

Renaissance at Sugar Hill

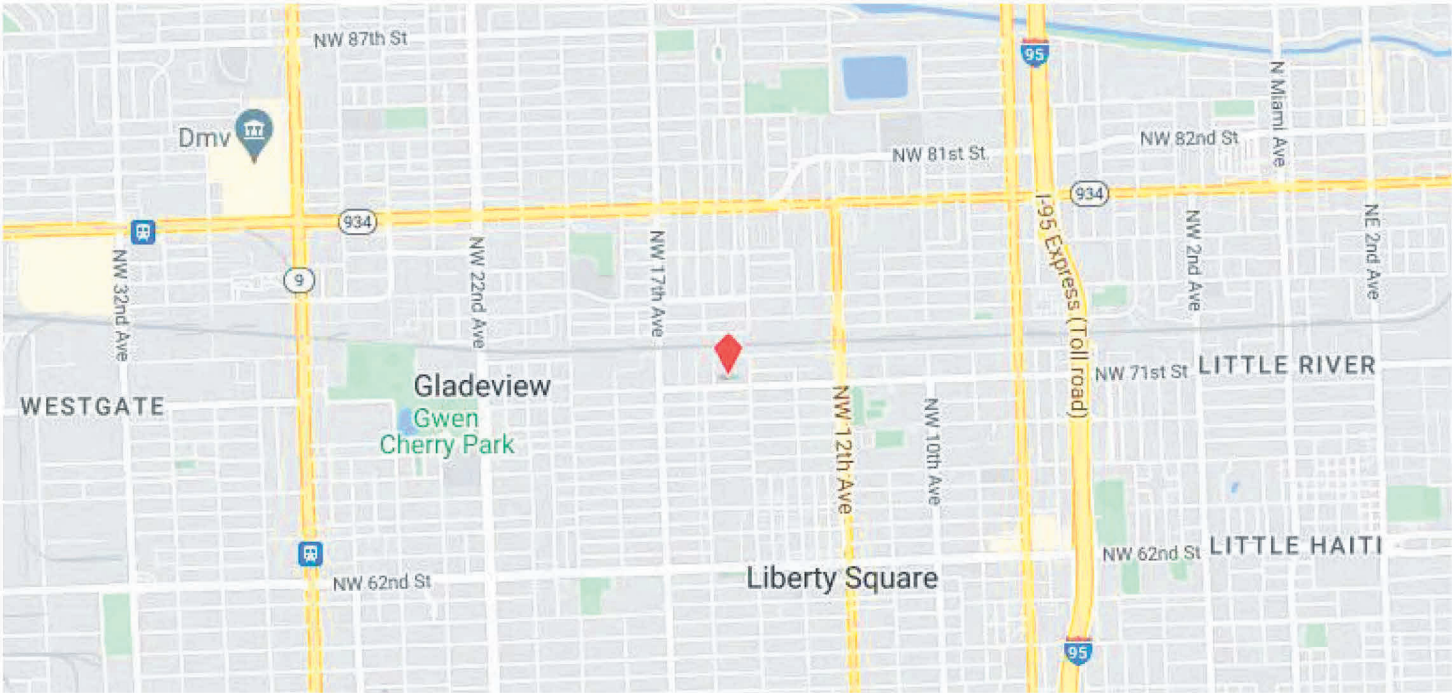
1431 NW 71st St, Miami, FL 33147



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Location



TRANSPORTATION

COMMUTER RAIL		
Tri-Rail and Metrorail Transfer Station Commuter Rail (Tri-County Commuter)	RTA	7 min drive2.9 mi
Hialeah Market Commuter Rail (Tri-County Commuter)	RTA	10 min drive4.7 mi
AIRPORT		
Miami International Airport		22 min drive9.3 mi
Fort Lauderdale–Hollywood International Airport		30 min drive19.3 mi

ZONING

Zoning Code	Multifamily (5000/ Hotels & Motels General)
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Property Details

Price: \$18,800,000

- The county has recently approved the AMI to 80%

EXECUTIVE SUMMARY

- Adjacent to property are 8 VACANT LOTS(great for redevelopment) included in sale as a package deal.
- Current rents are for 2 bedrooms and 3 bedrooms.
- 96 Units @ 2-Bed units: monthly rent is \$978; monthly utility allowance is \$161
- 36 Units @ 3-Bed units: monthly rent is \$1089; monthly utility allowance is \$241
- Max rents could go up to \$2037 and \$2317 if using the S42 LIHTC.
- Gross building area is 109,092 square feet, of that 107,436 is rentable area
- The property has been totally renovated.
- 12 Two -Story Buildings
- All units are income restricted based on the restrictive covenants tied

Unit/Room Mix Information

Description	No. Units	Sq. Ft
3+2	36	995 sq ft
2+1	96	746 sq ft

- to the HFA Bonds that were originally apart of the financing.
- Rent cannot exceed 30% of tenant's annual income, excluding utilities
- That income restriction is 100 % of the units at or below 60% AMI. The county has recently approved the AMI to 80%.
- All units are set aside for family affordable housing
- Annual property inspections are required to ensure compliance with federal Housing Quality Standards
- Units must meet energy efficiency standards set forth by HUD.
- The first mortgage, being HUD- insured, is ASSUMABLE and the interest rate is at 2.52%. Written approval is required from HUD, generally provided within 90 days. This great considering todays interest rates.
- Non-Profit Exemption: property is currently exempt from taxes since it's owned by a non-profit

PROPERTY FACTS

Price	\$18,800,000
Price Per Unit	\$125,000
Sale Type	Investment
No. Units	132
Property Type	Multifamily
Property Subtype	Apartment
Apartment Style	Garden

Building Class	C
Lot Size	4.52 AC
Building Size	109,092 SF
Average Occupancy	100%
No. Stories	2
Year Built/Renovated	1953/2013
Parking Ratio	0.14/1,000 SF
Opportunity Zone	Yes ⓘ

UNIT AMENITIES

- Kitchen
- Tub/Shower

SITE AMENITIES

- Fenced Lot
- Gated
- Laundry Service

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RENAISSANCE AT SUGAR HILL, LLC BALANCE SHEET MARCH 31, 2025

Assets

Cash	\$ 120,670
Cash – Certificate of Deposit	25,000
Cash – Tenants' Security Deposits	<u>141,965</u>
Total Current Assets	\$ 287,635
Tenants' Receivable	50,691
Notes receivable	100,000
Loan Financing Costs (Note 5)	<u>411,896</u>
Escrow Deposits (Note 6)	543,296

Fixed Assets

Land	844,000
Building & Building Improvements	19,301,209
Furniture and Equipment	<u>12,500</u>
Accumulated Depreciation	<u>(\$ 6,305,812)</u>
Total Fixed Assets	\$ <u>13,939,397</u>

Total Assets \$ 15,332,915

Liabilities and Net Assets

Accounts Payable	\$ -
Tenants' Security Deposits	<u>141,965</u>
Total Current Liabilities	\$ <u>141,965</u>

