

CONFIDENTIAL OFFERING MEMORANDUM (OM)

16-Unit Multifamily Investment Opportunity

Little Havana, Miami, Florida

1. Confidentiality & Disclaimer

THIS IS A CONFIDENTIAL DOCUMENT

The information contained in this Offering Memorandum has been prepared by the Seller's Representative exclusively for the use of prospective purchasers. The material is proprietary and confidential. By accepting this OM, the recipient agrees that it will not copy, reproduce, or distribute the contents, in whole or in part, without the express written consent of the Seller's Representative.

Tenant Privacy & Site Visits

To respect the privacy of current tenants, all site visits must be coordinated in advance through the Seller's Representative. Please do not attempt to contact or disturb the tenants.

No Representation or Warranty

The Owner and its representatives make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein. Interested parties must independently verify all information, including financial projections, unit dimensions, zoning, and licensing matters. The Seller assumes no liability for any reliance on this document.

2. Executive Summary & Offering Highlights

Feature	Detail
Property Name	Confidential Asset
Location	Little Havana, Miami, FL
Asset Type	Multifamily (Apartment)
Number of Units	16
Current Occupancy	100% (Fully Occupied)
Unit Mix	16 x 2-Bedroom / 1-Bathroom + Flex Room
In-Place Cap Rate	5.14%
In-Place Net Operating Income (NOI)	\$251,971
Pricing	\$4,900,000

Investment Thesis

This is an **Excellent Investment Opportunity in Little Havana**, offering immediate and consistent income from a meticulously renovated and **fully occupied 16-unit multifamily property**.

Key Investment Drivers:

1. **Stabilized Cash Flow:** Immediate 5.14% Cap Rate based on current occupancy and income.
2. **Minimal Near-Term CAPEX:** Significant recent capital improvements, including exterior painting (2024), new impact-resistant windows, and all new AC units.
3. **Future Upside:** A **transferable Hotel Operating License** provides an additional, compelling value proposition for future investment strategies.
4. **Strategic Location:** Strong and consistent tenant demand is ensured by property's proximity (walking distance) to **Miami Dade College**.

3. Property Description & Renovation Details

A. Unit Mix & Layout

The property comprises sixteen (16) identical apartment units, all featuring:

- Originally designed as 1 bed + 1 Flex room, now is featuring Two (2) Bedrooms
- One (1) Bathroom
- Fully equipped kitchens in all units.

Two distinct floor plans are present across the building's 16 units.

B. Capital Improvements & Condition

The property has been recently renovated, significantly reducing the anticipated near-term capital expenditure (CAPEX). These improvements include:

- **Windows:** Installation of impact-resistant windows throughout the entire building.
- **HVAC:** Recent replacement of all air conditioning units.
- **Exterior:** Complete exterior painting finished in 2024.
- **Interior:** Complete interior painting finished 2024.
- **Licensing:** Recertified and possessing a Hotel Operating License.
- **Stairs:** renovated and inspected by the City.
- **Roof:** new isolation for the two buildings.

4. Financial Analysis

A. Income Summary

Financial Metric	Detail
Occupancy	100%
Cap Rate (In-Place)	5.14%
Monthly Gross Potential Rent (GPR)	\$32,800 (Adjustment to \$2,050 each unit)
Projected Annualized Net Operating Income (NOI)	\$283,928 (New GPR annually less \$20K maintenance expenses)

B. Price & Returns

Based on the current NOI of and the Offering Price of \$4,900,000, the property offers an attractive 5.14% capitalization rate with a high chance to growth quickly in 5.7% as Cap rate (based on \$283,928 New GPR annual less \$20K maintenance expenses).

Seller Financing Available: Please inquire with the Seller's Representative for specific conditions and terms.

5. Location Overview

The property is situated in the heart of **Little Havana**, one of Miami's most culturally rich and highly desirable neighborhoods. The area benefits from:

- **High Rental Demand:** Driven by its authentic neighborhood feel, central location, and excellent public transportation access.
- **Anchor Institution:** Located within walking distance of **Miami Dade College**, providing a stable source of student and faculty rental demand.
- **Accessibility:** Excellent access to major Miami employment centers and transportation corridors.

6. Offer Procedures & Contact

Call for Offers

The property is offered on an "as-is, where-is" basis.

- **Required Offer Components:** Purchase Price, Deposit Structure, Due Diligence Period, Closing Timeline, Purchaser Contact Info, and Evidence of Funds.

Brokerage Team Contact

All inquiries, appointments, and requests for further information should be directed to:

Seller's Representative: Maggie Phone: 786-326-8435 (Call or Text)