Eco Stone Group

INVESTMENTS

INVESMENT PRESENTATION

1895 NW 35TH ST

Property Information

1895 NW 35th ST

Property and Site Summary	
Purchase Price	$3,700,000
Price per Unit	$185,000
Year Built	1969
Class	C
Amount of Units	20
Occupancy	98%
Rentable Square Feet aprox	11,000 sq.ft
Floors and Building Type	2 Story Garden
Plot Size (sq.ft)	21,867 sq.ft
Zoning Type	T6-8 (150 units per Acre)
Buildable Units	75 units

Property Information

1895 NW 35th ST

Eco Stone Group Investments is pleased to present a 20 unit multifamily, located on 1895 NW 35th Street, Miami FL 33142 in the heart of Allapattah, the largest epicenter for the Hispanic community. It's density and desirability of tenants has allowed for a rapid growth in rents and capital appreciation for the area. It's close proximity to Miami's Prime destinations like the Miami International Airport, The Marlins Stadium, multiple supermarkets, easy access to pubic transportation, expressways and mayor highways has created a huge demand for both tenants and landlords.

With 20 separate units of 1 bedrooms and 1 bathroom (approx. 500 sq.ft.) all very large units for the average of the area all with separate electric meters. 80% of the units have been renovated and a parking space for each of the units.

Property Location

1895 NW 35 ST

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MIAMI JACKSON SENIOR HIGH SCHOOL

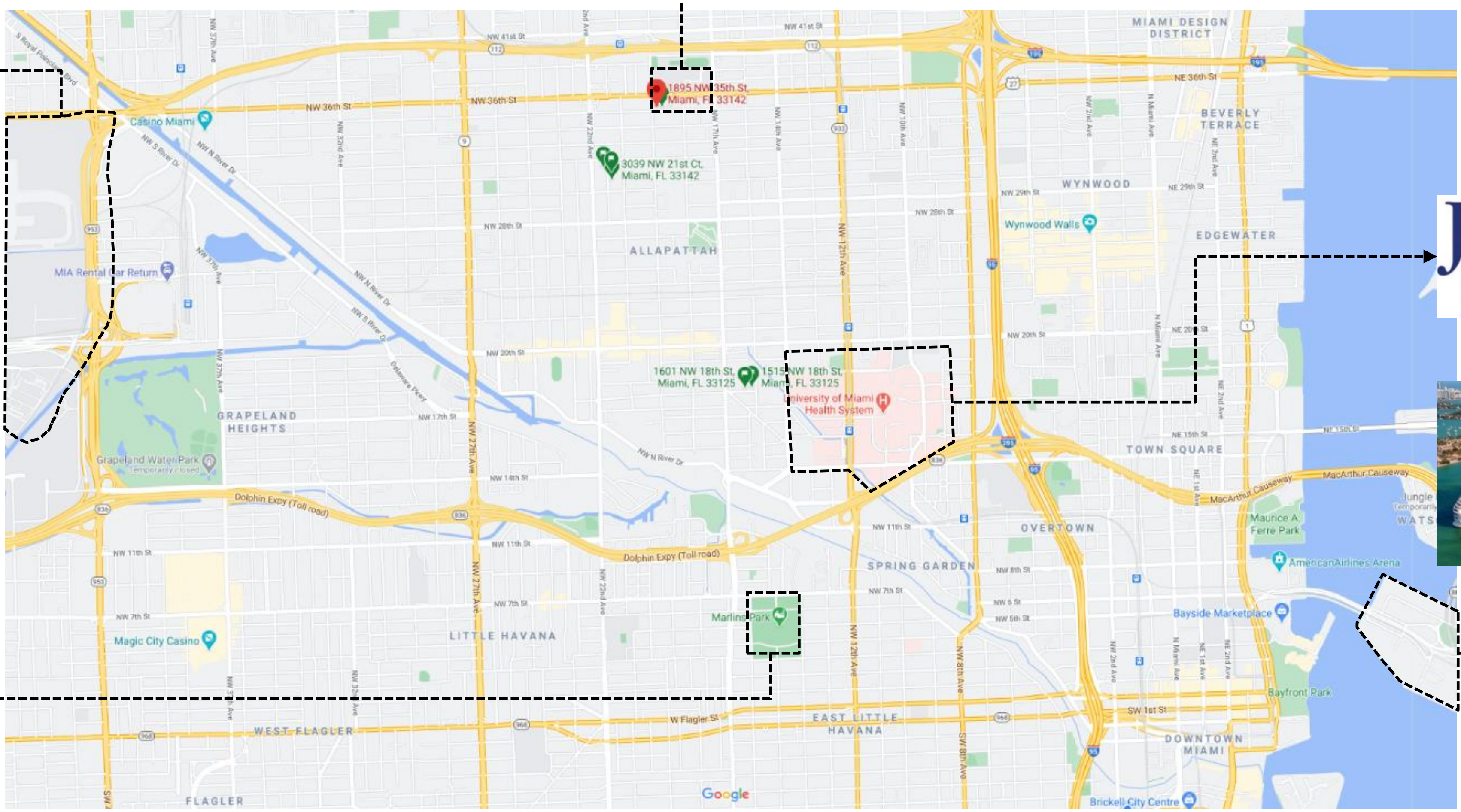
VINCIT QUI SE VINCIT

MIA MIAMI INTERNATIONAL AIRPORT

Jackson MEMORIAL HOSPITAL Jackson Health System

PUBLIC HEALTH TRUST

MARLINS PARK



Property Location
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Sensitive Analysis

