



## 1254 SW 2 ST, MIAMI, FL 33135

**LITTLE HAVANA WORKFORCE MULTIFAMILY — 21-UNIT NEW CONSTRUCTION, CO BY JAN 2026**

A very uniquely designed development being completed and set to be delivered with certificate of occupancy by January 2026 in Little Havana, this is a 21-unit multifamily building now available. This site can be operated in a traditional sense under City of Miami double density workforce program as apartments; 3 units 30% AMI, 2 units at 50% AMI, and 16 units at 140% AMI (average median income). It has a 100% parking exemption which reduced cost of construction to developers comparing alternate site in the area, and thereby keeps rents affordable to local residents. 20 Units are oversized Studios (easily converted to 1 bedroom, 400-460 SF), and 1 one bedroom (500 SF). An alternative strategy, motel/lodging use operators can get licensure to operate a combination of units for short-term rental. 12 Avenue is a commercial artery that 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. Since its inception in the late 1800's, Little Havana has been home to tycoons, adventurers, artists, writers, and investors have taken notice that this is the heart of the city. Inflation proof assets like multifamily are scarce, in times of economic uncertainty, real estate is the most secure way to guarantee your financial future.

**PRICE: \$6,999,999**

Building Total Size: 10,769 SF

Lot Size: 7,500 SF

Zoning: T5-L

<b>GrossIncome</b>	<b>\$554,400</b>
<b>Vacancy 17%</b>	<b>\$27,720</b>
R.E. Tax	\$112,000
Insurance	\$49,000
Water and Sewer	\$5,105
Waste Collection	\$5,112
FPL	\$3,500
Maintenance & Repairs	\$10,500
Total Expense	\$212,937
Expense Ratio	38.4%
<b>NOI</b>	<b>\$341,463</b>
<b>ASKING PRICE</b>	<b>\$6,999,999</b>

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