



TU INVERSIÓN
EN MIAMI

PORTFOLIO BULKPACKAGE FOR SALE

Coral Real Estate Investment

Number of Units 3
Lease Terms Long Term

Type of Units	Number
2 Beds / 2 Baths	2
3 Beds / 2 Baths	1
Total Units	3

	Total	Avg per Unit
Total Bulk Sale Price	\$834,825	\$278,275
Gross Rentall Roll	\$81,000	\$27,000
NOI	\$52,650	\$17,550
CAP RATE	6.3%	



9688 Fontainebleau Blvd #409, Miami, FL 33172

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA	Lease expire
2	2	974	\$2,050	\$24,600	\$399/mo	Month to month

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA NAME
YES	\$214.45 until November 2034	YES	YES	YES	The Golfview Club at Fontainebleau Park Condominium #4 (Gables Professional Management) (305)441-0904 appgpm@gablesprofessional.com



9678 Fontainebleau Blvd #111, Miami, FL 33172

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA
2	2	914	\$2,300	\$27,600	\$316/mo
(proforma)					

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA NAME
YES	Yes, one fee to be paid by the owner	NO	NO (still in process)	YES	Golfview Club Condominium Number 2Y (786) 318-7564 Golfview-club@att.net



9808 Hammocks Blvd #203-23, Miami, FL 33196

Bedrooms	Bathrooms	SqFt	Rent/mo	Annual Rent	HOA	Lease expire
3	2	993	\$2,400	\$28,800	\$363/mo	12/31/2026

RESERVES	SPECIAL ASSESSMENTS	SIRS	INSURANCE	BUDGET	HOA NAME
YES	There are currently no special assessments	The board is currently working with engineers to provide the report.	YES	YES	L&C ROYAL MANAGEMENT CORPORATION 305-228-7326/27 lcroyal@lccroyalmanagement.com BANYAN TREE CONDOMINIUM 305-385-3999