



**1362 SW 2nd Street, Miami, FL 33135**

**20-Unit Multifamily Investment Opportunity**

**Asking Price: \$3,990,000**



## Executive Summary

1362 SW 2nd Street is a 20-unit multifamily property built in 1914 and situated on an 11,250 SF lot in the heart of Miami. The property generates a Net Operating Income of \$236,901.11 with a current cap rate of approximately 5.94% at the asking price of \$3,990,000.



## Financial Overview

Gross Annual Income	\$356,580
Operating Expenses	\$119,678.89
Net Operating Income	\$236,901.11
Cap Rate (at Asking)	5.94%
Lot Size	11,250 SF

# ACTUAL INCOME STATEMENT

1362 SW 2 St, Miami, FL 33135  
20-Unit Multifamily Property

**Prepared by:** Oscar Arellano | The Oscar Arellano Team  
Coldwell Banker Realty | RealEstateBulldog.com

## Unit Mix & Current Rents

Unit	Beds	Baths	Monthly Rent
1	1	1	\$1,400
2	2	1	\$2,000
3	2	1	\$1,800
4	2	2	\$1,700
5	1	1	\$1,400
6	1	1	\$1,400
7	1	1	\$1,400
8	1	1	\$1,390
9	1	1	\$1,300
10	1	1	\$1,400
11	1	1	\$1,400
12	1	1	\$1,400
13	1	1	\$1,400
14	1	1	\$1,400
15	2	1	\$1,600
16	1	1	\$1,400
17	1	1	\$1,350
18	1	1	\$1,375
19	2	1	\$1,600
20	2	1	\$1,600

**Total Monthly Rental Income:** \$29,715

**Total Annual Rental Income:** \$356,580.00

## Annual Operating Expenses

Expense	Annual Amount
Real Estate Taxes	\$47,949.00
Insurance	\$30,309.00
Local Business Tax / City Fees	\$1,600.50

FPL (Electric)	\$8,553.33
Water & Sewer	\$7,537.49
Maintenance	\$6,900.00
Repairs	\$7,658.44
Waste / Garbage	\$5,018.16
Fire & Safety	\$310.50
Landscaping	\$1,440.00
Pest Control	\$649.00
Gas	\$1,753.47
<b>Total Operating Expenses</b>	<b>\$119,678.89</b>

**Net Operating Income (NOI): \$236,901.11**

**Cap Rate: 5.94%**

Property Address

Trinity Affordable One, LLC

Property Name

1362 SW 2 ST, MIAMI, FL 33135

Rent Roll As of Date

January 17th, 2026

	Occupancy Status (Vacant/Occupied)	Unit #s	# of Beds/Baths	Tenant Name	Sq. Ft.	Monthly Rent
1	Occupied	1	1 BD/ 1 BA	Ramon Cruz	600	\$1,400.00
2	Occupied	2	2 BD/ 1 BA	Ronaldo A. Riviera	600	\$2,000.00
3	Occupied	3	2 BD/ 1 BA	Carlos Tinoco	600	\$1,800.00
4	Occupied	4	2 BD/ 2 BA	Yanet Ramirez	675	\$1,700.00
5	Occupied	5	1 BD/ 1 BA	Castillo Mora		\$1,400.00
6	Occupied	6	1 BD/ 1 BA	Jayli Montero	400	\$1,400.00
7	Occupied	7	1 BD/ 1 BA	Yeiner Echevarria Henao	400	\$1,400.00
8	Occupied	8	1 BD/ 1 BA	Cherlin amador	400	\$1,390.00
9	Occupied	9	1 BD/ 1 BA	Juan Carlos Sarmiento	400	\$1,300.00
10	Occupied	10	1 BD/ 1 BA	Roy Alexander	400	\$1,400.00
11	Occupied	11	1 BD/ 1 BA	Delmis Hernandez	400	\$1,400.00
12	Occupied	12	1 BD/ 1 BA	Juan Sevilla	400	\$1,400.00
13	Occupied	13	1 BD/ 1 BA	Lacustace Fluckers	400	\$1,400.00
14	Occupied	14	1 BD/ 1 BA	Gloria Pacheco	400	\$1,400.00
15	Occupied	15	2 BD/ 1 BA	Armando Valdes	600	\$1,600.00
16	Occupied	16	1 BD/ 1 BA	Heidi Sevilla	600	\$1,400.00
17	Occupied	17	1 BD/ 1 BA	Sandra Chavez	400	\$1,350.00
18	Occupied	18	1 BD/ 1 BA	Nozipo Sutak	400	\$1,375.00
19	Occupied	19	2 BD/ 1 BA	Scarleth Cruz	600	\$1,600.00
20	Occupied	20	2 BD/ 1 BA	Alfonso Cruz	600	\$1,600.00
				TOTALS		\$29,715.00

