



INVESTMENTS REALTY

**MULTIFAMILY**

Fourplex Available in Miami (Little Haiti Submarket)

6803 NW 3 Ave, Miami, FL 33150

## **HIGHLIGHTS**

Value add potential opportunity, property located in Little Haiti, just off I-95 Highway, with easy access to Upper East Side, Miami Shores, Buena Vista, Wynwood and Downtown.

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- Conveniently situated just 4 blocks away from I-95 Highway and 5 minutes from NW 79th Street (934).
- Charming two-story building/product with tremendous add value potential.
- Great unit mix of four (4) units with 2 bedrooms and 1 bathroom unit, averaging 819 +/- sq ft.
- Rent rates are well below market, with all 2 Bedroom units currently rented between \$1,000 and \$1,500.
- Proximity to Edison Plaza, Little River Retail, and Riley Shopping Center. Edison Plaza is 0.8 miles away, and Little River Retail is within a 22-minutes walk.

**PRICE: \$885,000**

**\*\*\* 50% seller financing available**

**Fourplex Building in  
Little River**

**EJ MARTINEZ | Senior Executive**

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## Property Overview

Property Type: Apartment

Building Height: 2 Stories

Building Class: C

Parking: 6 Surface  
Parking Spaces

Year Built: 1926

GBA: 3,276 SF

Units Size: 819 SF\* (avg)

Units Layout: 2/1/0

Occupancy: 100%



**Fourplex Building in  
Little River**

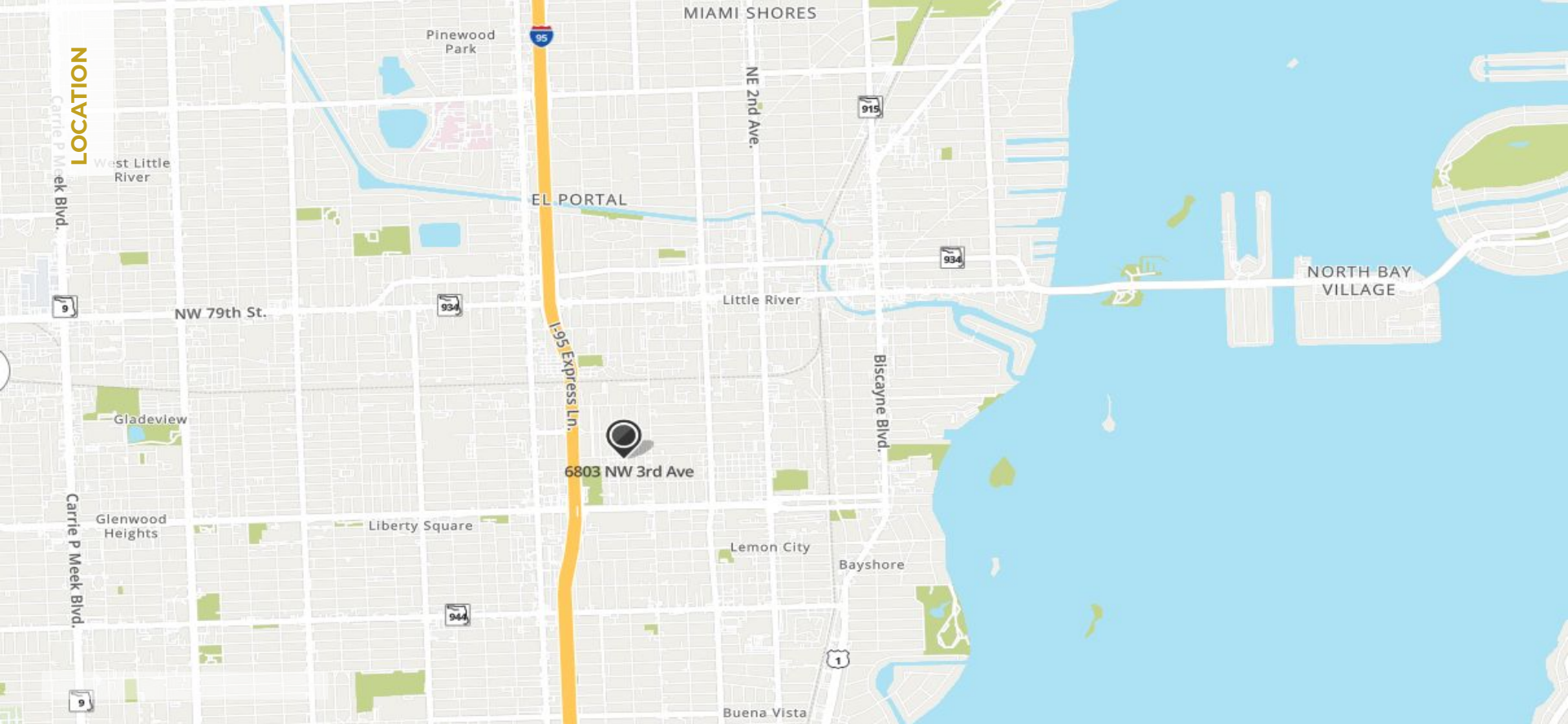
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.





