



— LISTED BY :ANDREINA ZAMBRANO  
ONE SOTHEBY'S INTERNATIONAL REALTY  
786.925.5170  
[AMZR2011@GMAIL.COM](mailto:AMZR2011@GMAIL.COM)

## 12-Unit Multifamily Building in Miami 1630 nw 18<sup>th</sup> 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







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# INVESTMENT HIGHLIGHTS

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- Strong 6,31% CAP rate

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TOTALLY RENOVATED IN 2023

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- Ideal for long-term rental income

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- Truly turnkey and low maintenance

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- 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)
<b>Total Income</b>	<b>\$</b>	<b>323,257</b>

### 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
<b>Total Expenses</b>	<b>\$</b>	<b>77,897</b>

<b>Net Income</b>	<b>\$</b>	<b>245,360</b>
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# 1630 Building's Highlights

## oExceptional 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!