## Interior Highlights









## Aerial & Location Overview



### ***Prepared By:***

Oscar Arellano  
The Oscar Arellano Team | Coldwell Banker Realty  
[RealEstateBulldog.com](http://RealEstateBulldog.com)

# James Hanskat, P.E.

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Date: December 6, 2024

Attention: City of Miami Building Department  
Attn: Luis Torres, Building Official  
444 SW 2nd Avenue, 4th Floor  
Miami, Florida 33130  
(305) 416-1115

Case No.: Not Provided

Reference: 40 Year Re-Certification  
Two-Story Residential Building  
Folio No.: 01-4102-006-2220  
1362 SW 2 ST, MIAMI, FL 33135  
Bldg. No.: 1 / Sq. Ft.: 3,811

Owner: L B M INVESTMENTS LLC  
PO BOX 521155 MIAMI, FL 33152

James Hanskat, P.E, has performed structural and electrical inspections of the above-referenced property located in Miami-Dade County, Florida.

Based upon our findings during the inspection of the building we recommend that the building be recertified for the next ten years. The building is structurally and electrically safe for continued use under present occupancy.

The intent of the report is to verify the structural and electrical integrity of the structure. This is not a code compliance inspection. In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structural or electrical systems. To the best of my knowledge and ability, this report represents an accurate opinion of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

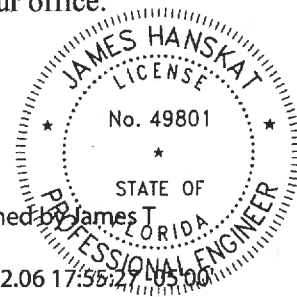
I, James Hanskat, P.E.# 49801, certify that I currently hold an active license in the state of Florida and am competent through education and experience to provide the engineering services contained in this report. I hereby certify that Property Consulting Group, Inc., holds an active Certificate of Authorization # 8216 to provide the engineering services.

Should you have any questions concerning this report, please contact our office.

Signature: \_\_\_\_\_

**James T Hanskat**

Digitally signed by James T  
Hanskat  
Date: 2024.12.06 17:55:27 -0500



Print Name: James Hanskat, P.E., # 49801 Date: December 6, 2024

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Date: 12/6/2024

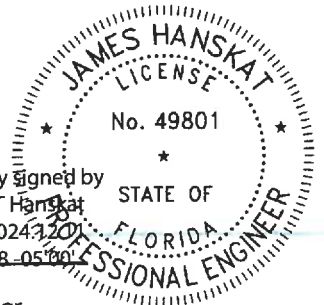
RE: Case No.: Not Provided  
Property Address: 1362 SW 2 ST, BLDG.: 2, MIAMI, FL 33135  
Building Description: Two-Story Residential Building

1. I am a Florida registered professional engineer or architect with an active license.
2. On 11/8, 2024, at 10:07 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 1.27 foot candle per SF, Minimum 1.08 foot candle per SF,  
Minimum to Maximum ratio 1 : 17, foot candle 1.17 average per SF.
4. The level of illumination provided in the parking lot (s) meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

James T  
Hanskat

Signature and Seal  
of Architect or Engineer

Digitally signed by  
James T Hanskat  
Date: 2024.12.06  
11:58:18 -05'00'

