



INVESTMENT PRESENTATION

4271 NW SOUTH TAMiami CANAL

Property Information

4271 NW South Tamiami Canal



Property and Site Summary	
Purchase Price	\$6,6000,000
Price per Unit	\$275,500
Year Built	1971
Class	B
Amount of Units	24
Occupancy	97%
Rentable Square Feet aprox	17069 sq.ft
Floors and Building Type	3 Story
Plot Size (sq.ft)	20,250sq.ft
Zoning Type	T5-L Urban Center zone

Property Information

4271 NW South Tamiami Canal



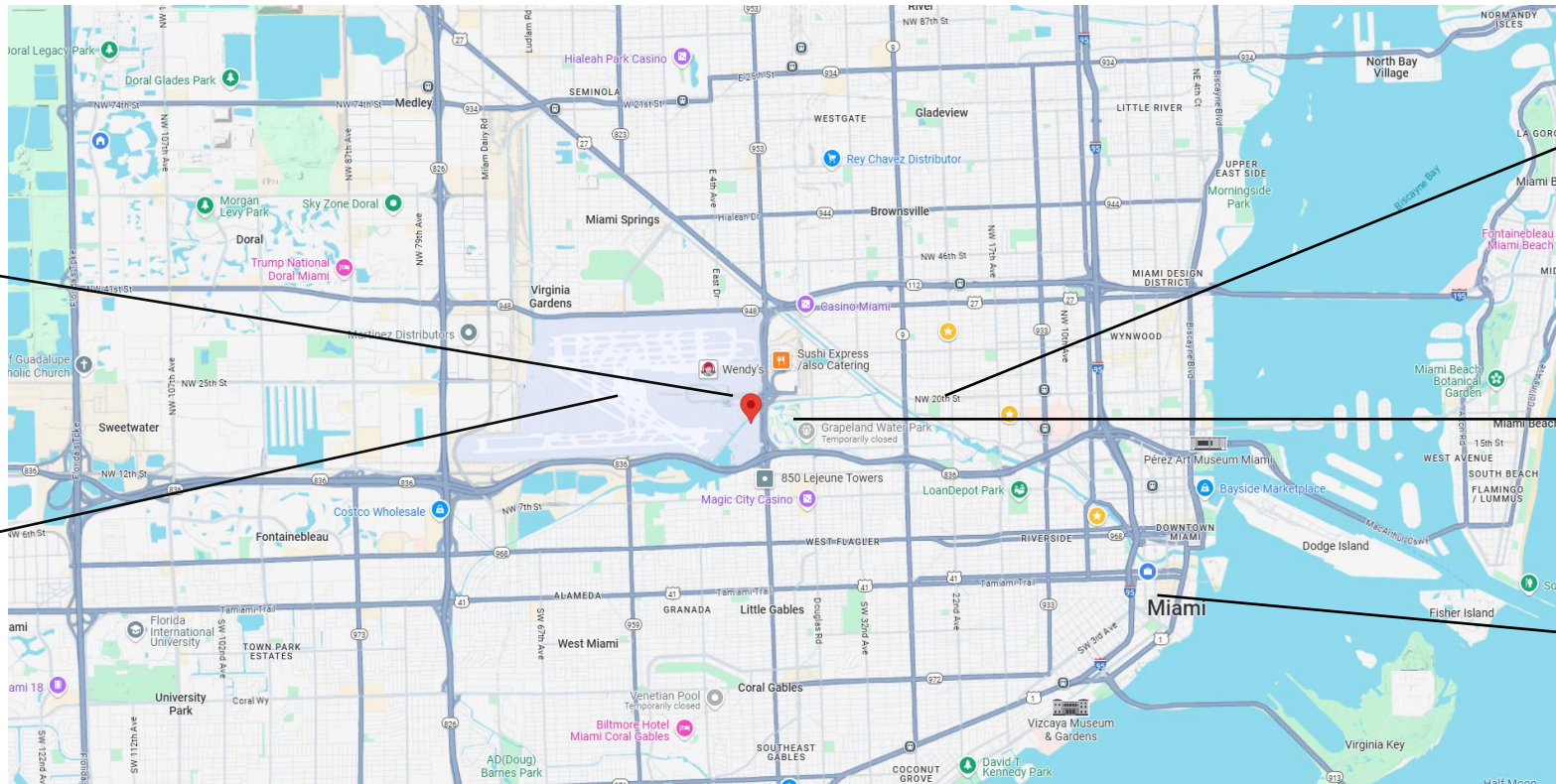
Eco Stone Group Investments is pleased to present a 24-unit multifamily property located at 4271 NW South Tamiami Canal, in the heart of Miami, the largest epicenter for the Hispanic community. Its density and desirability have allowed for rapid growth in rents and capital appreciation for the area. The property is in the center of prime destinations like Miami International Airport, The Health districts, Brickell and Miami freedom Park stadium (New stadium inter Miami) multiple transit systems, and offers easy access to public transportation, expressways, and major highways, creating high demand for both tenants and landlords.

