



**1580 SW 6 ST,
MIAMI, FL 33135**
8 UNIT - MULTIFAMILY IN LITTLE HAVANA

In the heart of Little Havana lies this exceptional 8 unit multifamily income producing property that also has T4-L zoning allowing for AirBnB licensure and short-term rental. It's stabilized with great rents. Two units are spacious 2-bedroom 1 bath units, the remaining 6 are 1-bedroom 1-bath, with a flat roof, individual parking on a spacious corner lot: making this a solid investment with development potential. The location offers accessibility and connectivity to Brickell, Downtown, the Health District, Calle Ocho 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. Little Havana has been home to tycoons, adventurers, artists, writers, and investors have taken notice that this is the heart of the city. The housing demand is very high driving rents up, take advantage of this inflation proof investment and contact us immediately.

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PRICE: \$2,750,000

Building Total Size: 6,563 SF

Yr Construction: 1951

Lot Size: 10,000 SF

Zoning: T4-L

Income/Expenses

Unit 1: 2/1	\$2,200	\$2,400
Unit 2: 2/1	\$2,200	\$2,400
Unit 3: 1/1	\$1,800	\$2,000
Unit 4: 1/1	\$1,800	\$2,000
Unit 5: 1/1	\$1,800	\$2,000
Unit 6: 1/1	\$1,800	\$2,000
Unit 7: 1/1	\$1,800	\$2,000
Unit 8: 1/1	\$1,800	\$2,000
Gross Income	\$182,400	\$201,600
Vacancy 5%	\$0	\$10,080
R.E. Tax	\$23,802	\$23,802
Insurance	\$10,992	\$27,500
Waste	\$4,400	\$4,400
Utilities: water & sewer	\$3,200	\$3,200
FPL	\$600	\$600
Repairs/Maintenance	\$4,000	\$4,000
Total Expense	\$46,994	\$73,582
EGI	25.8%	36.5%
NOI	\$135,406	\$128,018
ASKING PRICE	\$2,750,000	\$2,750,000