Long-Term Liabilities (Note 6)

Mortgage Payable (HUD)	\$ 7,071,601
Due to Surtax Payable	4,353,275
Due to Urban League of Greater Miami, Inc.	1,699,322
Due to New Urban Development	<u>3,623,446</u>
Total Liabilities	\$ <u>16,889,609</u>

Net Assets (\$ 1,556,694)

Total Liabilities and Net Assets \$ 15,332,915

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RENAISSANCE AT SUGAR HILL, LLC STATEMENT OF INCOME NINE MONTHS PERIOD THEN ENDED MARCH 31, 2025

Revenue	<u>2025-2025</u>
HAP Payments	\$ 710,298
Tenants' Rent	424,072
Miscellaneous Income	8,378
Insurance Refund	510
Interest Income	<u>10</u>
Total Revenue	\$ 1,143,268
Expenses	
Audit/Accounting Fees	3,000
Alarm Expense	13,548
Business Charges	3,666
Electricity	19,886
Employee Benefits Expense	13,772
Equipment Rental	11,922
Garbage Disposal	105,637
Insurance Expense	13,527
Interest Expense	134,817
Bank Charges	72
Management Fees	50,341
Office Expenses	20,620
Contract Services	90,506
Heating/Cooling	95,200
Repairs/Maintenance	25,417
Salaries	161,505
Security Expense	-
Supplies	37,337
Water	<u>14,721</u>
Total Expense	\$ 815,494
Net Income(Loss)	\$ 327,774

Renaissance at Sugar Hill

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RENAISSANCE AT SUGAR HILL, LLC
STATEMENT OF EQUITY
NINE-MONTH PERIOD THEN ENDED, FEBRUARY 31,2025

	<u>Total</u>
Equity, at July 1, 2025	(\$1,884,468)
Net Income (Loss)	<u>327,774</u>
Equity at January 31,2025	<u>(\$1,332,694)</u>

Renaissance at Sugar Hill

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RENAISSANCE AT SUGAR HILL, LLC STATEMENT OF CASH FLOWS NINE-MONTH PERIOD THEN ENDED, MARCH 31, 2025

Cash Flows From Operating Activities:	\$ 327,774
Net Income (Loss)	
Adjustments to Reconcile Net Loss to Net Cash	
Provided By Operating Activities:	-
Bad Debts	-
Depreciation Expense	
Changes in Assets and Liabilities (Increase) Decrease In:	
Accounts Receivable	(117,882)
Accounts Payable	(48,632)
Tenants' Security	-
Cash Held in Trust	-
Due to M&M TH	\$ 161,260
Net Cash Provided (Used By) Operating Activities	
Cash Flows From Investing Activities:	\$ -
Net Proceeds Through Insurance Refunds	\$ -
Net Cash Used in Investing Activities	
Cash Flows From Financing Activities:	
Payment of Mortgages Payable	(\$ 105,070)
Proceeds From New Urban Development	-
Net Cash Used in Financing Activities	(105,070)
Net Increase (Decrease) in Cash	56,190
Cash, at the Beginning of the Year	64,480
Cash, at the End of the Eight-Month Period	\$ 120,670
Supplementary Disclosure:	
Interest Paid	\$ 134,817

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RENT ROLL DETAIL

As of 04/10/2025

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Fomers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details																
Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
1410-101	3B	N/A	980	Occupied	Byrd, Khadejah	09/17/2024	09/17/2024	09/30/2025	1,922.00	RESIDENT RENT		1,088.00	0.00	1,088.00	1,088.00	4,061.00
1410-102	2B	N/A	900	Occupied	Williams, Bernard	08/18/2023	08/18/2023	08/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	0.00
1410-103	3B	N/A	980	Vacant	VACANT				1,017.00			0.00 *	0.00 *			
1410-104	2B	N/A	900	Occupied	Miller, Crystal	03/01/2023	03/01/2023	02/29/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	1,767.00
1410-105	3B	N/A	980	Occupied	Benyard, Cynthia	01/22/2018	02/01/2019	01/31/2020	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	879.00	1,207.00
1410-201	3B	N/A	980	Occupied	Kimpson, Charcerion	12/01/2020	12/01/2020	11/30/2021	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	923.00	1,949.00
1410-202	2B	N/A	900	Vacant	VACANT				914.00			0.00 *	0.00 *			
1410-203	3B	N/A	980	Vacant	VACANT				1,017.00			0.00 *	0.00 *			
1410-204	2B	N/A	900	Vacant	VACANT				914.00			0.00 *	0.00 *			
1410-205	3B	N/A	980	Occupied	Parker, Nikita	04/01/2024	04/01/2024	03/31/2025	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	829.00	63.00
1411-101	2B	N/A	900	Occupied	MCCOY, JANICE	10/04/2013	10/01/2019	09/30/2020	914.00	RESIDENT MTOM		0.00	0.00	978.00	759.00	(9.00)
										RESIDENT RENT		978.00	0.00			
1411-102	2B	N/A	900	Occupied	Moore, Eddie	11/01/2018	11/01/2019	10/31/2020	914.00	RESIDENT MTOM		0.00	0.00	978.00	818.00	0.00
										RESIDENT RENT		978.00	0.00			
1411-103	2B	N/A	900	Occupied	Thomas, Joyce	11/02/2016	12/01/2019	11/30/2020	914.00	RESIDENT RENT		978.00	0.00	978.00	789.00	(152.00)
1411-104	2B	N/A	900	Occupied	Wells, Gloria	11/01/2021	11/01/2021	10/31/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	(36.00)
1411-105	2B	N/A	900	Occupied	Raymond, Natacha	07/05/2023	07/05/2023	06/30/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	2,853.00
1411-106	2B	N/A	900	Occupied	Arnold, Jessica	05/01/2024	05/01/2024	04/30/2025	85.00	RESIDENT RENT		978.00	0.00	978.00	914.00	0.00
1411-201	2B	N/A	900	Vacant	VACANT				914.00			0.00 *	0.00 *			
1411-202	2B	N/A	900	Occupied	Cepeda, Evelise	09/11/2023	09/11/2023	08/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	1,053.00
1411-203	2B	N/A	900	Occupied	Johnson, Antiwone	05/01/2024	05/01/2024	04/30/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	6,045.00
1411-204	2B	N/A	900	Occupied	Pounds, Jeffrey	02/01/2021	02/01/2021	01/31/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	(223.00)
1411-205	2B	N/A	900	Occupied	Fletcher, Willie	06/05/2023	06/05/2023	05/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	813.00	0.00
1411-206	2B	N/A	900	Vacant	VACANT				914.00			0.00 *	0.00 *			
1420-101	3B	N/A	980	Occupied	Kipp, Breyana	08/07/2023	08/07/2023	07/31/2024	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	789.00	1,162.00
1420-102	2B	N/A	900	Vacant	VACANT				914.00			0.00 *	0.00 *			
1420-103	3B	N/A	980	Occupied	Monterrey, Belmys	08/16/2021	08/16/2021	08/31/2022	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	923.00	1,163.00
1420-104	2B	N/A	900	Occupied	Mumby, Therese	07/11/2024	07/11/2024	06/30/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	4,965.00