The property features:

- 24 separate units, 9units 2 bed and 1 bath (approx 750 sq.ft.), and 15units 1Bed 1 bath which are larger (approx. 580sqf)
- Separate electric meters for each unit.
- 100% of the units have been renovated.
- A parking space for each unit. Plus visitor parking
-

Property Location

4271 NW South Tamiami Canal



Sensitive Analysis

4271 NW South Tamiami Canal



CURRENT 24 UNITS	ANUAL
OCCUPANCY RATIO	97%
CURRENT INCOME	\$504,000
Property Management	\$12,000
Water & Sewer	\$12,584
Trash Removal	\$7,536
Liability Insurance	\$6,800
Property Insurance	\$24,576
Property Tax	\$65,388
Electrical FPL	\$1,884
Landscaping and Fumigation	\$7,392
License	\$250
Repair and Maintanace	\$3,200
Total Expenses	\$141,610
NET Operating Income	\$362,390
Purchase Price	\$6,600,000
CAP Rate	5.5



5% anual increase 24 UNITS	ANUAL
OCCUPANCY RATIO	97%
CURRENT INCOME	\$529,200
Property Management	\$12,000
Water & Sewer	\$12,584
Trash Removal	\$7,536
Liability Insurance	\$6,800
Property Insurance	\$27,600
Property Tax	\$74,750
Electrical FPL	\$1,884
Landscaping and Fumigation	\$7,392
License	\$250
Repair and Maintanace	\$3,200
Total Expenses	\$153,996
NET Operating Income	\$375,204
Purchase Price	\$6,600,000
CAP Rate	5.7

Financials

4271 NW South Tamiami Canal



ACTUAL				INCOME	
Unit Type	No. Units	Size (sq.ft)	Rent per unit	Monthly	Yearly Rents
2Bd/1Ba	9	750	\$2000	\$18,000	
1Bd/1Ba	15	580	\$1600	\$24,000	
TOTAL GROSS INCOME PER MONTH				\$42,000	\$504,000

PRO-FORMA annual ren increase 5%				INCOME	
Unit Type	No. Units	Size (sq.ft)	Rent per unit	Monthly	Yearly Rents
2Bd/1Ba	9	750	\$2,100	\$18,900	
1Bd/1Ba	15	580	\$1,680	\$25,200	
TOTAL GROSS INCOME PER MONTH				\$44,100	\$529,200

Property Images



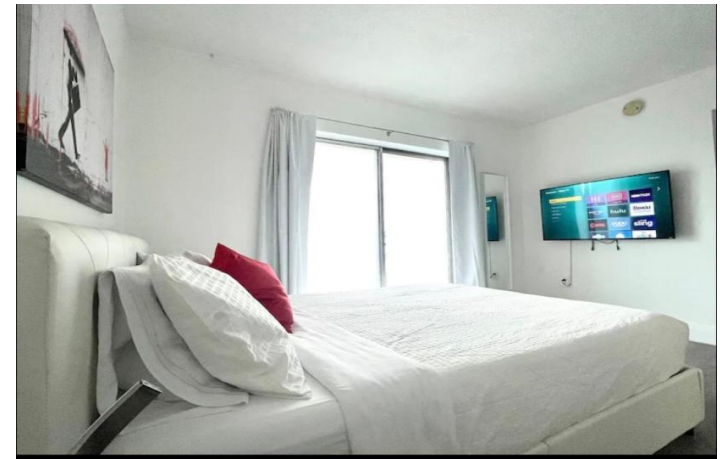
Property Images

4271 NW South Tamiami Canal



Property Images

4271 NW South Tamiami Canal



Property Images

4271 NW South Tamiami Canal



Property Images

4271 NW South Tamiami Canal



Property Images

4271 NW South Tamiami Canal



Property Images

4271 NW South Tamiami Canal



Area highlights

MIAMI INTERNATIONAL AIRPORT, MIAMI FREEDOM PARK AND STADIUM , MIAMI HEALTH DISTRICT



Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable

- ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY -