

Triplex Investment Opportunity in THE ROADS

325 SW 30 RD Miami, FL



UNIQUE OPPORTUNITY TO ACQUIRE A FULLY RENOVATED 100% LEASED MULTIFAMILY PROPERTY IN THE ROADS

TRIPLEX

325 SW 30th RD Miami, FL 33129

Property Details

New. Fully remodeled Triplex in the heart of Mary Brickell ROADS neighborhood. The main building has two units, 2 beds- 2 baths each and the third unit is a garden studio. All three units have electric meters.

- (1)2 Bedrooms- 2 Baths
- (1)2 Bedrooms- 2 Baths
- (1)Studio

The property has Three (3) units with Three (3) electrical meters, a Total of 4 bedrooms, 5 Bathrooms, One main water meter, new electric, new plumbing, new central Air conditioners in the main building and a mini split unit in the studio, new impact windows and doors, new metal roof and insulation, new custom kitchens with quartz counters, new bathrooms, new paint throughout. The property also has a full privacy fence and motorized gate and a professionally landscaped yard plus a new concrete driveway in front. Unique opportunity to acquire a renovated 100% leased multifamily in the heart of the Roads.

The property is located in the Roads, walking distance to places of worship, Walgreens, Publix, restaurants, schools, parks and world class shopping and entertainment. Easy access to transportation walking distance to Vizcaya Metrorail Station, Free Trolley service and more.

- ❖ 100% Leased
- ❖ Duplex w/ 2 Stories
- ❖ 3 Units
- ❖ Excellent income, low expenses
- ❖ Quality fully verified tenants
- ❖ Central AC
- ❖ 3 Electric Meters & One Water Meter
- ❖ Central location in Miami, FL

Price:	\$1,830,000
No. Units:	3
Property Type:	Triplex
Property Sub-type:	Multifamily 2-9 Units
Apartment Style:	Garden
Building Class:	
LOT Size:	7,000 SQFT
Living Area:	2,927 SQFT- Per Appraisal
No. Beds:	4
No. Stories:	2
Year Built: Parking:	1948- Remodeled 2023
Parking	3+ spaces on site
Zoning Description:	Multi 2-9 Single Family
APN / Parcel ID:	01-4138-009-0810

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Unit/Room Mix Information

Description

	No. Units	Avg. Rent/Mo Negotiable	Sq. Ft/ Living Area
2 Beds- 2 Baths	1	\$ 4,000	1,370.50
2 Beds - 2 Bath	1	\$ 4,000	1,276.80
Studio -1 Bath	1	\$ 1,800	280.00

INCOME AND EXPENSES

325 SW 30TH RD Miami, FL 33129

Zoning: T3R General Single Family | Primary Land Use: Multifamily 2-9 units

3 Units | 4 Beds - 4 Baths

Building 2,578 SQFT

Built 1948 - Renovated 2023

Lot Size 7,000 SQFT



June 15th, 2024

	Actual Monthly	Actual Annual	Market Monthly	Market Annual
Gross Rental Income	\$ 9,800	\$ 117,600	\$ 10,600	\$ 127,200
Effective Gross Income	\$ 9,800	\$ 117,600	\$ 10,600	\$ 127,200
Expenses				
FPL -Electricity				
MDWS -Water and Sewer	\$ 83	\$ 996	\$ 83	\$ 996
Maintenance & Repairs				
Lawn Maintenance	\$ 150	\$ 1,800	\$ 150	\$ 1,800
Real Estate Taxes	\$ 1,406	\$ 16,872	\$ 1,406	\$ 16,872
Property Insurance	\$ 456	\$ 5,472	\$ 456	\$ 5,472
Liability Insurance	\$ 65	\$ 780	\$ 65	\$ 780
Total Expenses	\$ 2,160	\$ 25,920	\$ 2,160	\$ 25,920
Net Operating Income (NOI)	\$ 7,640	\$ 91,680	\$ 8,440	\$ 101,280
Property Offered at	\$ 1,830,000			
CAP Rate	5.01%			