* indicates amounts not included in detail totals

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details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
1420-105	3B	N/A	980	Occupied	Scott, Tyrone	03/28/2024	03/28/2024	03/31/2025	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	0.00	(17,617.00)
1420-201	3B	N/A	980	Vacant	VACANT				1,017.00			0.00	*			
1420-202	2B	N/A	900	Occupied	Futch, Tamara	10/04/2023	10/04/2023	09/30/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	3,224.00
1420-203	3B	N/A	980	Occupied	Myers, Kimberly	03/21/2022	03/21/2022	02/28/2023	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	923.00	6,774.00
1420-204	2B	N/A	900	Occupied	KEYS, KAYA	10/16/2015	10/06/2020	10/31/2021	914.00	RESIDENT RENT		978.00	0.00	978.00	774.00	0.00
1420-205	3B	N/A	980	Vacant	VACANT				1,017.00			0.00	*			
1421-101	2B	N/A	900	Occupied	Screen, Debranis	02/06/2023	02/06/2023	01/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	2,106.00
1421-102	2B	N/A	900	Occupied	Smith, Raven	05/27/2022	05/27/2022	04/30/2023	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	6,696.00
1421-103	2B	N/A	900	Occupied	Walker, Anthony	12/17/2021	12/17/2021	11/30/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	153.00
1421-104	2B	N/A	900	Occupied	Daniels, Stephanie	05/25/2022	05/25/2022	05/31/2023	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	0.00
1421-105	2B	N/A	900	Occupied	Jones, Kedrick	01/22/2025	01/22/2025	01/31/2026	914.00	RESIDENT RENT		978.00	0.00	978.00	978.00	162.00
1421-106	2B	N/A	900	Occupied	DAVIS, REGINA	03/19/2021	03/19/2021	03/31/2022	85.00	RESIDENT EMPLOYED		0.00	0.00	0.00	0.00	0.00
1421-201	2B	N/A	900	Occupied	Covington, Rodgina	11/05/2024	11/05/2024	10/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	0.00
1421-202	2B	N/A	900	Occupied	WILSON, TRADARRYL	04/08/2016	03/07/2019	03/31/2020	914.00	RESIDENT RENT		978.00	0.00	978.00	774.00	4,573.75
1421-203	2B	N/A	900	Occupied	Johnson, Clevin	12/14/2017	01/01/2020	12/31/2020	914.00	RESIDENT RENT		978.00	0.00	978.00	789.00	1,425.00
1421-204	2B	N/A	900	Occupied	Reese, Mary	05/03/2019	05/03/2019	05/31/2020	914.00	RESIDENT RENT		978.00	0.00	978.00	846.00	1,053.00
1421-205	2B	N/A	900	Occupied	Kinsey-Frazer, Simone	03/05/2020	03/05/2020	03/31/2021	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	1,052.00
1421-206	2B	N/A	900	Occupied	Paul, Mona	06/13/2023	06/13/2023	05/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	(24.00)
1430-101	3B	N/A	980	Occupied	Dollard, Krystle	12/22/2021	12/22/2021	12/31/2022	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	923.00	1,163.00
1430-102	2B	N/A	900	Occupied	Durham, David	09/06/2019	09/06/2019	09/30/2020	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	(5.00)
1430-103	3B	N/A	980	Occupied	Taylor, Keyonne	11/01/2017	12/14/2018	12/31/2019	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	879.00	4,652.00
1430-104	2B	N/A	900	Occupied	Key, Lakebba	02/05/2024	02/05/2024	01/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	2,765.00
1430-105	3B	N/A	980	Occupied	Cooper, Tasheba	02/23/2017	03/01/2019	02/29/2020	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	879.00	0.00
1430-201	3B	N/A	980	Occupied	Gray Sr, Ijamyn	10/23/2020	10/23/2020	10/31/2021	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	923.00	1,088.00
1430-202	2B	N/A	900	Occupied	Gay, Kevona	10/01/2024	10/01/2024	09/30/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	978.00	1,053.00
1430-203	3B	N/A	980	Occupied	Johnson, Rebecca	04/23/2021	04/23/2021	04/30/2022	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	923.00	3,568.00
1430-204	2B	N/A	900	Occupied	Pierre, Marc	03/01/2020	03/01/2020	02/28/2021	914.00	RESIDENT RENT		978.00	0.00	978.00	789.00	(24.00)

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details

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1430-205	3B	N/A	980	Occupied	Cezaire, Louis	11/23/2016	12/01/2019	11/30/2020	1,017.00	RESIDENT MTOM		0.00	0.00	1,088.00	879.00	1,162.00
										RESIDENT RENT		1,088.00	0.00			
1431-101	2B	N/A	900	Occupied	STEVENS, NYEISHA	03/10/2014	02/10/2021	02/28/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	759.00	1,117.00
1431-102	2B	N/A	900	Occupied	Kinsey, Terrell	04/23/2021	04/23/2021	04/30/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	1,956.00
1431-103	2B	N/A	900	Occupied	Stuart, Theresa	04/12/2024	04/12/2024	03/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	1,458.00
1431-104	2B	N/A	900	Occupied	Paul, Jasmine	03/03/2021	03/03/2021	03/31/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	6,835.06
1431-105	2B	N/A	900	Vacant	VACANT				914.00			0.00 *	0.00 *			
1431-106	2B	N/A	900	Occupied	Livingston, Lakisha	10/03/2016	11/01/2019	10/31/2020	914.00	RESIDENT MTOM		0.00	0.00	978.00	789.00	0.00
										RESIDENT RENT		978.00	0.00			
1431-201	2B	N/A	900	Occupied	Home, Tiffany	08/16/2023	08/16/2023	07/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	(500.00)
1431-202	2B	N/A	900	Occupied	Geffard, Obenson	02/05/2024	02/05/2024	01/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	3,201.69
1431-203	2B	N/A	900	Occupied	Jones, Rudolph	02/17/2023	02/17/2023	02/29/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	916.00
1431-204	2B	N/A	900	Occupied	Brown JR, Bobby	03/03/2021	03/03/2021	03/31/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	643.00
1431-205	2B	N/A	900	Occupied	Manderson, Panceta	01/16/2025	01/16/2025	12/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	978.00	1,053.00
1431-206	2B	N/A	900	Occupied	PENSON, TONYA	01/17/2014	01/01/2019	12/31/2019	914.00	RESIDENT RENT		978.00	0.00	978.00	759.00	3,181.00
1440-101	3B	N/A	980	Occupied	Phillips, Roderica	12/21/2018	01/01/2020	12/31/2020	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	905.00	450.96
1440-102	2B	N/A	900	Occupied	Murena, Tama	03/13/2019	03/13/2019	03/31/2020	914.00	RESIDENT RENT		978.00	0.00	978.00	813.00	6,682.69
1440-103	3B	N/A	980	Occupied	Home, Rodney	01/01/2024	01/01/2024	12/31/2024	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	904.00	439.00
1440-104	2B	N/A	900	Occupied	Flores, Katherine	02/01/2024	02/01/2024	01/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	0.00
1440-105	3B	N/A	980	Occupied	SCOTT, JANIE	09/21/2020	09/21/2020	09/30/2021	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	923.00	2,401.00
1440-201	3B	N/A	980	Occupied	Lawrence, Cosmore	12/14/2018	01/01/2020	12/31/2020	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	879.00	0.00
1440-202	2B	N/A	900	Occupied	Jackson, Brenda	10/30/2024	10/28/2024	09/30/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	978.00	0.00
1440-203	3B	N/A	980	Occupied	RAYSOR, CYNTHIA	01/06/2016	01/01/2019	12/31/2019	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	862.00	(1.00)
1440-204	2B	N/A	900	Occupied	Alexander, Tykeisha	09/03/2024	09/03/2024	08/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	978.00	(1,043.00)
1440-205	3B	N/A	980	Occupied	Taylor, Crystal	02/06/2023	02/06/2023	01/31/2024	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	969.00	4,107.00
1441-101	2B	N/A	900	Occupied	Wright, Leotha	10/02/2021	10/02/2021	09/30/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	1,053.00

