



2052 SW 1 ST, MIAMI, FL 33135

**INCLUDES ADJACENT LOT: 129 SW 21 AV, 4,750 SF
TURN-KEY 2023 CONSTRUCTION COMPLEX**

Fausto Commercial presents this 2023 construction 43 unit apartment building in West Little Havana. Featuring 29 generously sized 2 bedroom units, and 14-one bedroom units, parking on site and supplemented by an adjacent lot being included as well with the sale, washer/dryer units on each floor, and sub-metered individual water meters. The adjacent lot will provide 11 spaces for parking in the future. This is a turn key investment for those who are averse to doing massive capital projects. At \$275/SF per the asking price, you can't rebuild this impeccable building today or in the future. The location is itself an amazing urban amenity being just one block from the Publix supermarket. With accessibility and connectivity to Brickell, Downtown, the Health District, 836 HWY to Miami Beach and with this comes fine dining, chic shops, sidewalk cafes and picturesque parks, all are a brisk walk or drive away for residents who will be immersed in the vibrant culture of the area. Little Havana has been home to tycoons, adventurers, artists, writers, and investors have taken notice that this is the heart of the city. Investing in this area presents an extraordinary opportunity to capitalize on the remarkable surge of growth and development sweeping through the region. Reach out to us now to explore this remarkable property further and unlock the potential it holds for you.

PRICE: \$16,000,000

Building SQ FT: 58,195

Land Sq Ft: 11,740 SF

Zoning: T6-8-O

Year Built: 2023

GrossIncome	\$1,102,644	\$1,303,200
Vacancy 5%	\$55,132	\$65,160
R.E. Tax	\$145,671	\$256,000
Insurance	\$96,000	\$160,000
Water and Sewer	\$2,000	\$2,000
Professional Services	\$2,500	\$2,500
Waste Collection	\$13,000	\$13,000
FPL	\$3,532	\$3,532
Maintenance & Repairs	\$32,250	\$32,250
Total Expense	\$350,085	\$534,442
Expense Ratio	31.7%	41.0%
NOI	\$752,559	\$768,758
ASKING PRICE	\$16,000,000	\$16,000,000

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