



**225 SW 18 AVE,  
MIAMI, FL 33135  
LITTLE HAVANA 8-UNIT COMPLEX**

In the heart of Little Havana lies this exceptional 8 unit multifamily income producing property that also has T5-R zoning allowing for AirBnB licensure and short-term rental. It's stabilized with great rents. Eight units are spacious 2-bedroom 1 bath units, with flat roof, central A/C, individual water meters and electric reducing operating expenses, impact windows and PVC plumbing; making this a turnkey investment.

The location offers accessibility and connectivity to Brickell, Downtown, the Health District, 836 HWY to Miami Beach and with this comes fine dining, chic shops, sidewalk cafes and picturesque parks, all are a brisk walk or drive away for residents who will be immersed in the vibrant culture of the area. Loan Depot Park is nearby, and a few blocks away is Publix supermarket another amenity for an urban experience. Havana has been home to tycoons, adventurers, artists, writers, and investors have taken notice that this is the heart of the city. The housing demand is very high driving rents up, take advantage of this inflation proof investment and contact us immediately.

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**PRICE: \$2,700,000**

Building Size: 5,994 Sq Ft

Land Size: 9,750 Sq Ft

Zoning: T5-R

Year Built: 1971

Income/Expenses		Proforma
Unit 1: 2/1	\$2,471	\$2,650
Unit 2: 2/1	\$1,950	\$2,650
Unit 3: 2/1	\$2,550	\$2,650
Unit 4: 2/1	\$1,650	\$2,650
Unit 5: 2/1	\$1,900	\$2,650
Unit 6: 1/1	\$1,980	\$2,100
Unit 7: 1/1	\$2,000	\$2,100
Unit 8: 2/1	\$2,300	\$2,650
<b>GrossIncome</b>	<b>\$201,612</b>	<b>\$241,200</b>
<b>Vacancy 5%</b>	<b>\$0</b>	<b>\$12,060</b>
<b>R.E. Tax</b>	<b>\$18,193</b>	<b>\$18,193</b>
<b>Insurance</b>	<b>\$10,992</b>	<b>\$25,950</b>
<b>Waste</b>	<b>\$4,400</b>	<b>\$4,400</b>
<b>Utilities: water &amp; sewer</b>	<b>\$3,200</b>	<b>\$3,200</b>
<b>FPL</b>	<b>\$600</b>	<b>\$600</b>
<b>Repairs/Maintenance</b>	<b>\$4,000</b>	<b>\$4,000</b>
<b>Total Expense</b>	<b>\$41,385</b>	<b>\$68,403</b>
<b>EGI</b>	<b>20.5%</b>	<b>28.4%</b>
<b>NOI</b>	<b>\$160,227</b>	<b>\$172,797</b>
<b>ASKING PRICE</b>	<b>\$2,595,000</b>	<b>\$2,595,000</b>
<b>CAP RATE</b>	<b>6.2%</b>	<b>6.7%</b>