1895 NW 35th ST

CURRENT 20 UNITS	ANUAL
OCCUPANCY RATIO	98%
CURRENT INCOME	$371,400
Water & Sewer	$6,300
Trash Removal	$3,700
Insurance liability	$3,345
Property Tax	$52,700
Electrical FPL	$1,080
License	$250
Vacancy	$7,428
Total Expenses	$74,803
NET Operating Income	$296,597
Purchase Price	$3,700,000
CAP Rate	8.0

POTENCIAL 20 UNITS	ANUAL
OCCUPANCY RATIO	98%
POTENTIAL INCOME	$389,400
Water & Sewer	$6,300
Trash Removal	$3,700
Insurance	$3,345
Property Tax	$65,000
Electrical FPL	$1,080
License	$250
Vacancy	$7,788
Total Expenses	$87,463
NET Operating Income	$302,000
Purchase Price	$3,700,000
CAP Rate	8.1

Financials

1895 NW 35th ST

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ACTUAL					INCOME
Unit Type	No. Units	Size (sq.ft)	Rent per unit	Monthly	Yearly Rents
1Bd/1Ba	20	500	$1525	$30,500	$366,000
Laundry	1			$450	$5,400
TOTAL GROSS INCOME PER MONTH				$30,950	$371,400

PRO-FORMA					INCOME
Unit Type	No. Units	Size (sq.ft)	Rent per unit	Monthly	Yearly Rents
1Bd/1Ba	20	500	$1,600	$32,000	$384,000
Laundry	1			$450	$5,400
TOTAL GROSS INCOME PER MONTH				$32,450	**$389,400**

Property Images
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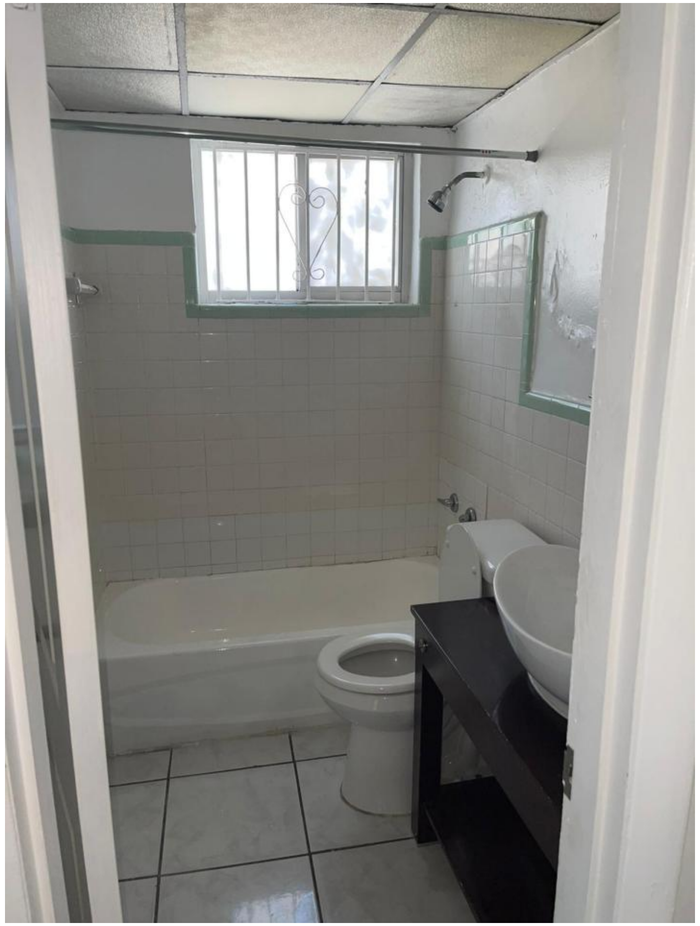

Opportunity Zone

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How does it work?

The opportunity Zones program was created to incentivize investment within lower income communities by offering material tax benefits to U.S. Investors who re-invest any form of capital gains into Opportunity Funds. To qualify, Investments must target "substantial improvement", which generally means development or extensive repositioning of a property.

Defer Taxes on Original Capital gain until the end of 2026

Reduce the amount of deferred taxes owed by up to 15%

Eliminate tax on Capital gain from the investment if help for 10 years

Opportunity Zone Questions

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Reduce taxes on your Capital Gain by investing

WHAT ARE OPPORTUNITY ZONES ?

- A program created by the Tax cuts and jobs Act of 2017 to incentivize investment in underserved communities. The program offers material tax benefits for investments made into designated Opportunity Zones

HOW DO I KNOW IF I QUALIFY TO INVEST ?

- You can, using long or short term Capital Gains from any source including the sale of stocks, bonds or property
- These Gains must be re-invested within 6 months of realization

WHAT ARE THE BENEFITS OF INVESTING ?

- You can defer, reduce and even eliminate your Capital Gain taxes
- The Result is an ability to potentially double your after-tax profits compare to a typical portfolio

New Development around the area

RIVER LANDING. THE NEWEST MIXED-USE DEVELOPMENT, SITUATED ALONG THE MIAMI RIVER IN MIAMI'S RAPIDLY EVOLVING HEALTH DISTRICT.

New Development around the area

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THE MIAMI WORLD CENTER WILL FEATURE 765,000 SQUARE FEET OF BESTIN-CLASS RETAIL, DESTINATION DINING, AND ENTICING ENTERTAINMENT.

New Development around the area

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MIAMIRIVERWALKISAPROJECTFROMCHETRITGROUPWOULDINCLUDEFOUR 60-STORYTOWERSWITHOFFICEANDRETAILSPACEANDMORETHAN1,600 RESIDENCES.THEFIVE-PHASEPROJECTWOULDSPANFROMTHESECONDAVENUE BRIDGETOTHENORTHWESTCORNEROFJOSEMARTIPARK.

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable

- ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY -