



**6020 NW 13TH AVE,  
MIAMI, FL 33142**

**STABILIZED, CASH-FLOWING 24-UNIT IN  
CENTRAL MIAMI**



**SCAN FOR INFO**

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W FLAGLER ST, MIAMI, 33135**



**PRICE: \$4,400,000**

This stabilized, cash-flowing 24-unit multifamily property sits on a 13,300 SF corner lot in Miami's urban core and has been fully renovated with new roofing, updated kitchens and bathrooms, modern flooring, and added amenities including a laundry room and playground. Operating as a gated community, it offers privacy, safety, and strong tenant appeal, resulting in consistent occupancy and reliable collections. With its 40-year recertification already completed, the asset provides investors with a turnkey, low-maintenance opportunity in a high-demand rental market.

**Lot Size .... 13,300 Sq Ft  
Building Size ... 13,248 Sq Ft**



	<b>Actual</b>	<b>Proforma</b>
<b>Laundry Income</b>	\$ 6,000	\$ 6,000
<b>Rental Income</b>	\$ 496,668	\$ 543,600
<b>Total Gross Income</b>	\$ 502,668	\$ 549,600
<b>Insurance Expense</b>	\$ 51,425	\$ 51,425
<b>Pest Control</b>	\$ 2,580	\$ 2,580
<b>Repairs and Maintenance</b>	\$ 9,236	\$ 9,236
<b>Property Taxes</b>	\$ 80,000	\$ 80,000
<b>Comcast</b>	\$ 1,623	\$ 1,623
<b>FPL</b>	\$ 2,460	\$ 2,460
<b>Miami Dade Water</b>	\$ 20,003	\$ 20,003
<b>Waste</b>	\$ 7,719	\$ 7,719
<b>Total Operating Expense</b>	\$ 175,046	\$ 175,046
<b>Net Operating Income</b>	\$ 327,622	\$ 374,554