RENT ROLL

325 SW 30TH RD Miami, FL 33129
 Zoning: T3R General Single Family |
 Primary Land Use: Multifamily 2-9 units
 3 Units | 4 Beds - 4 Baths
 Building 2,578 SQFT
 Built 1948 - Renovated 2023
 Lot Size 7,000 SQFT



APT. NUMBER	TYPE	ACTUAL RENT	MARKET RENT	SEC. DEPOSIT	Notes:
Unit 1	2Beds- 2Baths	\$ 4,100	\$ 4,250	\$ 4,000	
Unit 2	2Beds- 2 Bath	\$ 4,000	\$ 4,350	\$ 4,000	
Unit 3	Studio - 1Bath	\$ 1,800	\$ 2,000	\$ 1,800	
Monthly Income		\$ 9,800	\$ 10,600		

Disclaimer: Information contained herein has been provided by owner and is deemed reliable; however this information is not guaranteed and is offered subject to errors and omissions; and subject to Buyers verification.

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Property Photos



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Property Photos



Triplex

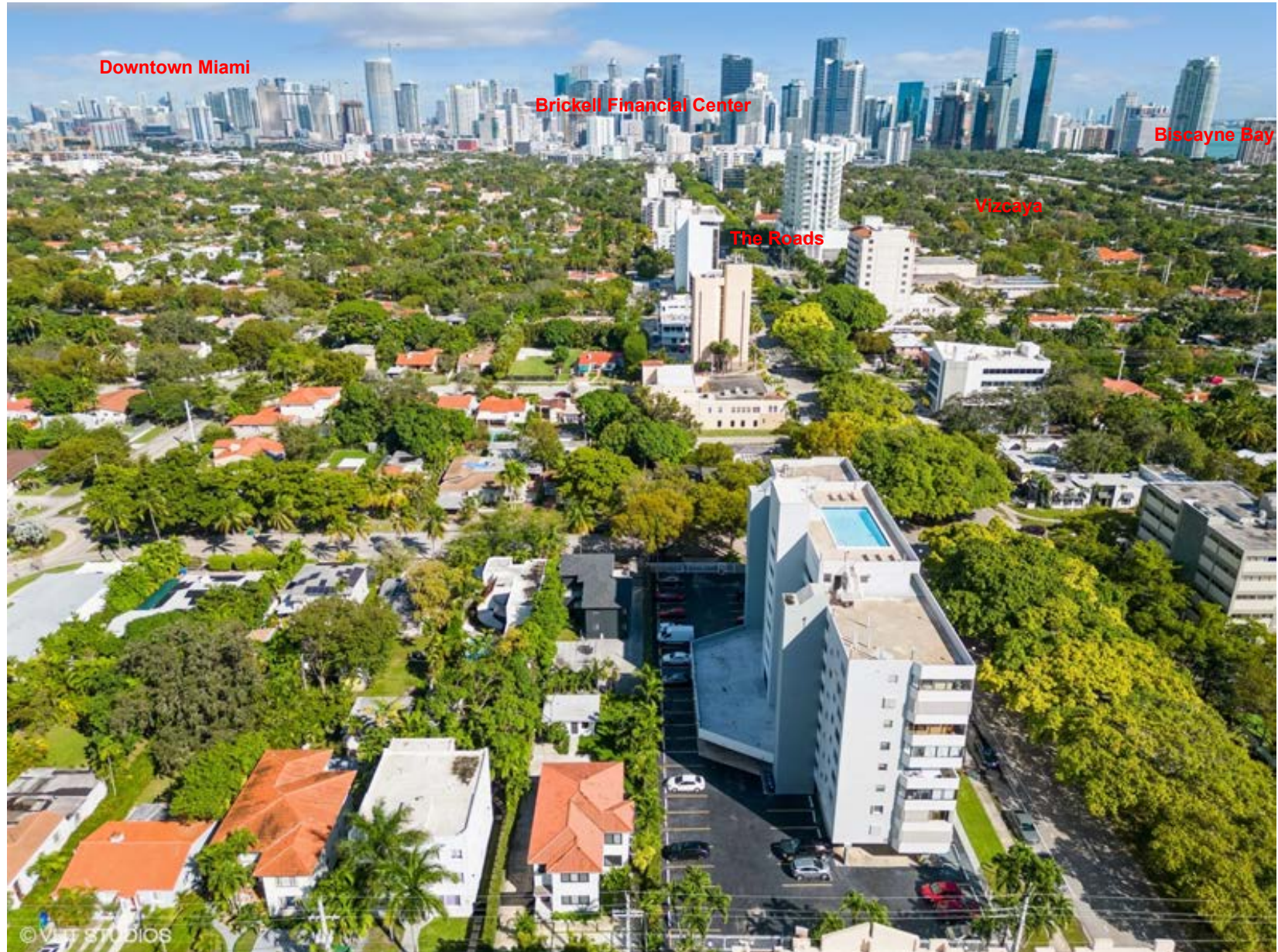
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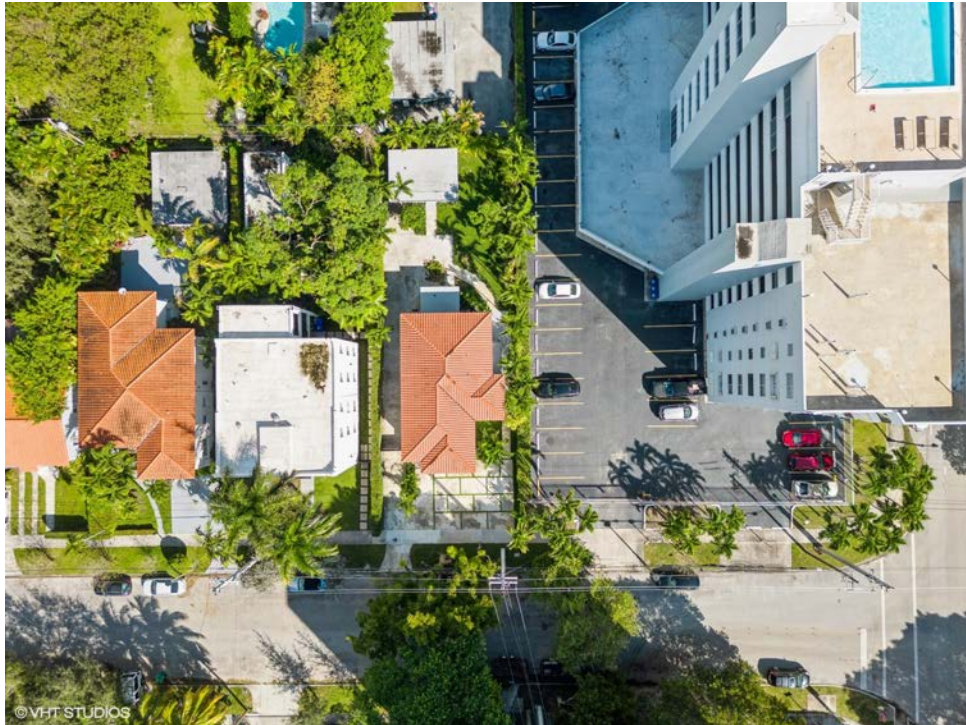
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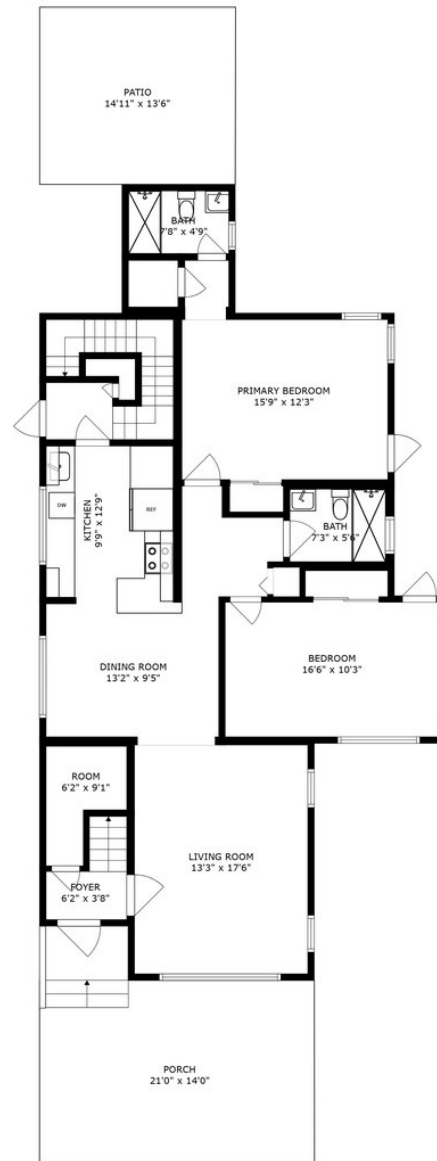