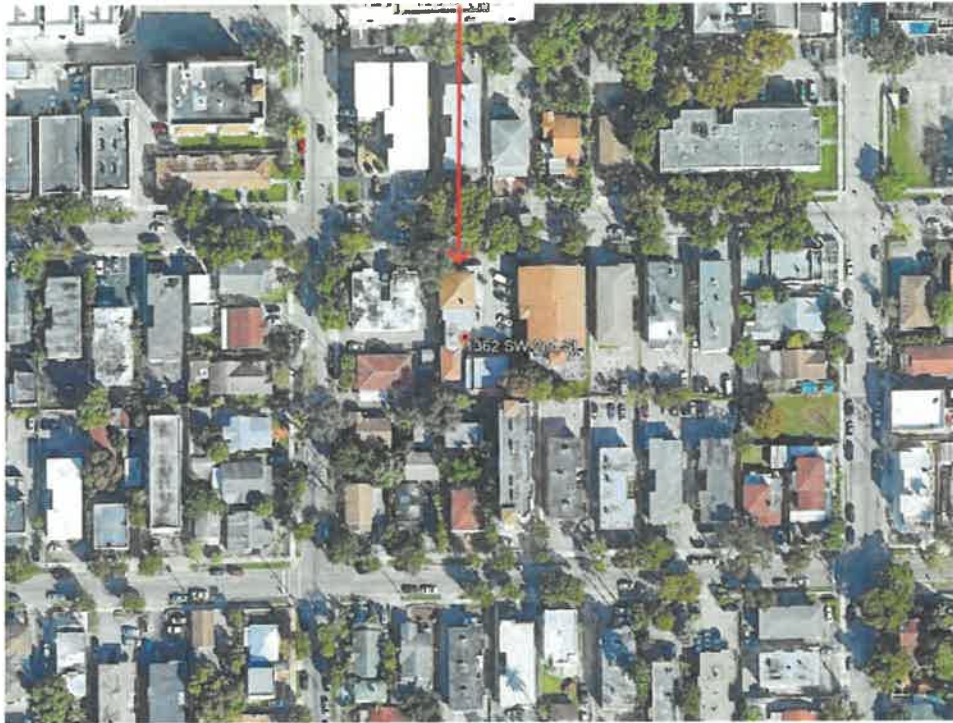


James Hanskat, P.E.  
(Print Name)

1362 SW 2nd St, Bldg. No.: 1, Miami, FL 33135

<https://maps.app.goo.gl/SymFtcFeou2tZpDi6>

## Structural Photolog



Aerial View of Property



Aerial View of Property Line

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Structural Photolog



Building Elevation (North)



Building Elevation (South)

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Structural Photolog



Building Elevation (East)



Building Elevation (West)

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Structural Photolog



5. Present Condition of Overall Structure



5.c. View of Surface Conditions

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Structural Photolog



6. View of Masonry Bearing Wall



6.g. View of Exterior Masonry Finishes

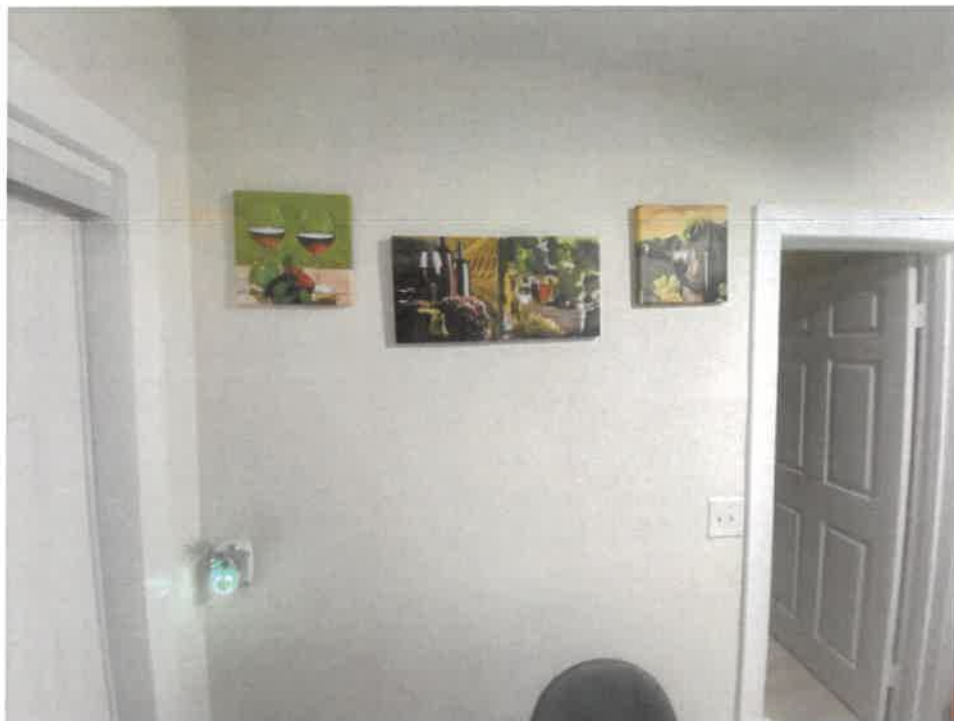
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Structural Photolog



6.h. View of Interior Masonry Finishes



6.h.4. Interior Paint Only

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### Structural Photolog



7.a.1. Type & Condition Roof System



7.a.3. View of Roof Drains

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Structural Photolog



7.a.4. View of Parapet Wall



7.a.6. View of Roof Membrane/Covering

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7.a.7. View of Roof Framing Members



