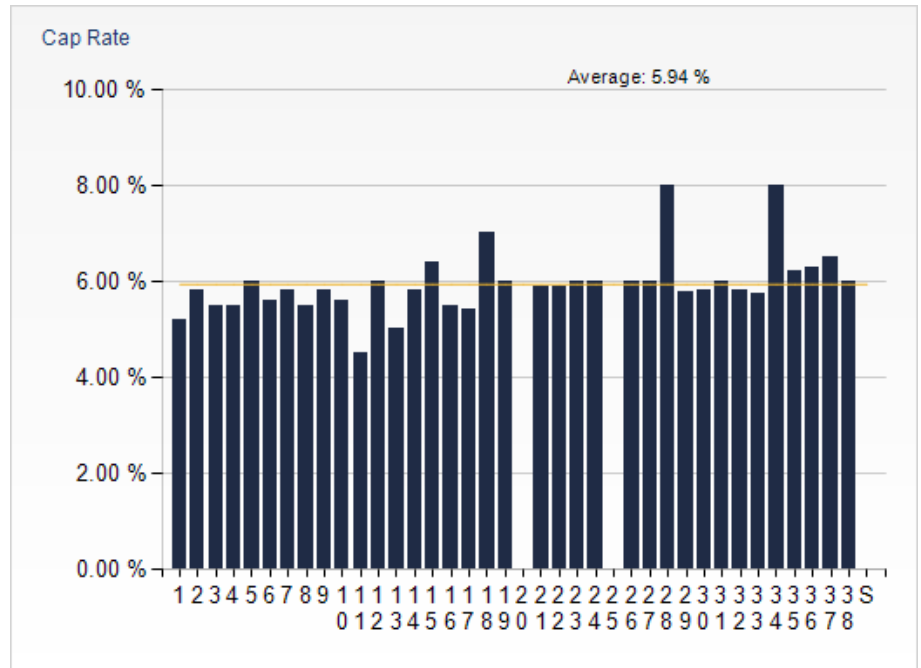
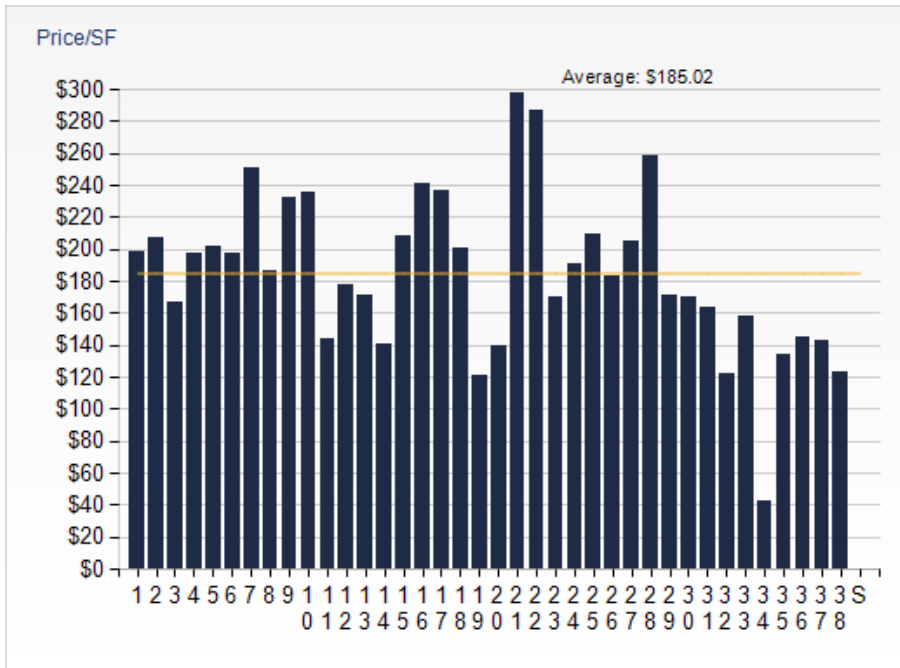
**Notes** Property Sold by George Jimenez



**SOLD By George Jimenez**

6303 BlueLagoon Drive  
Miami, FL 33126





**SOLD By George Jimenez**

*Exclusively Marketed by:*

**George Jimenez**

President / Broker

(305) 336-6381

[george@multifamilyrealestategroup.com](mailto:george@multifamilyrealestategroup.com)

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