



1991 NW 32 AV MIAMI, FL 33125

Extraordinary investment opportunity in Grapeland / Flagami along the NW 20 ST corridor, boasting an exceptional 1960s CBS construction that is surely hurricane proof. This eight-unit apartment building, situated on a generous 7,393 SF lot zoned T3-L, is irreplaceable given the inferior zoning. Each apartment features a well- designed floor plan with one bedroom and one bath, providing consistency and ease of management. Within walking distance to Inter Miami CF stadium, 58-acre public park, and entertainment district at Miami Freedom Park scheduled to open in 2025. This is a year-round destination spot. The recreational project will also include a new 58-acre public park that will be the largest new park in Miami, soccer and youth athletic fields for the community, a full range of entertainment and commercial offerings including office space, hotel, shops, restaurants and additional experiences and attractions for residents. Strategically located to the bustling Miami Intl Airport, Wynwood, Downtown, Brickell and several other employment centers, residents will be motivated to live in this centric and thriving neighborhood that is gaining traction in the vibrant and culturally diverse city that is undergoing a massive transformation. Investing in this area presents an extraordinary opportunity to capitalize on the remarkable surge of growth and development sweeping through the region. Seize the chance to become a part of this flourishing community and secure a promising investment for your portfolio. Reach out to us now to explore this remarkable property further and unlock the potential it holds for you.

PRICE: \$2,000,000

Building Total SF: 4,541 SF

Lot Size: 7,393 SF

Zoning: T3-L

Income/Expenses		Proforma
Unit 1: 1/1	\$1,300	\$1,900
Unit 2: 1/1	\$1,300	\$1,900
Unit 3: 1/1	\$1,250	\$1,900
Unit 4: 1/1	\$1,550	\$1,900
Unit 5: 1/1	\$1,250	\$1,900
Unit 6: 1/1	\$1,550	\$1,900
Unit 7: 1/1	\$1,250	\$1,900
Unit 8: 1/1	\$1,550	\$1,900
GrossIncome	\$132,000	\$182,400
Vacancy 5%	\$0	\$9,120
R.E. Tax	\$13,600	\$13,600
Insurance	\$13,000	\$20,000
Landscaping/Cleaning	\$1,200	\$1,200
Waste	\$10,004	\$10,004
Utilities: water & sewer	\$3,400	\$3,400
FPL	\$865	\$865
GAS	\$3,275	\$3,275
Repairs/Maintenance	\$4,000	\$4,000
Total Expense	\$49,344	\$65,464
EGI	37.4%	35.9%
NOI	\$82,656	\$116,936
ASKING PRICE	\$2,000,000	\$2,000,000

CARLOS FAUSTO MIRANDA

C: 305.431.2258

E: CFM@FAUSTOCOMMERCIAL.COM

MAURICIO VILLASUSO

C: 305.340.8901

E: MV@FAUSTOCOMMERCIAL.COM