7.a.7. View of Roof Framing Members

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Structural Photolog



7.b.1. Type & Condition of Floor System(s)



7.b.1. Type & Condition of Floor System(s)

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7.b.3. View of Stairs & Landings



7.b.5. View of Guardrails & Handrails

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Structural Photolog



7.b.3. View of Stairs & Landings



7.b.5. View of Guardrails & Handrails

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Structural Photolog



9.a. View of Concrete Framing System



10.a. View of Windows

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10.c.1. View of Exterior Doors



10.c.1. View of Exterior Doors

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Structural Photolog



11.a. View of Wood Framing



11.b.2. View of Wood Floors

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11.b.3. View of Wood Roof Members

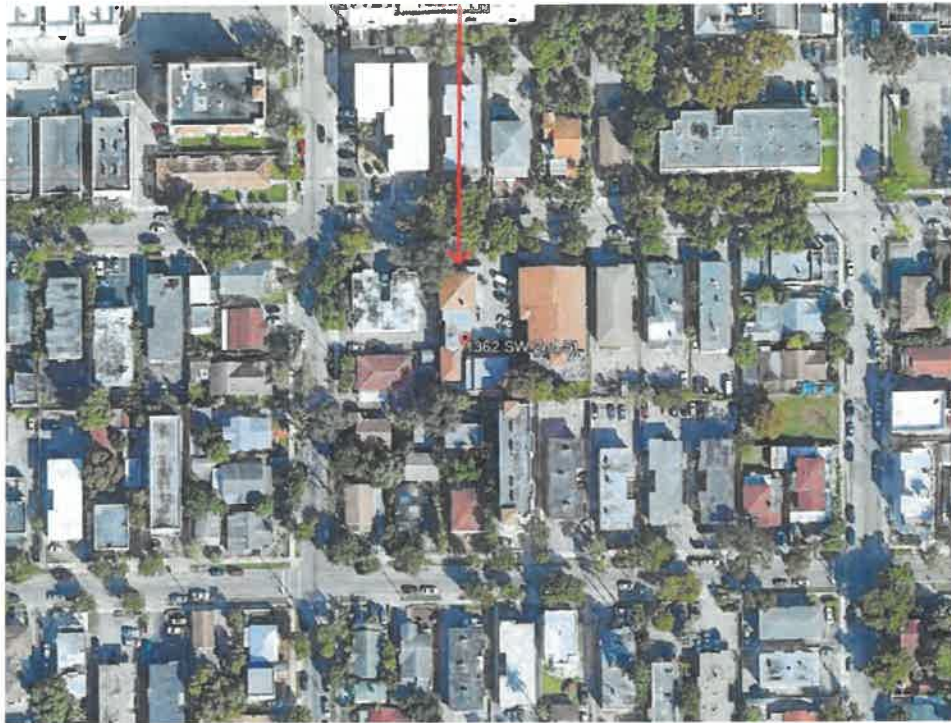


11.f. View of Ventilation

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## Electrical Photolog



Aerial View of Property



Aerial View of Property Line

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Electrical Photolog



3. View of Electrical Services



3. View of Electrical Services

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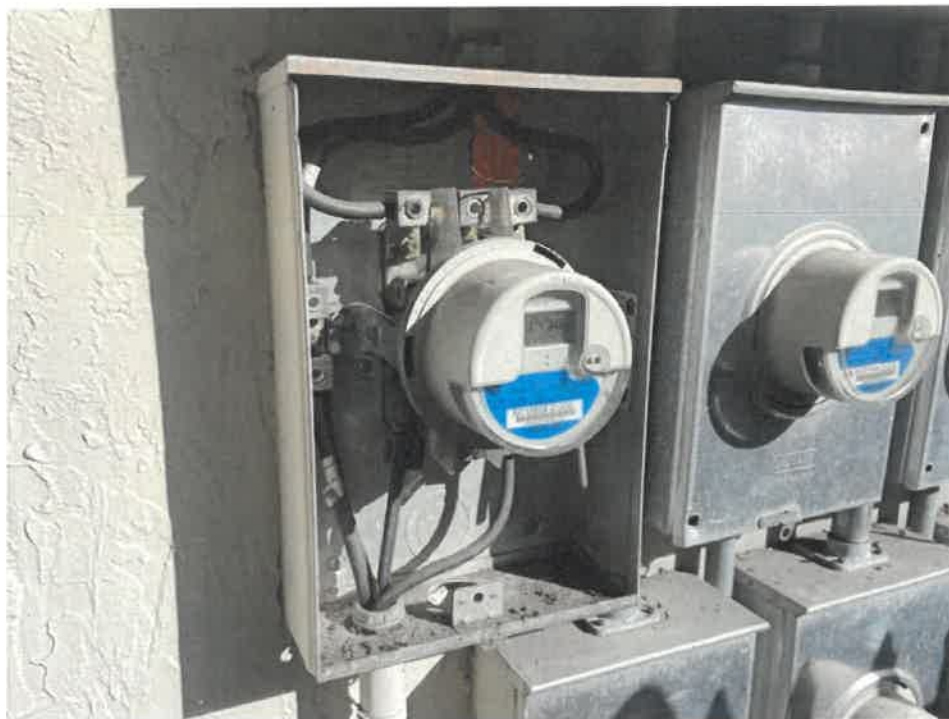