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



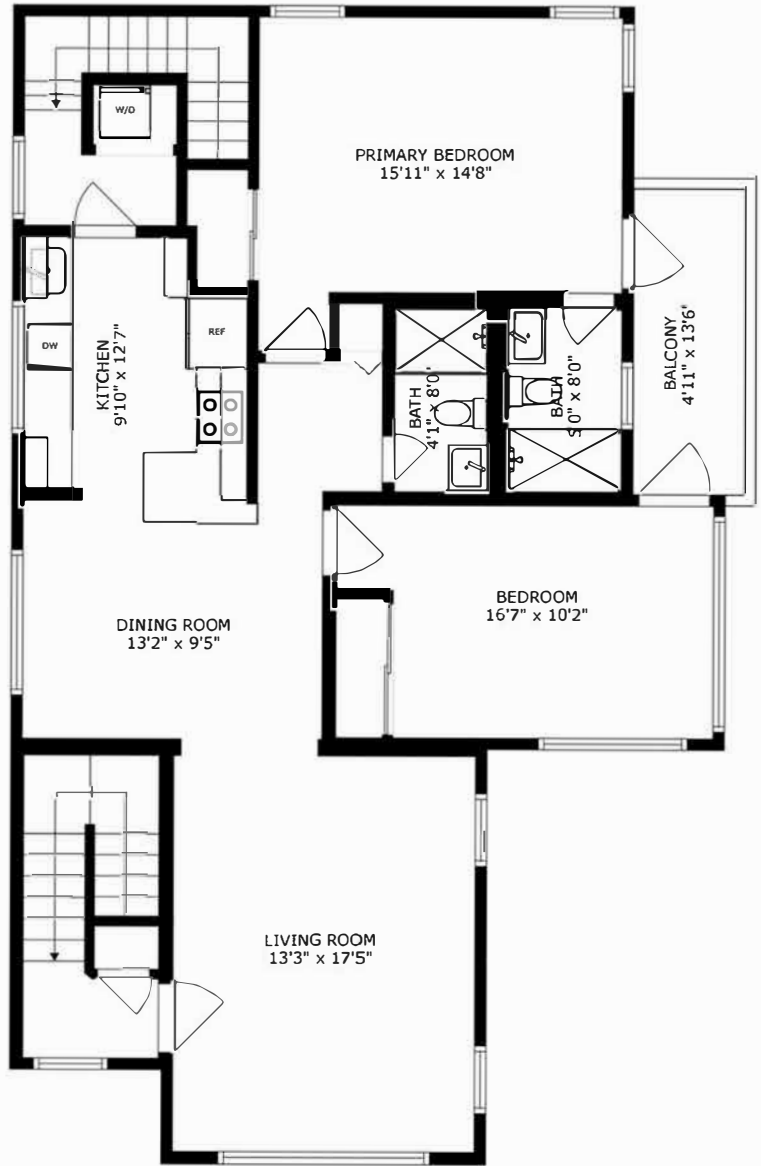
FLOOR 3



