



TU INVERSIÓN
EN MIAMI

PORTFOLIO BULKPACKAGE FOR SALE

Tutel Real Estate

Number of Units 6
Lease Terms Long Term

Type of Units	Number
2 Beds / 2 Baths	6
Total Units	6

	Total	Avg per Unit
Total Bulk Sale Price	\$1,355,100	\$225,850
Gross Rentall Roll	\$149,100	\$24,850
NOI (year)	\$96,915	\$16,153
CAP RATE	7.15%	



8700 N Sherman Cir #108, Miramar, FL 33025

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA
2	2	832	\$2,000 (proforma)	\$24,000	\$412/mo

8740 N Sherman Cir #308, Miramar, FL 33025

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA
2	2	832	\$2,000 (proforma)	\$24,000	\$412/mo

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA INFORMATION
YES	NO	YES	YES	YES	LAKESHORE UNIVERSITY PARK 954-437-7773
YES	NO	YES	YES	YES	lakeshore7773@gmail.com



3396 Foxcroft Rd #113, Miramar, FL 33025

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA
2	2	820	\$2,000 (proforma)	\$24,000	\$439/mo

3400 Foxcroft Rd #107, Miramar, FL 33025

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA
2	2	820	\$2,000 (proforma)	\$24,000	\$448/mo

3470 Foxcroft Rd #307, Miramar, FL 33025

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA	Lease expire
2	2	820	\$2,150	\$25,800	\$436/mo	04/30/2026

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA NAME
YES	NO	In process	YES	YES	MIRAMAR CONDOMINIUM ASSOCIATION 954-442-5666 cflatts@miramarclub.com



9810 Hammocks Blvd #202, Miami, Fl 33196

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA	Lease expire
2	2	993	\$2,275	\$27,300	\$423/mo	07/31/2026

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA NAME
YES	There are currently no special assessments	The board is currently working with engineers to provide the report.	YES	YES	L&C ROYAL MANAGEMENT CORPORATION 305-228-7326/27 lcroyal@lcroyalmanagement.com BANYAN TREE CONDOMINIUM 305-385-3999