



**FOR SALE**

DUPLEX PORTFOLIO

**29030 OLD DIXIE HWY  
HOMESTEAD, FL 33033**

Michael Fernandez  
786 260 7830  
Michaelfernandezpa@gmail.com

Mario Fernandez, P.A.  
786 344 4544  
mfernandezpa@aol.com



# EXECUTIVE SUMMARY

Total Lot Size 41,686 SF (0.96 Acres)

Total Building Size 8,316 SF

Zoning RU-2

No. Of Buildings 4

Year Built 2017

No. Of Units 8 Units

Unit Mix 2 BD / 2 BA | 2 BD / 1 BA

NOI \$126,144

Proforma NOI \$163,344.34

Asking Price \$2,500,000



Seize the moment with this exclusive offering – a meticulously designed portfolio of four contemporary duplex homes, built in 2017, situated in the thriving community of Homestead, Florida.

With a combined lot size of approximately 42,000 sqft (0.96 acres), this new construction offers a prime investment opportunity adjacent to the Miami Busway and the major artery, US-1 (S Dixie Highway).

# INVESTMENT HIGHLIGHTS



## Strategic Development Zone

Located just 15 minutes south of the \$1 billion Southland Mall redevelopment, and in close proximity to other recent housing developments, this portfolio is strategically positioned to benefit from the ongoing growth and transformation of the area.

## Promising Future Appreciation

As development surges southward due to the scarcity of land in Miami, Homestead stands as a prime beneficiary. This investment promises not only present-day value but also potential for significant appreciation in the years to come.

## Diversified Portfolio

With four adjacent duplex homes, this portfolio offers an attractive mix of rental units, ensuring steady and diversified rental income.

## Anticipated Property Value Growth

Ride the wave of increasing property values as the development trend continues to surge southward, making this investment a promising addition to your portfolio.

**Don't miss out on the chance to secure your stake in the burgeoning real estate market of Homestead, Florida. Whether you're an experienced investor or looking to expand your portfolio, this portfolio of duplex homes offers a unique combination of location, growth potential, and modern living. Contact us today to schedule a viewing and embark on a prosperous investment journey!**

# HIGHLIGHTS

## **Newer Construction (2017)**

Enjoy the benefits of modern living with these recently built duplex homes, offering the latest in design, and energy efficiency.

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## **Expansive Lot Size**

Spread across nearly an acre of land, the portfolio presents ample space for residents to enjoy and investors to explore potential expansion opportunities. Rare opportunity to park over 12 cars per duplex.

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## **Strategic Location**

Conveniently situated adjacent to the Miami Busway and US-1 (S Dixie Hwy), residents have easy access to transportation, enhancing their connectivity to nearby attractions and city amenities.

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## **Proximity to Retail and Grocers**

Experience the convenience of a well-connected neighborhood with a variety of retail options and major grocers such as Target, Walmart, and Publix, ensuring residents have all their needs within reach.



# INCOME & EXPENSES

## RENT ROLL

Address	Unit	City	State	Zip	Lease	Rent collected this month	late fee
29030 Old Dixie Hwy	#A	Homestead	FL	33033	Y	\$2,000	
29030 Old Dixie Hwy	#B	Homestead	FL	33033	Y	\$1,850	
29040 Old Dixie Hwy	#A	Homestead	FL	33033	Y	\$1,700	
29040 Old Dixie Hwy	#B	Homestead	FL	33033	Y	\$1,850	\$150
29050 Old Dixie Hwy	#A	Homestead	FL	33033	Y	\$1,700	
29050 Old Dixie Hwy	#B	Homestead	FL	33033	Y	\$1,450	
29060 Old Dixie Hwy	#A	Homestead	FL	33033	Y	\$1,700	
29060 Old Dixie Hwy	#B	Homestead	FL	33033	Y	\$1,450	
<b>TOTAL</b>						<b>\$13,700</b>	<b>\$150</b>

## EXPENSES

R.E. Taxes:	\$30,399.26
Insurance:	\$6,806.40
Utilities:	\$0.00
Landscaping:	\$1,050.00
Repairs and Maintenance:	\$0.00
<b>Total Expenses</b>	<b>\$38,255.66</b>
<b>Net Operating Income:</b>	<b>\$126,144.34</b>
Pro-Forma NOI (If rents are raised to market rate, \$2,200 for 2/2 and \$2,000 for 2/1)	\$163,344.34

# SOUTHWEST VIEW



# NORTHEAST VIEW



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9415 Sunset Drive, Suite 236  
Miami, FL 33173

Note: The information provided in this material has been provided to us by sources that we believe to be reliable. However, all such information would be subject to independent verification during the due diligence period associated with the purchase negotiation process. The above information is submitted subject to errors, omissions and/or any other changes without notice.

