



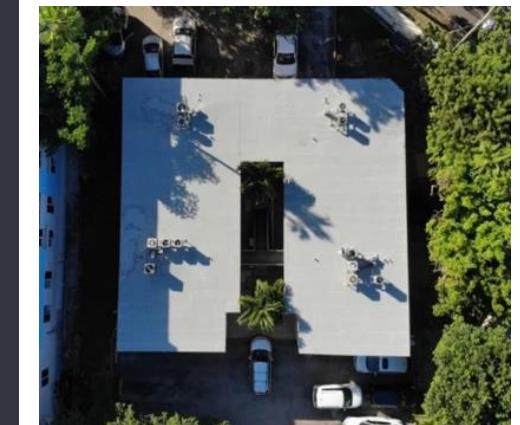
LISTED BY :ANDREINA ZAMBRANO
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12-Unit Multifamily Building in Miami
1630 nw 18th street, Miami

ASKING PRICE \$3,890,000
NOI \$245,360
STRONG 6,31% CAP RATE



Units' Interior Finishes



NEW ELECTRICAL PLUMBING
APPLIANCES, FLOORS, HIGH IMPACT
WINDOWS , NEW ROOF

Property Highlights

- - 12 total units – fully renovated
- 8 × 2-Bedroom / 1-Bath units
- 4 × 2-Bedroom + Den / 1-Bath units
- - 16 private parking spaces
- - Fully gated property with secured entry
- - Monitored security camera system for added peace of mind





INVESTMENT HIGHLIGHTS

- Strong 6,31% CAP rate

TOTALLY RENOVATED IN 2023

- Ideal for long-term rental income
- Truly turnkey and low maintenance
- FULLY RENTED

Renovations & Upgrades

- - Brand new roof
- - High-impact windows throughout
- - Complete electrical & plumbing upgrades
- - Modern kitchens with new appliances
- - New A/C units in every unit
- - Stylish new flooring and fresh paint (interior & exterior)
- - Brand new laundry facility on site
- - New mechanical room



FINANCING AVAILABLE

- - Assumable mortgage of **\$1,400,000**
- - Attractive **7% interest rate**
- - Approximately **3.5 years remaining**
- - Enhances cash flow and return potential
- - Ideal for investors seeking strong leverage and ease of entry





Prime Central Location



- Minutes from Jackson Memorial Hospital



- Close to Miami International Airport



- Quick access to major highways



- 10 minutes to downtown miami

BUILDING FINANCIALS



1630 Apartments
2025 Anualized

Income

Base Rent	\$ 323,160
Other Income	\$ 3,362
Vacancy @ 1%	\$ (3,265)
Total Income	\$ 323,257

Expenses

Garbage Disposal	\$ 6,974
Fire Extinguisher	\$ 383
Landscaping	\$ 1,200
Pest Control	\$ 1,056
Repairs	\$ 3,960
Cable & Internet	\$ 380
Electricity	\$ 1,368
Water	\$ 7,536
Insurance	\$ 11,500
RE Taxes	\$ 31,540
Management Fee	\$ 12,000
Total Expenses	\$ 77,897
Net Income	\$ 245,360



1630 Building's Highlights

Exceptional Turnkey Multifamily Investment – 12 Renovated Units + 16 Parking Spaces

- \$3,890,000 asking price =6.31%CAP
- Assumable mortgage 1,435,000 7% APR
- Prime investment opportunity in central Miami
- 12 fully renovated units:
 - 8 units: 2 bed / 1 bath
 - 4 units: 2 bed + den / 1 bath
- Recent upgrades include:
 - New roof, high-impact windows
 - New electrical and plumbing systems
 - Modern kitchens with new appliances and sleek finishes
 - New A/C units and stylish flooring
 - Fresh interior and exterior paint
 - Brand new on-site laundry and mechanical room
- Fully gated with monitored security camera system
- 16 dedicated parking spaces
- Centrally located near:
 - Jackson Memorial Hospital
 - Miami International Airport
 - Major highways
- Strong 6.31% CAP rate with stable, long-term rental potential
- True turnkey, low-maintenance investment
- Easy to show – won't last long!