



**1335 SW 4 ST,  
MIAMI, FL 33135  
URBAN 12 UNIT - LITTLE HAVANA**

Newly Built and Just Delivered 12 Unit Little Havana Multi-Family Building. Building will be grossing a true approx \$305k by closing date. The site was entitled under a special zooming program to increase densities, but which mandates 3 of the units be rented to Section 8 tenants, but without rent restrictions if through that program. Unit mix consists of Four Two bedrooms, 3 One Bedrooms and 5 Studios. Little Havana is surrounded by all the city's major white-collar and service employment centers- Brickell, Downtown, Coral Gables, Civic Center; while retaining an element of great affordability and a very high standard of attractive urban living. Amazing neighborhood undergoing swift transition with upward pressure in rents, growth, and attracting urbanists, those looking for short commute times to work, and modern Miami Urban living. With close proximity to Calle Ocho and Brickell's fine dining, chic shops, sidewalk cafes and picturesque parks. All are a brisk walk away for residents who will be immersed in the vibrant culture of the area. The area's several iconic spots include the Calle Echo, home to the Ball & Chain, Loan Depot Park and Downtown Miami. Since its inception in the late 1800's, Little Havana has been home to tycoons, adventurers, artists, writers and musicians alike with an A-list roster of residents. Come invest in the prosperous neighborhood that is surging in economic heart of the city.

**PRICE: \$3,700,000**

Building Size: 8,937 SF

Lot Size: 7,500 SF

Zoning - T4-L

Income/Expenses	Proforma
Unit 1 - 2/2	\$2,500
Unit 2 - 2/2	\$2,500
Unit 3 - 2/2	\$2,500
Unit 4 - 2/2	\$2,500
Unit 5 - 1/1	\$2,072
Unit 6 - 1/1	\$2,072
Unit 7 - 1/1	\$2,072
Unit 8 - studio	\$1,850
Unit 9 - studio	\$1,850
Unit 10 - Studio	\$1,850
Unit 11 - Studio	\$1,850
Unit 12 - Studio	\$1,850
<b>GrossIncome</b>	<b>\$305,592</b>
<b>Vacancy 5%</b>	<b>\$0</b>
R.E. Tax	\$11,765
Insurance	\$37,000
Water and Sewer	\$12,350
Landscaping	\$1,800
Waste Collection	\$14,800
FPL	\$1,000
Maintenance & Repairs	\$3,000
<b>Total Expense</b>	<b>\$81,715</b>
Expense Ratio	26.7%
<b>NOI</b>	<b>\$223,877</b>
<b>ASKING PRICE</b>	<b>\$3,700,000</b>
<b>CAP RATE</b>	<b>6.1%</b>

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