SEA GROVE
REALTY

INVESTMENT SUMMARY
2600 Douglas, Suite 304, Coral Gables, FL 33134
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14-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

6305 W 22nd Ct

Hialeah, FL

VALUE	CAP RATE
$4,340,000	5.00%
NOI (PRO-FORMA)	**UNITS**
$217,015	14

A stabilized Hialeah multifamily asset with in-place income and clear upside to pro-forma rents.

INCOME & EXPENSE STATEMENT

REVENUE	IN-PLACE	PRO-FORMA
Rental	$274,800	$384,000
Laundry	–	$2,520
Other	–	–
Total Revenue		**$386,520**

EXPENSES	BASED ON CURRENT BANK STATEMENTS	PRO-FORMA	% REV
Taxes	$51,973	$60,000	15.52%
Insurance	$34,104	$30,000	7.76%
Trash / Dumpster	$23,679	$23,679	6.13%
Maintenance – Reserve/Other	–	$20,000	5.17%
Management Fees	$12,000	$12,000	3.10%
Utilities – Water/Sewer	$8,998	$8,998	2.33%
Professional Fees – Accounting	$6,875	$6,875	1.78%
Utilities – Electricity	$3,910	$3,910	1.01%
Municipal / Government Fees	$1,878	$1,878	0.49%
Security	$1,025	$1,025	0.27%
Maintenance – Landscaping	$840	$840	0.22%
Bank Fees	$300	$300	0.08%
Total Expenses		**$169,505**	**43.85%**
NET OPERATING INCOME		**$217,015**	

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RENT ROLL
6305 W 22nd Ct, Hialeah, FL

UNIT MIX
10 × 2BR / 1.5BA — 775 sf · 4 × 3BR / 2BA — 1,050 sf

OCCUPANCY
12 of 14 units leased · 2 vacant · 1 owner-occupied

IN-PLACE VS. PRO-FORMA
$22,900 / mo → $32,000 / mo

UNIT	BEDS	BATHS	SQFT	START	EXPIRATION	TERMS	MONTHLY RENT	MONTHLY PRO-FORMA	YEARLY PRO-FORMA
101	2	1.5	775	Unknown	6/1/2025	Month to Month	$2,100	$2,200	$26,400
102	2	1.5	775	2/1/2024	2/1/2025	Month to Month	$2,000	$2,200	$26,400
103	2	1.5	775	2/1/2026	1/31/2027	Lease	$2,000	$2,200	$26,400
104	2	1.5	775	3/1/2026	3/1/2027	Lease	$2,000	$2,200	$26,400
105	2	1.5	775	9/1/2025	8/31/2026	Lease	$2,000	$2,200	$26,400
106	3	2	1,050	9/6/2025	8/30/2026	Lease	$2,500	$2,500	$30,000
107	3	2	1,050	N/A	N/A	Owner Occupied	–	$2,500	$30,000
201	2	1.5	775	2/3/2024	2/3/2025	Month to Month	$2,300	$2,200	$26,400
202	2	1.5	775	5/28/2024	6/1/2025	Month to Month	$2,000	$2,200	$26,400
203	2	1.5	775	Vacant		Vacant	–	$2,200	$26,400
204	2	1.5	775	2/1/2025	1/31/2026	Month to Month	$2,000	$2,200	$26,400
205	2	1.5	775	2/1/2024	2/1/2025	Month to Month	$2,000	$2,200	$26,400
206	3	2	1,050	Vacant		Vacant	–	$2,500	$30,000
207	3	2	1,050	6/1/2024	6/1/2025	Month to Month	$2,000	$2,500	$30,000
TOTAL REVENUE							**$22,900**	**$32,000**	**$384,000**

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