



## 750 SW 2 ST, MIAMI, FL 33130

**MODERN 12 UNIT - LITTLE HAVANA**

Fausto commercial presents a fully operational 2022 amazingly designed 12 unit multifamily building in Little Havana. This modern apartment of 12 Units consist of 4 x one bedroom one bath & 8x two bedroom two bath, includes parking, washer/dryers on site, parking for all - a hot commodity Amazing neighborhood undergoing swift transition with upward pressure in rents, growth, and attracting urbanists, those looking for short commute times to work, and modern Miami Urban living. With close proximity to Calle Ocho and Brickell's fine dining, chic shops, sidewalk cafes and picturesque parks. All are a brisk walk away for residents who will be immersed in the vibrant culture of the area. The area's several iconic spots include the Calle Echo, home to the Ball & Chain, Loan Depot Park and Downtown Miami. Since its inception in the late 1800's, Little Havana has been home to tycoons, adventurers, artists, writers and musicians alike with an A-list roster of residents. Come invest in the prosperous neighborhood that is surging in economic heart of the city.

**PRICE: \$5,200,000**

**Building Size: 10,578 SF**

**Lot Size: 14,624 SF**

**Zoning: T4-R**

**Income/Expenses**

Disregard unit types here	Actual	Proforma
Unit 1 - 2/1	\$2,400	\$2,700
Unit 2 - 2/1	\$2,500	\$2,700
Unit 3 - 2/1	\$1,650	\$2,700
Unit 4 - 2/1	\$2,500	\$2,700
Unit 5 - 2/1	\$2,400	\$2,700
Unit 6 - 2/1	\$2,400	\$2,700
Unit 7 - 2/1	\$2,400	\$2,700
Unit 8 - 2/1	\$2,400	\$2,700
Unit 9 - 1/1	\$2,000	\$2,300
Unit 10 - 1/1	\$2,000	\$2,300
Unit 11 - 1/1	\$1,950	\$2,300
Unit 12 - 1/1	\$2,000	\$2,300
<b>GrossIncome</b>	<b>\$319,200</b>	<b>\$369,600</b>
<b>Vacancy 5%</b>	<b>\$0</b>	<b>\$18,480</b>
<b>R.E. Tax</b>	<b>\$41,566</b>	<b>\$41,566</b>
<b>Insurance</b>	<b>\$9,223</b>	<b>\$9,223</b>
<b>Water and Sewer</b>	<b>\$576</b>	<b>\$12,350</b>
<b>Landscaping</b>	<b>\$1,500</b>	<b>\$1,800</b>
<b>Waste Collection</b>	<b>\$9,120</b>	<b>\$14,800</b>
<b>FPL</b>	<b>\$600</b>	<b>\$1,000</b>
<b>Internet</b>	<b>\$1,800</b>	<b>\$1,800</b>
<b>Maintenance &amp; Repairs</b>	<b>\$6,000</b>	<b>\$6,000</b>
<b>Total Expense</b>	<b>\$70,385</b>	<b>\$107,019</b>
<b>Expense Ratio</b>	<b>22.1%</b>	<b>29.0%</b>
<b>NOI</b>	<b>\$248,815</b>	<b>\$262,581</b>
<b>ASKING PRICE</b>	<b>\$5,200,000</b>	<b>\$5,200,000</b>
<b>CAP RATE</b>	<b>4.8%</b>	<b>5.0%</b>

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