



## 569 SW 4 ST, MIAMI, FL 33130

### FOURPLEX - RESIDENTIAL INCOME

This 1987 fourplex is situated in the iconic neighborhood of East Little Havana, known for its rich cultural heritage, lively street life, and strong community. The building consists of 2- 2 bed 1 bath units & 2- 1bed 1bath units rented at \$2,300/month and \$2,000/month respectively. Individual electric meter, private parking, roof from 2020. It is walking proximity to Jose Marti, Ada Merritt, Calle Ocho. Over the years, Little Havana has become a popular destination for both locals and tourists alike, offering a diverse range of cuisine, music, and cultural events. The neighborhood is also conveniently located just minutes away from downtown Miami, providing residents with easy access to some of the city's finest dining, shopping, and entertainment options. Recent years have seen Little Havana experiences significant growth, both in terms of population and development. The neighborhood has become a hub for young professionals and families, attracted by its affordable housing options and growing job market. As a result, Little Havana has seen a surge in new businesses and community initiatives, further enhancing its reputation as a vibrant and thriving neighborhood. This property is an excellent opportunity for anyone looking to invest in one of Miami's most dynamic neighborhoods. With a strong demand for rental properties and a growing population, this fourplex is a solid investment that is sure to appreciate in value over time.

**PRICE: \$1,425,000**

Building Size: 3,238 SF

Lot Size: 5,000 SF

Zoning: T4-R

Yr Construction: 1987

Income/Expenses		Proforma
Unit 1: 2/1	\$2,300	\$2,700
Unit 2: 1/1	\$2,000	\$2,300
Unit 3: 2/1	\$2,300	\$2,700
Unit 4: 1/1	\$2,000	\$2,300
<b>Gross Income</b>	<b>\$103,200</b>	<b>\$120,000</b>
<b>Vacancy 5%</b>	<b>\$0</b>	<b>\$6,000</b>
R.E. Tax	\$15,385	\$24,000
Insurance	\$3,800	\$12,000
FPL	\$360	\$360
Landscaping/Cleaning	\$960	\$960
Water	\$2,800	\$2,800
Waste Services	\$2,400	\$2,400
Repairs/Maintenance	\$4,000	\$4,000
<b>Total Expense</b>	<b>\$29,705</b>	<b>\$52,520</b>
EGI	28.8%	43.8%
<b>NOI</b>	<b>\$73,495</b>	<b>\$67,480</b>
<b>ASKING PRICE</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>
<b>CAP RATE</b>	<b>4.9%</b>	<b>4.5%</b>

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