* indicates amounts not included in detail totals

Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147

RENT ROLL DETAIL

As of 04/10/2025

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Fomers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl;
details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
1441-102	2B	N/A	900	Occupied	Carr Jr, Solomon	12/14/2020	12/14/2020	12/31/2021	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	990.00
1441-103	2B	N/A	900	Occupied	Gordon, Fredi	03/15/2023	03/15/2023	02/29/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	0.00
1441-104	2B	N/A	900	Occupied	Eddie, Florine	02/09/2024	02/09/2024	01/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	(16.00)
1441-105	2B	N/A	900	Occupied	Johnson, Shantavia	11/27/2023	11/27/2023	10/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	4,706.00
1441-106	2B	N/A	900	Occupied	Gibson, Brielle	03/17/2025	03/17/2025	02/28/2026	914.00	RESIDENT RENT		978.00	0.00	978.00	978.00	59.00
1441-201	2B	N/A	900	Occupied	Clark, Monica	11/08/2023	11/08/2023	10/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	0.00
1441-202	2B	N/A	900	Occupied	Johnson, Mia	02/20/2020	06/11/2021	05/31/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	1,836.00
1441-203	2B	N/A	900	Vacant	VACANT				914.00			0.00 *	0.00 *			
1441-204	2B	N/A	900	Occupied	Long, Andressa	07/24/2017	12/01/2019	11/30/2020	914.00	RESIDENT MTOM		0.00	0.00	978.00	789.00	0.00
										RESIDENT RENT		978.00	0.00			
1441-205	2B	N/A	900	Occupied	Stevens, Santravia	07/01/2020	07/01/2020	06/30/2021	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	6,870.00
1441-206	2B	N/A	900	Occupied	Harrell, Mattie	10/04/2017	11/01/2019	10/31/2020	914.00	RESIDENT MTOM		0.00	0.00	978.00	789.00	0.00
										RESIDENT RENT		978.00	0.00			
7101-101	2B	N/A	900	Occupied	Smith, BruShawandra	09/18/2020	09/18/2020	09/30/2021	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	0.00
7101-102	2B	N/A	900	Occupied	COLLINS, BRENDA	06/02/2014	06/01/2019	05/31/2020	914.00	RESIDENT MTOM		0.00	0.00	978.00	759.00	0.00
										RESIDENT RENT		978.00	0.00			
7101-103	2B	N/A	900	Occupied	Miller, Kerry	08/18/2023	08/18/2023	08/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	0.00
7101-104	2B	N/A	900	Occupied	Flanders, Isis	08/14/2023	08/14/2023	07/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	5,289.00
7101-105	2B	N/A	900	Occupied	Pollydore, Elton	10/04/2017	11/01/2019	10/31/2020	914.00	RESIDENT MTOM		0.00	0.00	978.00	789.00	(19.00)
										RESIDENT RENT		978.00	0.00			
7101-106	2B	N/A	900	Occupied	Perry, Mary	02/08/2021	02/08/2021	02/28/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	(978.00)
7101-201	2B	N/A	900	Occupied	Horn, Sheila	08/05/2019	08/05/2019	08/31/2020	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	(453.00)
7101-202	2B	N/A	900	Occupied	WRIGHT, LETRESIA	06/04/2014	10/01/2019	09/30/2020	914.00	RESIDENT RENT		978.00	0.00	978.00	759.00	0.00
7101-203	2B	N/A	900	Occupied	Lesane, Chaquise	09/07/2023	09/07/2023	08/31/2024	914.00	RESIDENT RENT		978.00	0.00	978.00	914.00	420.00
7101-204	2B	N/A	900	Occupied	Gilbert, Adam	08/19/2022	08/19/2022	08/31/2023	914.00	RESIDENT RENT		978.00	0.00	978.00	870.00	1,868.67
7101-205	2B	N/A	900	Occupied	Hanna, Tyrone	06/26/2020	07/01/2021	06/30/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	2,514.00
7101-206	2B	N/A	900	Occupied	Thomas, Patrick	09/10/2021	09/10/2021	09/30/2022	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	0.00

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Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147