**LOCATION**

**SUBJECT PROJECT**  
**6803 NW 3 Ave**

**TYPE**  
**APARTMENT**

**UNIT MIX**  
**4 2Bd/1Ba**

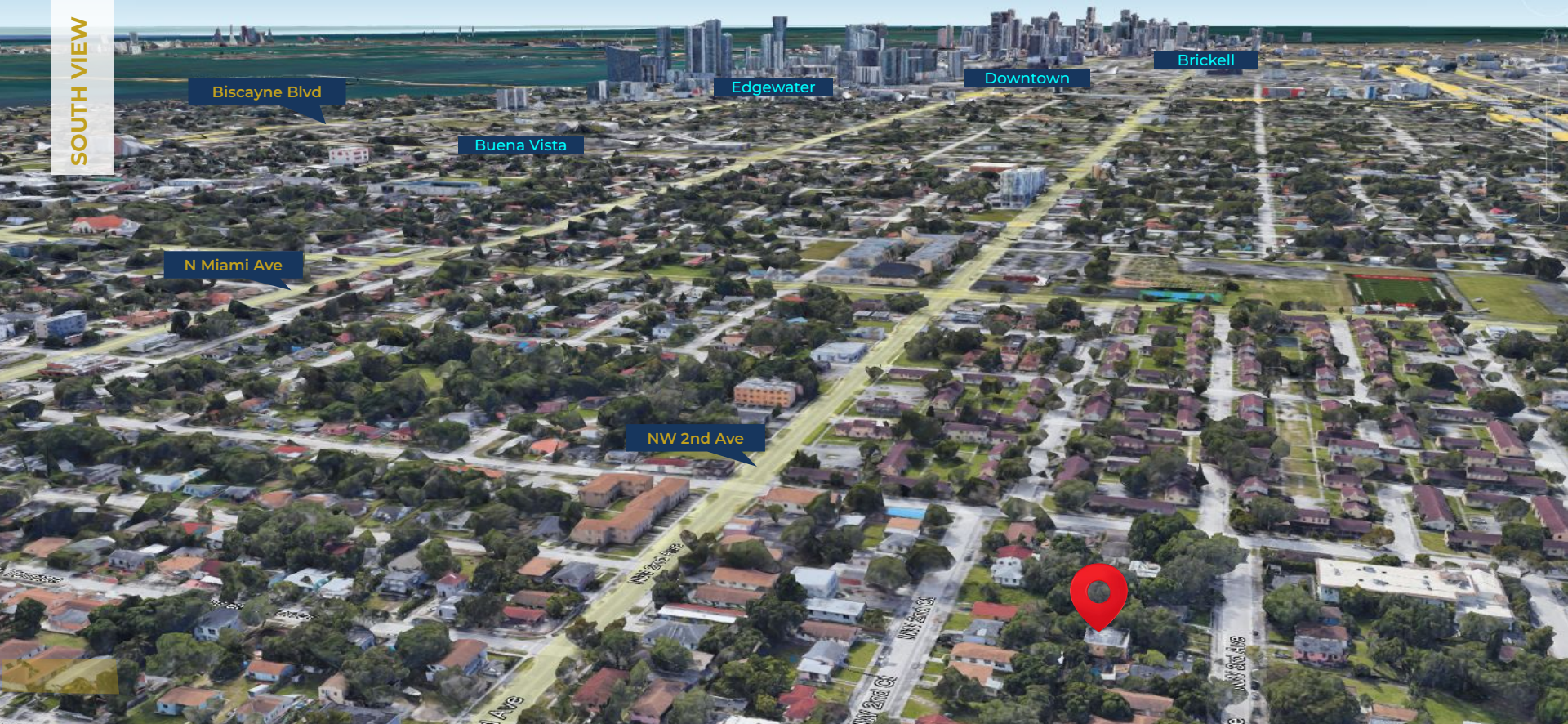
**OCCUPANCY**  
**100%**

**PROFORMA NOI**  
**\$52K**





SOUTH VIEW





NE VIEW



Sunny Isles

Bal Harbor

Normandy Isles

79th Street

N Miami Ave

NW 2nd Ave





EXTERIOR





EXTERIOR

- Meters
- Water Heaters
- Stairs



INTERIOR

- Hallway
- Living Room





	Actual		Pro Forma	
<b>Rent Roll</b>				
2 b1b	\$	1,100	2 b1b	\$ 1,600
2 b1b	\$	1,000	2 b1b	\$ 1,600
3 b1b	\$	1,500	3 b1b	\$ 2,000
1 b1b	\$	1,000	1 b1b	\$ 1,450
<b>Total</b>	\$	4,600	\$ 55,200	\$ 6,650

	Actual		Pro Forma
<b>P &amp; L</b>			
Gross Rent	\$ 55,200	<b>Gross Rent</b>	\$ 79,800
Water	\$ 2,100	Water	\$ 2,100
Insurance	\$ 4,800	Insurance	\$ 5,000
Taxes	\$ 6,400	Taxes Est.	\$ 18,000
		Vacancy 3%	\$ 2,394
<b>Total Expen</b>	\$ 13,300	<b>Total Exp</b>	\$ 27,494
<b>NOI</b>	\$ 41,900	<b>NOI</b>	\$ 52,306





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