



1331 SHARAZAD BLVD OPA-LOCKA, FL 33054

Situated in the evolving Opa-locka community, 1331 Sharazad Blvd is a robust multifamily property offering investors a stable income stream with minimal management requirements. The building is constructed with durable concrete, designed to withstand the test of time, and is fully approved for Section 8 housing, providing reliable government-backed rental income.

Located in a neighborhood undergoing rapid revitalization, this property benefits from its proximity to key economic drivers such as the Opa-locka Airport, Amazon Logistics Mega-Hub, and various educational institutions. The area is attracting higher-income tenants looking for affordable housing options near major transportation routes, lifestyle amenities, and employment opportunities.

1331 Sharazad Blvd represents a prime investment opportunity, allowing you to tap into the growth of Miami's urban core while enjoying the benefits of a property with guaranteed rental income and minimal management headaches.

PRICE: \$1,400,000

Building Size: 3,602 Sq Ft

Lot Size: 6,723 Sq Ft

Year Built: 1952

Units	Unit Mix	Current	Pro-Forma
1	1Bed/1Bath	\$ 1,250	\$ 1,850
2	1 Bed/1Bath	\$ 1,400	\$ 1,850
3	Studio	\$ 1,100	\$ 1,400
4	Studio	\$ 1,100	\$ 1,400
5	1Bed/1Bath	\$ 1,200	\$ 1,850
6	1 Bed/1 Bath	\$ 1,600	\$ 1,850
7	Studio	\$ 1,100	\$ 1,400
8	Studio	\$ 1,100	\$ 1,400
8 Units		\$ 9,850	\$ 13,000

	Current	Pro-Forma
Gross Rent	\$ 118,200	\$ 156,000
Vacancy	\$ 5,910	\$ 7,800
Effective Income	\$ 112,290	\$ 148,200

FPL	\$ 828	\$ 828
Insurance	\$ 11,500	\$ 11,500
Landscaping	\$ 650	\$ 650
Pest Control	\$ 390	\$ 390
Property Taxes	\$ 9,395	\$ 9,395
Water and Sewer	\$ 9,395	\$ 9,395
Total Op. Exp	\$ 32,158	\$ 32,158

Net Operating Inco \$ 80,132 \$ 116,042

Price \$ 1,400,000 \$ 1,400,000
Cap Rate 5.72% 8.29%

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