RENT ROLL DETAIL

As of 04/10/2025

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl;
 details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
7102-101	2B	N/A	900	Occupied	HIGHTOWER, LATOYA	08/09/2013	08/01/2019	07/31/2020	914.00	RESIDENT	MTOM	0.00	0.00	978.00	759.00	0.00
												978.00	0.00			
7102-102	2B	N/A	900	Occupied	PHILLIP, MARY	09/17/2014	11/04/2019	11/30/2020	914.00	RESIDENT	RENT	978.00	0.00	978.00	759.00	0.00
7102-103	2B	N/A	900	Occupied	Harper, Ricky	06/30/2023	06/30/2023	05/31/2024	914.00	RESIDENT	RENT	914.00	0.00	914.00	870.00	(386.00)
7102-104	2B	N/A	900	Occupied	HODGSON-TUCKER, SHEDEEN	04/01/2016	04/01/2019	03/31/2020	914.00	RESIDENT	MTOM	0.00	0.00	978.00	774.00	458.00
												978.00	0.00			
7102-105	2B	N/A	900	Occupied	Wilson, Tawana	04/01/2021	04/01/2021	03/31/2022	914.00	RESIDENT	RENT	978.00	0.00	978.00	829.00	5,138.00
7102-106	2B	N/A	900	Occupied	JACKSON, LINDA	09/04/2015	10/01/2019	09/30/2020	914.00	RESIDENT	RENT	978.00	0.00	978.00	774.00	0.00
7102-201	2B	N/A	900	Occupied	Lauriston, Ramses	12/22/2020	12/22/2020	11/30/2021	914.00	RESIDENT	RENT	978.00	0.00	978.00	829.00	0.00
7102-202	2B	N/A	900	Occupied	Reeves, Shedrick	01/18/2019	01/18/2019	01/31/2020	914.00	RESIDENT	RENT	978.00	0.00	978.00	813.00	(156.00)
7102-203	2B	N/A	900	Occupied	Carter, Raymond	11/01/2019	11/01/2019	10/31/2020	914.00	RESIDENT	RENT	978.00	0.00	978.00	829.00	0.00
7102-204	2B	N/A	900	Occupied	Smith, Shandra	07/07/2023	07/07/2023	06/30/2024	914.00	RESIDENT	RENT	978.00	0.00	978.00	870.00	0.00
7102-205	2B	N/A	900	Vacant	VACANT				914.00			0.00 *	0.00 *			
7102-206	2B	N/A	900	Occupied	Blackshire, Cynthia	12/16/2019	12/16/2019	12/31/2020	914.00	RESIDENT	RENT	978.00	0.00	978.00	829.00	1,203.00
7151-101	3B	N/A	980	Occupied	Harris, April	07/03/2023	07/03/2023	06/30/2024	1,017.00	RESIDENT	RENT	1,088.00	0.00	1,088.00	969.00	2,375.00
7151-102	2B	N/A	900	Occupied	Yates, Ashley	09/17/2024	09/17/2024	09/30/2025	914.00	RESIDENT	RENT	978.00	0.00	978.00	978.00	8,183.00
7151-103	3B	N/A	980	Occupied	Jones, Robert	11/03/2017	12/01/2019	11/30/2020	1,017.00	RESIDENT	RENT	1,088.00	0.00	1,088.00	879.00	3,364.00
7151-104	2B	N/A	900	Occupied	Wright, Altonia	03/08/2023	03/08/2023	02/29/2024	914.00	RESIDENT	RENT	978.00	0.00	978.00	870.00	0.00
7151-105	3B	N/A	980	Occupied	PIERRE, DANIELLA	02/13/2014	02/01/2019	01/31/2020	1,017.00	RESIDENT	RENT	1,088.00	0.00	1,088.00	846.00	1,163.00
7151-201	3B	N/A	980	Vacant	VACANT				1,017.00			0.00 *	0.00 *			
7151-202	2B	N/A	900	Occupied	Lightbourn, Terria	11/08/2024	11/08/2024	10/31/2025	914.00	RESIDENT	RENT	978.00	0.00	978.00	978.00	2,009.00
7151-203	3B	N/A	980	Occupied	Hadley, Shawntravia	09/03/2021	09/03/2021	09/30/2022	1,017.00	RESIDENT	RENT	1,088.00	0.00	1,088.00	923.00	2,898.00
7151-204	2B	N/A	900	Occupied	Vicks, Takara	01/19/2023	01/19/2023	01/31/2024	914.00	RESIDENT	RENT	978.00	0.00	978.00	870.00	0.00
7151-205	3B	N/A	980	Occupied	Johnson, Tykwanzia	03/01/2021	03/01/2021	02/28/2022	1,017.00	RESIDENT	RENT	1,088.00	0.00	1,088.00	923.00	0.00
7152-101	3B	N/A	980	Occupied	ADAMS, BRENDOLYN	05/12/2014	08/12/2020	08/31/2021	1,017.00	RESIDENT	RENT	1,088.00	0.00	1,088.00	846.00	(4.00)

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Renaissance at Sugar Hill

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As of 04/10/2025

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details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
7152-102	2B	N/A	900	Occupied	Tim, Brandy	02/13/2025	02/13/2025	01/31/2026	914.00	RESIDENT RENT		978.00	0.00	978.00	978.00	0.00
7152-103	3B	N/A	980	Occupied	MOBLEY, UNDREA	02/02/2015	02/01/2019	01/31/2020	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	846.00	1,163.00
7152-104	2B	N/A	900	Occupied	Clark, Kenyatha	12/11/2020	12/11/2020	12/31/2021	914.00	RESIDENT RENT		978.00	0.00	978.00	829.00	0.00
7152-105	3B	N/A	980	Occupied	Coley, Frederick	02/14/2017	04/01/2019	03/31/2020	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	879.00	580.00
7152-201	3B	N/A	980	Occupied	Dupree, Keiana	03/04/2024	03/04/2024	02/28/2025	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	846.00	1,161.00
7152-202	2B	N/A	900	Occupied	Green, George	10/20/2017	11/01/2019	10/31/2020	914.00	RESIDENT MTOM		0.00	0.00	978.00	789.00	0.00
										RESIDENT RENT		978.00	0.00			
7152-203	3B	Conventional	980	Occupied	Baker, Vernicia	03/07/2025	03/07/2025	02/28/2026	1,017.00	RESIDENT RENT		1,088.00	0.00	1,088.00	795.00	0.00
7152-204	2B	N/A	900	Occupied	Anderson, Octavia	04/10/2024	04/10/2024	03/31/2025	914.00	RESIDENT RENT		978.00	0.00	978.00	969.00	75.00
7152-205	3B	N/A	980	Occupied	Ferguson, Quiya	04/24/2024	04/24/2024	04/30/2025	1,940.00	RESIDENT RENT		1,088.00	0.00	1,088.00	829.00	1,342.00
totals:									124,526.00			118,750.00	0.00	118,750.00	101,208.00	

Renaissance at Sugar Hill

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Amt / SQFT: Market = 121,680 SQFT; Leased = 109,580 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
2B	96	900	896.73	1.00	966.16	1.07	88	91.67	8
3B	36	980	1,067.78	1.09	1,088.00	1.11	31	86.11	5
totals / averages:	132	922	943.38	1.02	997.90	1.08	119	90.15	13

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	112,129.00	119	118,750.00
Occupied, NTV		0	-
Occupied NTV Leased		0	-
Vacant Leased		0	-
Admin/Down		0	-
Vacant Not Leased	12,397.00	13	12,397.00
totals:	124,526.00	132	131,147.00