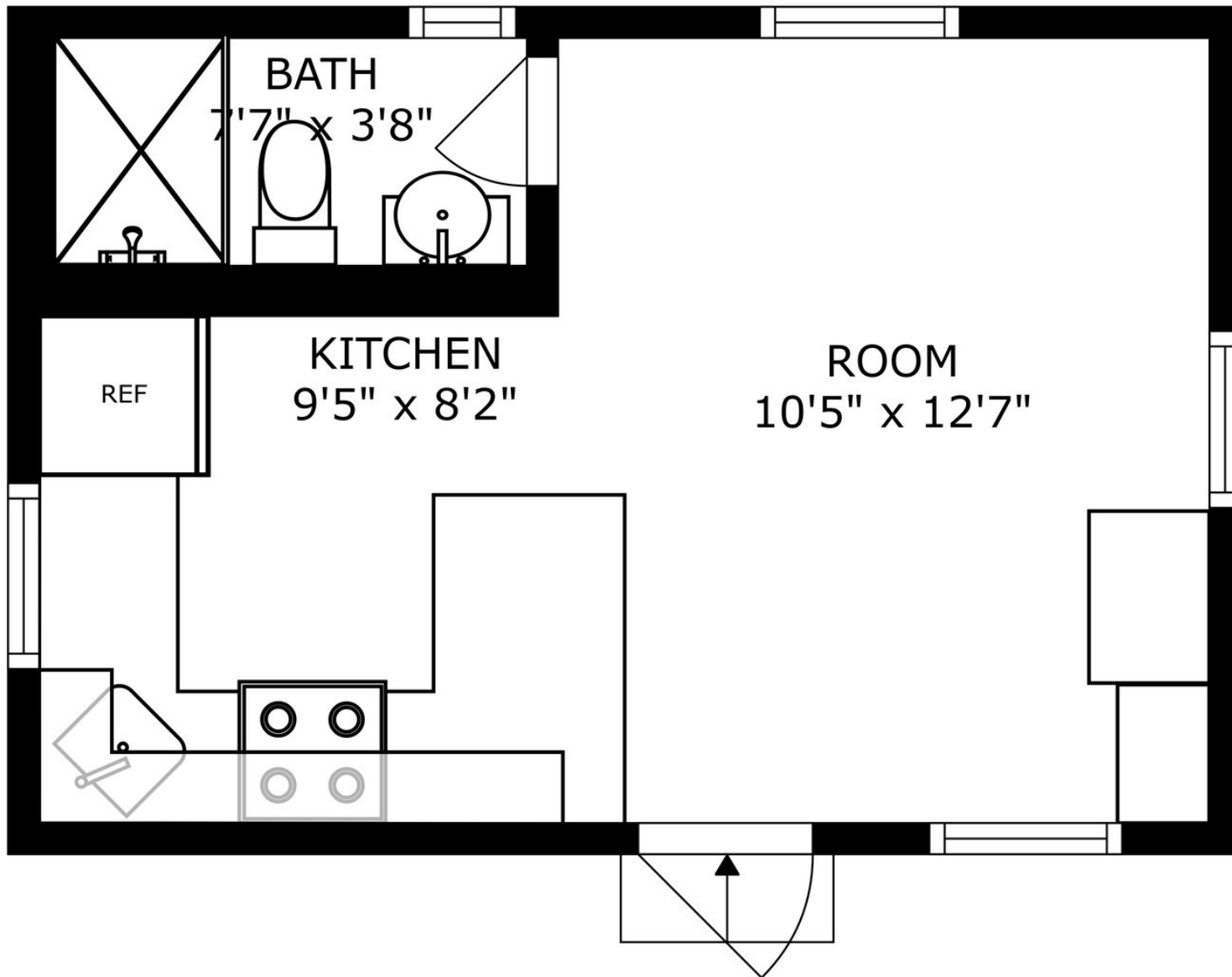
FLOOR 1

FLOOR 2

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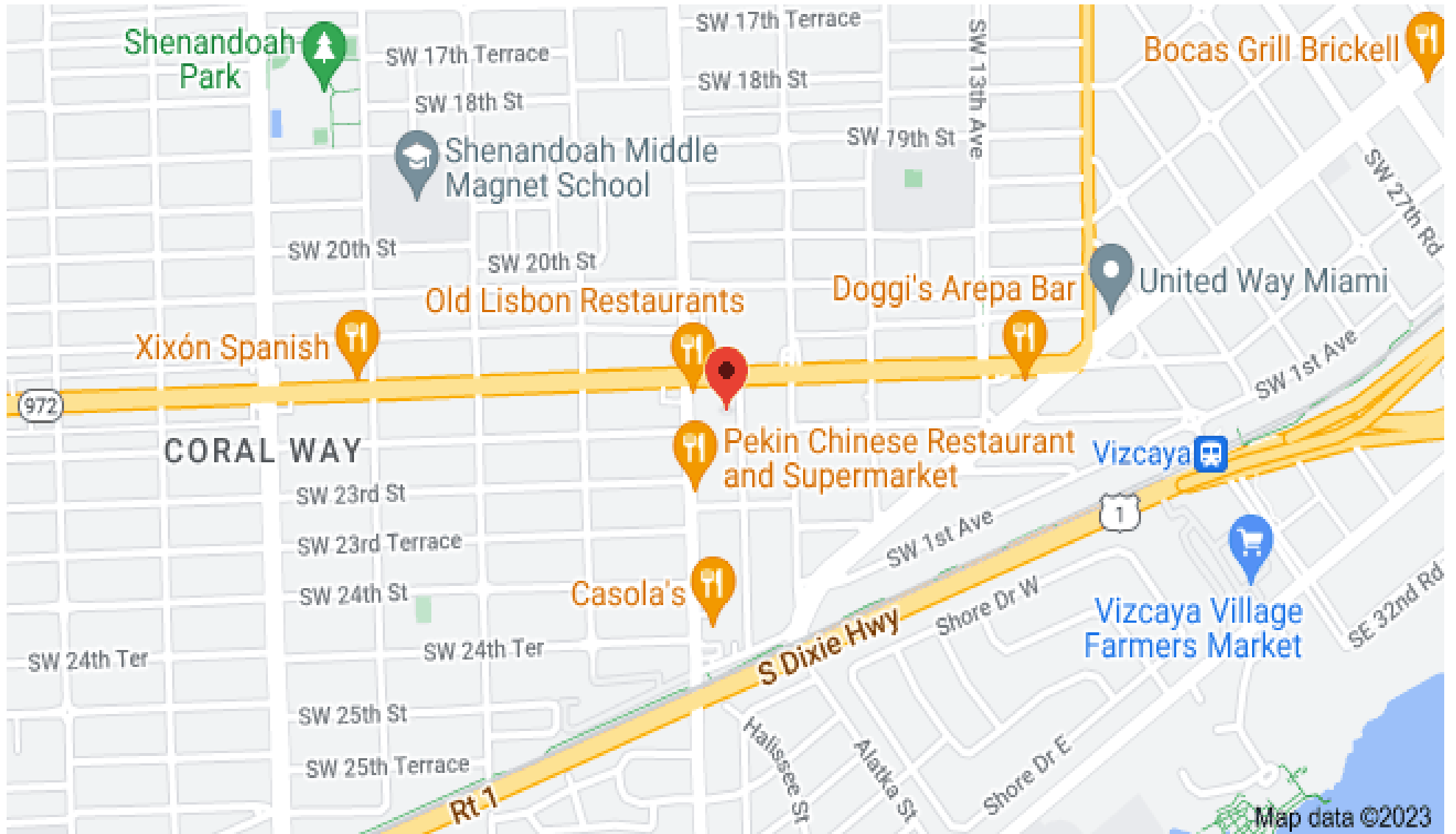


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MAP





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