

# CONFIDENTIAL OFFERING MEMORANDUM

Redlands Income-Producing Agricultural Estate

16020 SW 208th Ave, Miami, FL

Miami-Dade County, Florida

Presented By:

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## EXECUTIVE SUMMARY

This Offering Memorandum presents a rare opportunity to acquire a diversified income-producing agricultural property located in the Redlands, one of Miami-Dade County's most supply-constrained markets. The asset features multiple revenue streams including short-term rental income, long-term residential units, RV rental, and agricultural potential.

## PROPERTY OVERVIEW

**Address:** 16020 SW 208th Ave, Miami, FL – Redlands

**Asking Price:** \$1,180,000

**Primary Land Use:** 5003 – Improved Agricultural (Not Homesites): Multifamily 4+ Units

**Zoning:** Agricultural / Undefined (Buyer to verify use and unit count)

## PROPERTY COMPOSITION & UNIT BREAKDOWN

- Duplex: Two (2) 2BR / 1BA units (one operated as Airbnb)
- Triplex: Three (3) 2BR / 1BA units
- Detached efficiency unit
- RV rental (currently occupied)
- Horse stables for up to two (2) horses
- Active nursery and mature fruit-producing trees

## CURRENT INCOME SUMMARY (SELLER STATED)

Income Source	Monthly Income
Airbnb Unit (Gross Potential)	Up to \$10,000
Long-Term Residential Units	Included in total
Efficiency Unit	\$1,000
RV Rental	\$1,350
Total Monthly Income	~\$14,000

## MONTHLY OPERATING EXPENSES (ESTIMATED)

Expense	Monthly Cost
Light & Water	\$850
Landscaping	\$400
Fence Maintenance	~\$250
Water Salt System	\$100
Airbnb Cleaning	\$0
Estimated Total Expenses	~\$1,600

## INVESTMENT HIGHLIGHTS

- Income-producing Airbnb + long-term rentals + RV rental
- Agricultural zoning with existing multifamily use
- Horse stables and nursery income potential
- Strong cash flow in a high-demand Redlands market
- Ideal for cash buyers or seller financing