

# JUST LISTED!

## HURRICANE FLATS

📍 6647 SW 59th Pl, South Miami, FL 33143-3511

### INVESTMENT HIGHLIGHTS

- Extremely Rare Opportunity To Acquire An Impeccably Maintained, 15-Unit Multifamily Asset In The Heart Of South Miami
- Property Features Strong In-Place Cash Flow With The Ability To Further Increase Rents By Almost 17% With Minimal Capital Expenditures Needed
- Property Features Modern And Sleek Units With Luxury Vinyl Flooring, Open Layouts, Stainless Steel Appliances, Premium Kitchen Cabinetry And Countertops, Etc.
- Amenities Include Mini-Split Air Conditioners, Common Laundry Facility, Designated Parking Lot & Ample Street Parking Available, And Security Fence
- Strong Demographics In Neighborhood With High Average Household Income And Home Values
- Robust Rental Demand Due To Large Student Population And Proximity To The University Of Miami
- Prime South Miami Location Within Walking Distance To The University Of Miami Campus And The Metro Rail, Providing Easy Access To Coral Gables, Coconut Grove, Downtown Miami, And More
- Located Just Off Bird Rd And US-1 Providing Easy Access To Anywhere In Miami-Dade And Abroad Via The Palmetto Expressway (SR-826) And I-95

### INVESTMENT DETAILS

Price	\$3,700,000
Cap Rate	5.06
NOI	\$187,399.00
Number of Units	15
Building Size	7,085 SF
Price PSF	\$522.23
Year Built	1950
Lot Size	0.26 Acres
Zoning	RS-4-SINGLE FAMILY RESIDENTIAL







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