summary billing by sub journal for current date

sub journal	amount
RESIDENT	118,750.00
total:	118,750.00

summary billing by transaction code for current date

code	amount
RENT	118,750.00
EMPLCRED	0.00
MTOM	0.00
total:	118,750.00

Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147

Property Photos



Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147

Exterior Photographs



Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147



Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147



Renaissance at Sugar Hill

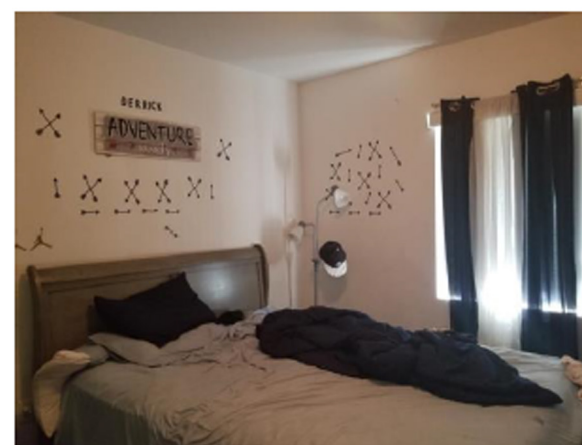
1431 NW 71st St, Miami, FL 33147



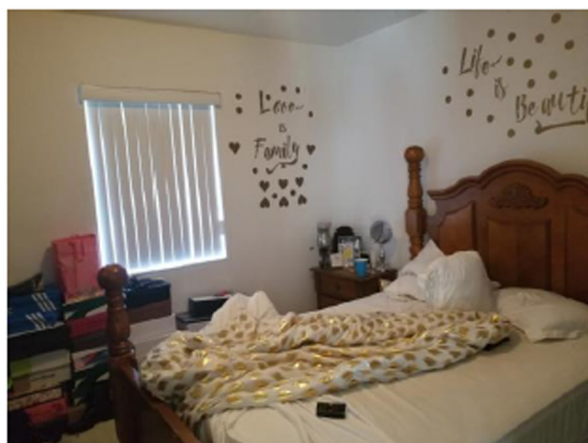
Living Room