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## Electrical Photolog



4. View of Metering Equipment



4. View of Metering Equipment

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Electrical Photolog



6. View of Electrical Gutters, Wireways



6. View of Electrical Gutters, Wireways

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## Electrical Photolog



7. View of Electrical Panels



7.1. View of Electrical Panel

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Electrical Photolog



7.2. View of Electrical Panel



7.3. View of Electrical Panel

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Electrical Photolog



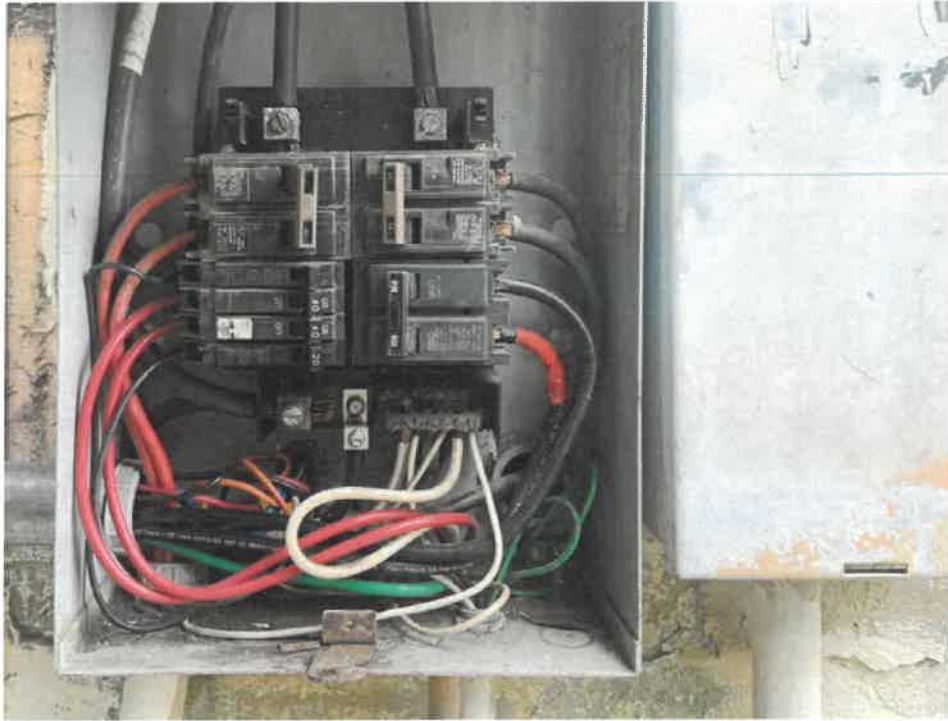
7.4. View of Electrical Panel



7.5. View of Electrical Panel

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Electrical Photolog



8. View of Branch Circuits (Exiting panel enclosure)



9. View of Grounding of Service

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10. View of Grounding of Branch Circuit Equipment



11. View of Service Conduit/Raceways

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11. View of Service Conduit/Raceways



12. View of General Conduit/Raceways

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13. View of Wires and Cables



13. View of Wires and Cables

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18. View of Emergency Lighting



19. View of Building Egress Illumination

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Electrical Photolog



19. View of Building Egress Illumination



19. View of Building Egress Illumination

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### Electrical Photolog



20. View of Fire Alarm System



20. View of Fire Alarm System

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Electrical Photolog



21. View of Smoke Detectors



22. View of Exit Lights

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Electrical Photolog



24. Wiring in Open or Under Cover Parking Garage Areas



25. Open or Under Cover Parking Garage Egress Illumination

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