

Confidential



# 343 Madeira Ave, Coral Gables

Investment Opportunity - Offer at \$4,200,000

4 Modern Townhouses in Coral Gables:  
Fully Occupied and Turn-key.



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# Investment Overview

Now offered for sale by Compass Florida LLC. : Four modern, 2010 construction townhouses in the heart of Coral Gables. Each of the four townhouses is currently occupied at market rate rents, with well-qualified Tenants, all of which are on annual leases. Rents have consistently held strong over the past several years, while Tenant turnover has remained minimal.

Given the nature of the construction and simple maintenance that is occasionally required, this property is able to be self-managed, allowing for profitability to be maximized.

Light value-add opportunity exists with a simple kitchen/bathroom vanity modernization. Possibility to convert to condos and sell individually.

As Coral Gables continues to draw the attention of quality residents from companies such as Apple and FIFA, don't miss out on this opportunity to invest in one of the hottest cities in the US.

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# Subject Property

## 343-349 Madeira Ave

- Prime Coral Gables Location
- 4 Townhouse style Units: each with ~2,500 sq ft
- Each Townhouse consists of 3 beds & 3 baths
- Each Townhouse has its own private 2-car garage
- Each Townhouse has its own private elevator
- Each Townhouse has its own private rooftop
- Each Townhouse has its own Generac generator
- Living Area Total: 13,363 sq ft
- Lot size: 9,028 sq ft
- Floor Levels (Including Rooftop): 4
- Electric , Gas and Water paid by Tenants
- 2024 Yearly Tax: \$54,632



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# Subject Property

## Location

- Two Blocks from Ponce de Leon Blvd
- Walk to Target, Bachour, Zitz Sum, Tinta y Cafe, Giralda Ave, and more
- 15 Minute Drive to Brickell
- 10 Minute Drive to MIA airport

Explore the Location: [HERE](#)







# Coral Gables Neighborhood



# Coral Gables

The “City Beautiful”, known for its Mediterranean/old Spanish style architecture and canopy-lined streets, has become a focal point of Miami; attracting residents, corporations, and investors alike. Home to several top-rated schools (both public and private), world-class dining and shopping, and iconic landmarks such as the Biltmore Hotel and Golf Course, Coral Gables continues to increase in demand for residency.

Population

49,696\*

HHI

\$118,203\*

Renter Percentage

36.5%\*

\*most recent data as of 2022 according to Niche.com and Census Reporter



# Actual Financials

2024 Expenses	Monthly	Annual	
Electric	\$ 41.29	\$ 495.44	Actual
Water/Sewer	\$ 52.69	\$ 632.22	Actual
Landscaping	\$ 73.33	\$ 880.00	Actual
Waste	\$ 171.50	\$ 2,058.05	Actual
Repairs	\$ 416.67	\$ 5,000.00	Approximate
Insurance	\$ 1,000.00	\$ 12,000.00	Estimate
RE Taxes	\$ 4,552.67	\$ 54,632.08	Actual
<b>Total Expenses</b>	<b>\$ 6,308.15</b>	<b>\$ 75,697.79</b>	
2024 Income	Monthly	Annual	Lease Expires
343	\$ 5,900.00	\$ 70,800.00	10/14/2025
345	\$ 5,750.00	\$ 69,000.00	9/30/2025* *May terminate with 60 day notice
347	\$ 6,000.00	\$ 72,000.00	6/30/2025
349	\$ 6,000.00	\$ 72,000.00	4/25/2025
<b>Gross Income</b>	<b>\$ 23,650.00</b>	<b>\$ 283,800.00</b>	
<b>NOI</b>	<b>\$ 17,341.85</b>	<b>\$ 208,102.21</b>	





# Photos

Dive deeper into the prospective property.





# Photos

Continued.





# Photos

Continued.





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# Points of Interest

Sitting only a few blocks from Coral Gables' CBD, 343 Madeira Ave is perfectly positioned for prime walkability throughout the "City Beautiful", in addition to offering easy vehicular access to Miami International Airport, the University of Miami, Shops at Merrick Park, and The Biltmore Hotel & Golf/Tennis Center.

- 01 | Miracle Mile - 0.35 miles
- 02 | The Shops at Merrick Park - 2 miles
- 03 | University of Miami - 2.7 miles
- 04 | Biltmore Hotel & Golf Course - 1.8 miles
- 05 | Giralda Avenue : Pedestrian-Only Walkway w/ Restaurants & Bars - 0.4 miles



Representation by Compass Florida LLC.

# Charles Celesia

As a Founding Agent of Compass Florida, and with over 10 years of experience in Miami's Real Estate industry, Charles Celesia has advised, managed, and closed on over \$100 million dollars of investment opportunities on behalf of his clients, friends, and own personal portfolio.

Having leveraged relationships and market-specific knowledge, Charles' personal portfolio has included over nine condo acquisitions & subsequent sales, two single family homes, and contributions as an LP in six, mixed-use projects throughout Sunnyside-Queens and Astoria, NY.

A Coral Gables Resident : Contact Charles today for an appointment or consultation.

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**Thank You for  
Your Interest.**







## **Disclosure**

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