



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

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



SCAN FOR INFO

Vicente Rodriguez

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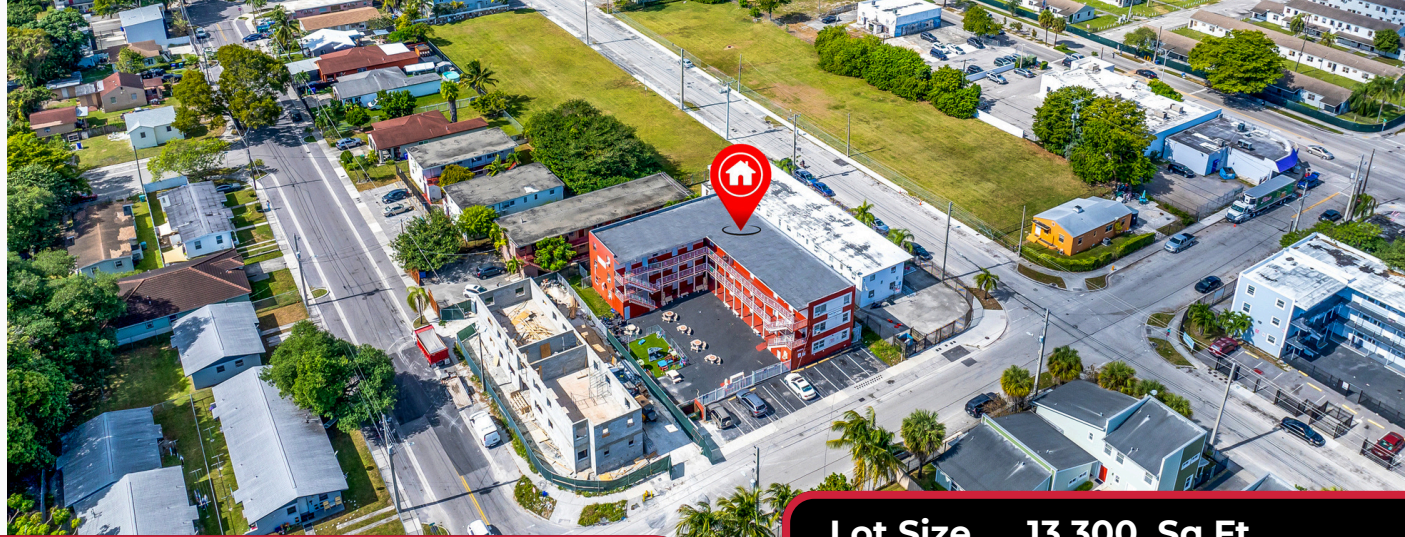
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W FLAGLER ST, MIAMI, 33135**



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**



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