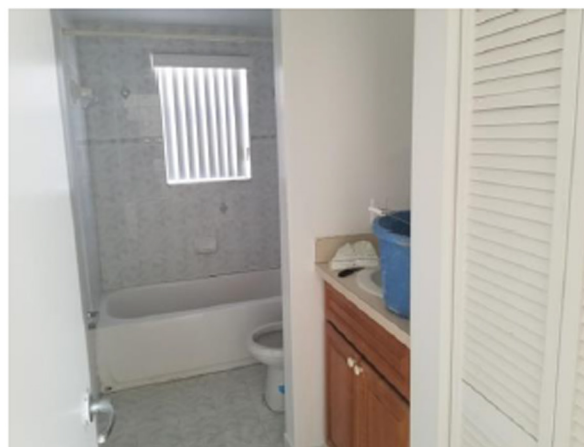
Kitchen



Bedroom



Bedroom



Bathroom



Bedroom

Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147



Mail Center

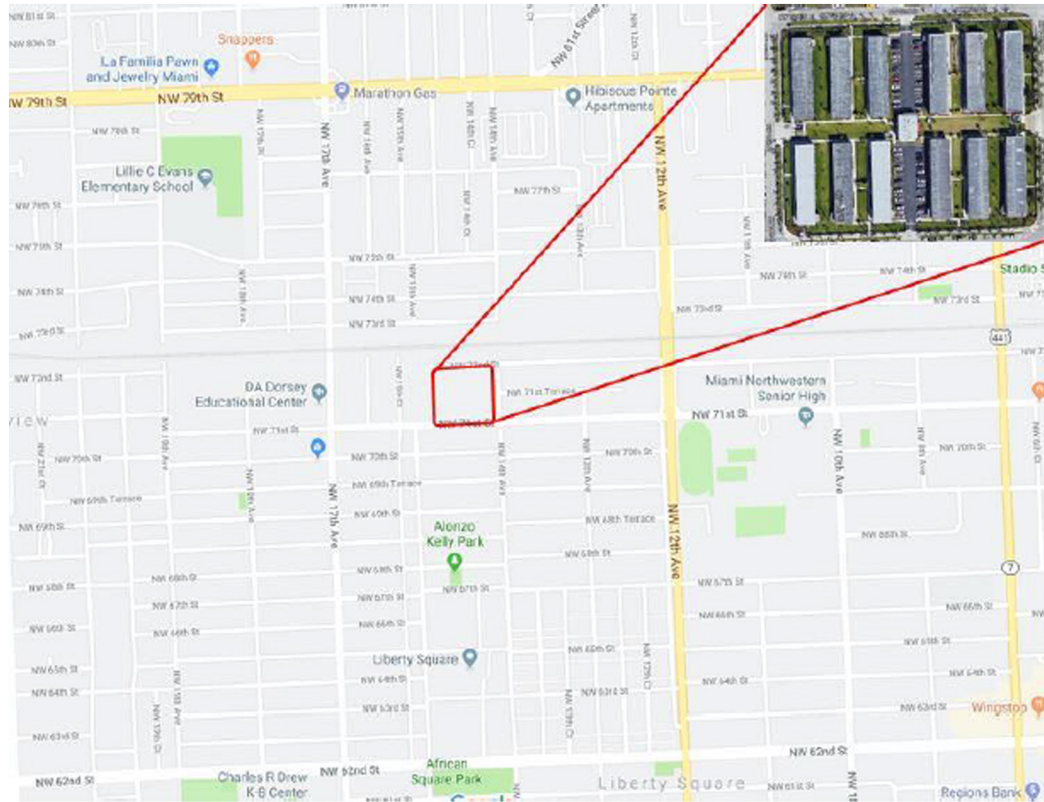


Laundry Room

Renaissance at Sugar Hill

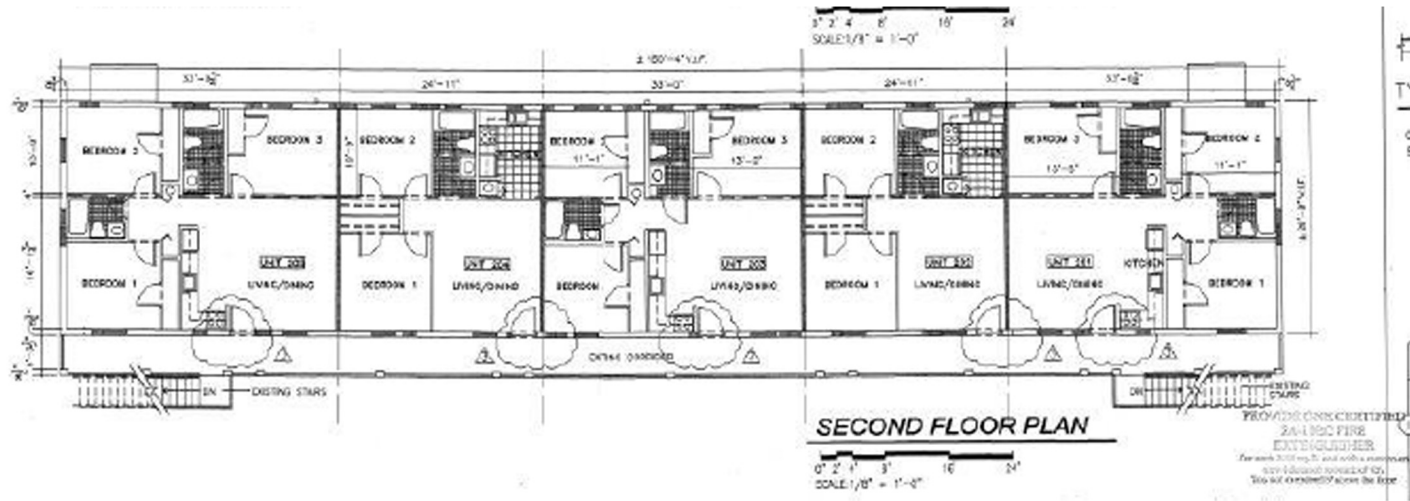
1431 NW 71st St, Miami, FL 33147

Project Site Description

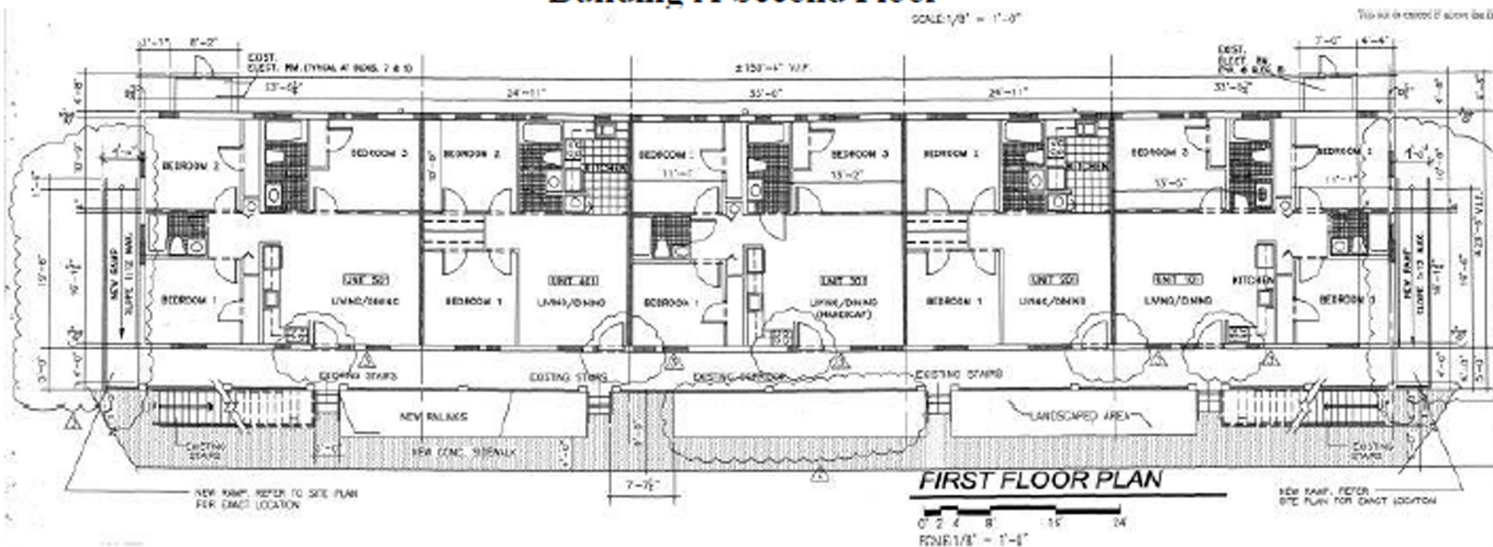


Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147



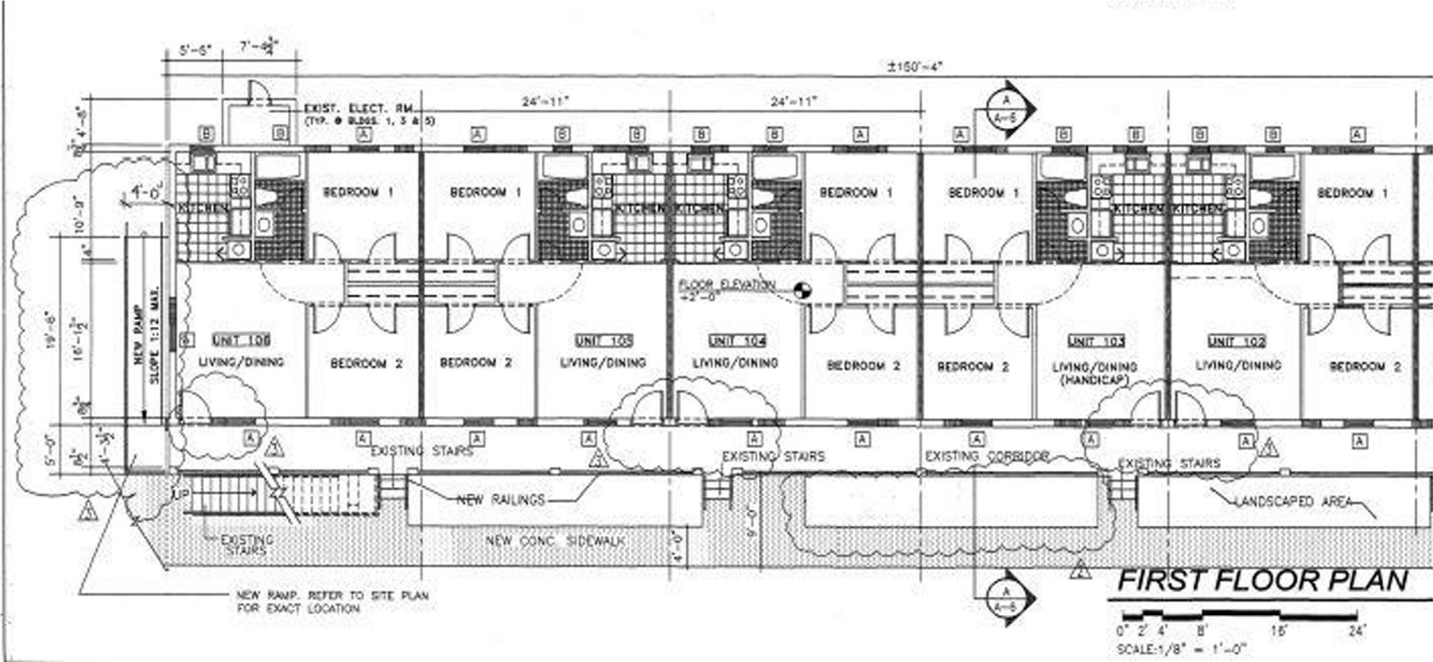
Building A Second Floor



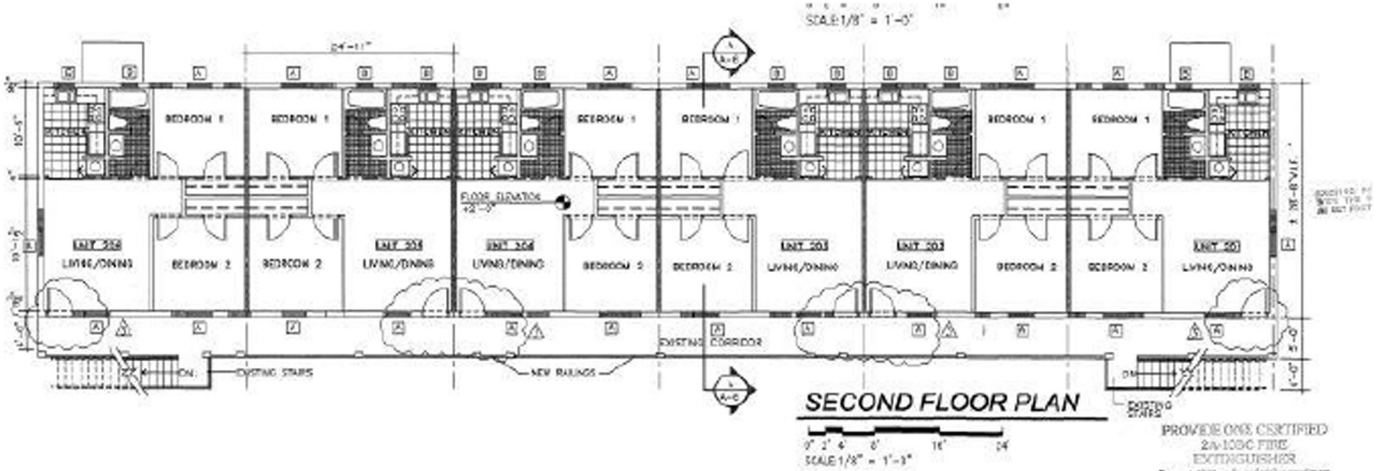
Building A First Floor

Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147



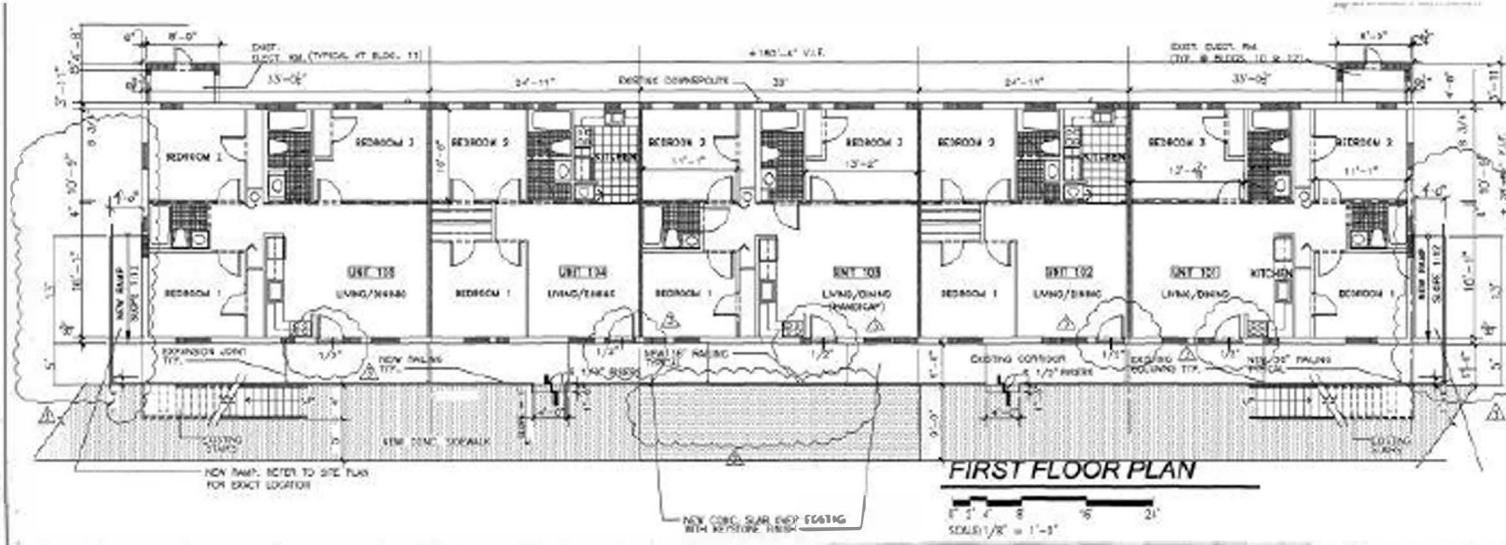
