

OFF MARKET OFFERING | Little Havana

\$5,100,000

967 SW 5TH ST, MIAMI, FL 33130

23 Units

6 Units 2bed/1bath

14 Units 1bed/1bath

3 Units Studios

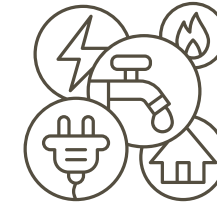
3 Stories

Lot size 7,500 sq.ft

Living area 13,670 sq.ft



**CURRENT YEARLY GROSS
RENT ROLL
\$411,804**



**EXPENSES YEARLY
TOTAL EXPENSES
\$110,391**

- FPL \$5,700
- GARBAGE \$6,000
- GAS \$3,300
- MANAGEMENT 5% OF RENT ROLL \$20,590
- WATER \$15,000
- GI INSURANCE \$7,000
- PROPERTY TAXES 2023 \$52,801

NOI \$301,413 (5.9%)

THIS INCOME-GENERATING PROPERTY, LOCATED IN THE VIBRANT AND CULTURALLY RICH LITTLE HAVANA NEIGHBORHOOD, PRESENTS A PRIME OPPORTUNITY FOR INVESTORS. CURRENTLY PRODUCING SUBSTANTIAL CASH FLOW, THE SECTION 8-APPROVED BUILDING HAS UNDERGONE SIGNIFICANT UPGRADES. APPROXIMATELY 75% OF THE APPLIANCES HAVE BEEN REPLACED, WITH SEVERAL UNITS FEATURING NEW KITCHENS AND MODERN FLOORING. ONGOING RENOVATIONS ARE FURTHER ENHANCING THE INTERIORS. THE EXTERIOR HAS ALSO SEEN NOTABLE IMPROVEMENTS, BOOSTING CURB APPEAL AND OVERALL VALUE. ADDITIONALLY, THE PROPERTY HAS SUCCESSFULLY COMPLETED ITS 40-YEAR INSPECTION, ENSURING ALL STRUCTURAL AND SAFETY STANDARDS ARE MET, MAKING THIS A WELL-MAINTAINED ASSET WITH STRONG LONG-TERM POTENTIAL.

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