

RARE 4 & 5-BEDROOM TOWNHOMES INVESTMENT OPPORTUNITY

RENT GUARANTEED PRIMARILY BY SECTION 8!!

LISTED AT \$3,354,600, with a 7.6% ACTUAL CAP ¹

(ALL HOMES RENTED BUT 2 THAT ARE CURRENTLY IN-BETWEEN TENANTS)



RARE opportunity to acquire a unique pool of townhouses WITH NO HOA, located in the up-and-coming neighborhood of Florida City, FL. These homes are strategically located just 6 blocks from the City Hall and Florida City Police Department, 5 minutes away from dozens of restaurants, shops, and Florida's Turnpike (Entrance #1). Moreover, ALL 9 TOWNHOMES ARE WITHIN A 2-BLOCK RADIUS, making it ideal to manage by any Owner-Manager or Property Manager.

Most of our Tenants' rents covered by Section 8 or Camillus House, making this a **virtually recession/pandemic/unemployment-proof investment backed by the US Government or by one of the largest non-profit organizations in the Nation**. All townhouses are rented but two that have recently had upgrades done and are in-between tenants.

All townhouses were built in 2007 and feature about 1,800sqf. under AC, have ample front-yard and back-yard, covered garage and driveway for a 2nd car. The mix includes ONE five-bedrooms townhouse (1,941sqf.) and EIGHT four bedrooms (approx. 1,800sqf.). There is NO HOMEOWNER'S ASSOCIATION, so applications and approvals are direct, quick and easy!

Financed offers based on appraisal contingency will NOT be considered.

¹ All the information in this document has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information contained herein. References to square footage, age, CAP and other measures of size and return may or may not be correct. Buyer must analyze and verify the information and bears all risk for any inaccuracies.

HURRY! This offer will not last!

Rents per home²:

Pro-forma with new Rents	Address	From	Monthly Rent	Yearly Rent	Insurance (All perils)	Yearly Taxes	Yearly repairs allowance	Prop. Mgt. Expenses	Net Op. Income
	XYZ SW XX th ST, Florida City, FL 33034	CASH	\$3,400	\$40,800	\$4,400	\$4,617	\$480	\$600	\$30,703
	XYZ SW XXth ST, Florida City, FL 33034	MDHCV Prog.	\$3,500	\$42,000	\$4,400	\$4,661	\$480	\$600	\$31,859
	XYZ SW XXth ST, Florida City, FL 33034	MDHCV Prog.	\$2,850	\$34,200	\$4,400	\$4,661	\$480	\$600	\$24,059
	XYZ SW XXth ST, Florida City, FL 33034	MDHCV Prog.	\$3,000	\$36,000	\$4,400	\$4,661	\$480	\$600	\$25,859
	XYZ SW XXth ST, Florida City, FL 33034	MDHCV Prog. (pot.)	\$3,500	\$42,000	\$4,400	\$5,000	\$480	\$600	\$31,520
	XYZ SW XXth ST, Florida City, FL 33034	CASH	\$3,000	\$36,000	\$4,400	\$4,661	\$480	\$600	\$25,859
	XYZ SW XXth CT, Florida City, FL 33034	MDHCV Prog.	\$3,231	\$38,772	\$4,400	\$4,522	\$480	\$600	\$28,770
	XYZ SW XXth ST, Florida City, FL 33034	MDHCV Prog. (pot.)	\$3,500	\$42,000	\$4,400	\$4,661	\$480	\$600	\$31,859
	XYZ SW XXth ST, Florida City, FL 33034	Camillus House	\$2,900	\$34,800	\$4,400	\$4,857	\$480	\$600	\$24,463
	TOTALS		\$28,881	\$346,572	\$39,600	\$42,300	\$4,320	\$5,400	\$254,952

*Numbers in **Red**: Realistic potential rents, based on previous rents. Houses are currently in between tenants due to recent remodels.

** Addresses concealed for Tenant privacy purposes

² Pro-forma data based on historic full occupancy. Currently 2 homes are vacant due to recent remodeling. All rents can be improved for an even higher ROI. We have utilized only a conservative and factual approach for presentation purposes.