Building B First Floor



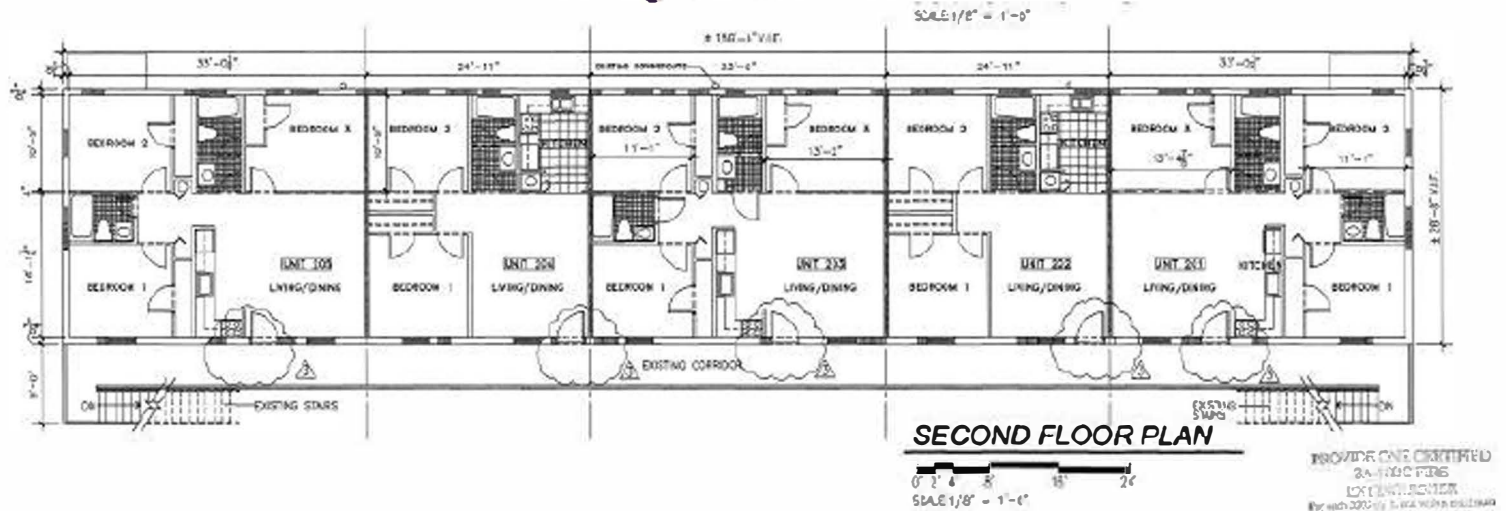
Building B Second Floor

Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147



Building C First Floor Plan



Building C Second Floor Plan

Renaissance at Sugar Hill

1431 NW 71st St, Miami, FL 33147

Additional Information

Price:	\$18,800,000
No. Units:	132
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Garden
Building Class:	C
Sale Type:	Investment
Lot Size:	4.52 AC
Building Size:	109,092 SF
No. Beds:	300
No. Stories:	2
Year Built:	1953
Parking Ratio:	0.14/1,000 SF
Zoning Description:	Multifamily



Patricia Dillard

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