



*Making real estate investment easier.*

## **OFFERING MEMORANDUM**



*Apartments at 9th Street  
Southeast Little Havana*

### **8-Units Multifamily Building**

3 Units: 1 Bed/ 1 Bath

5 Units: 2 Bed/ 1 Bath

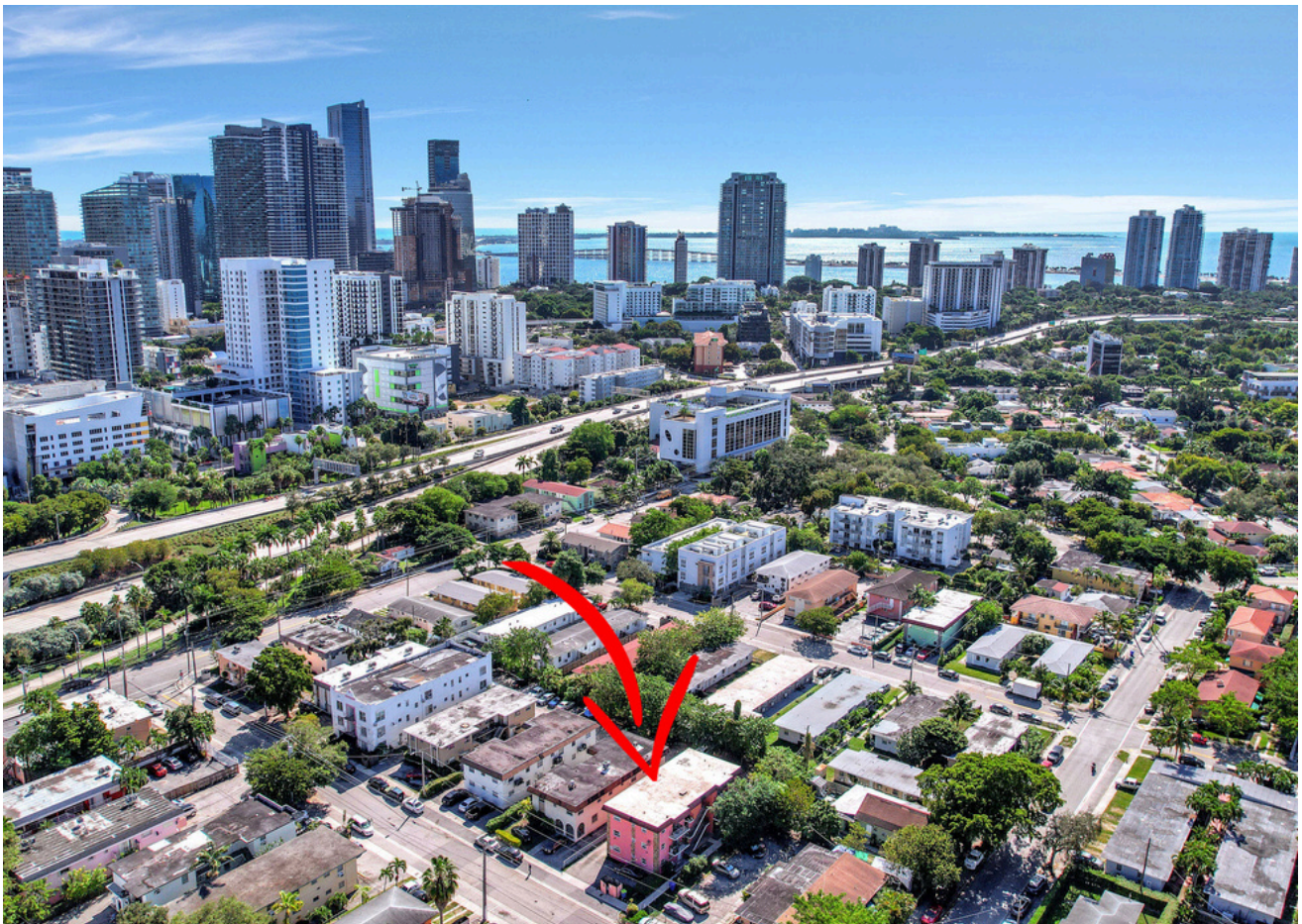
**Price: \$2,700,00**



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**Address: 458 SW 9th St., Miami, FL 33130**

Introducing an investment opportunity nestled in the heart of West Brickell at 458 SW 9th Street, Miami, FL 33130. This exclusive three-story property presents a fully occupied 8-unit building. The complex comprises five 2-bedroom/1-bath units and three 1-bedroom/1-bath units, each equipped with wall-unit air conditioning, refrigerators, ranges, and the convenience of on-site parking. The 2-bedroom units feature balconies, offering an extra amenity for residents.

Constructed with durable CBS construction, the building is completing its 40-50-year certification, ensuring long-term stability and safety. Additionally, it houses a revenue-generating, leased washer and dryer facility on the premises. Tenant arrangements are flexible, with four units on month-to-month agreements and four secured with one-year lease contracts. Half of the units were remodeled, presenting an opportunity to adjust rent to market rates and further increase income potential. All units in the building are equipped with impact windows for enhanced safety and comfort.

Located in Southeast Little Havana, the building stands in one of South Florida's most densely populated rental markets, with an exceedingly low vacancy rate. Its strategic position, just a block south of SW 8th Street – one of Miami's major arteries – enhances its allure. The property allows easy access to the I-95 expressway, only two blocks away, and is within walking distance to the vibrant downtown Brickell area and the scenic Miami River.

Further enhancing its appeal, the property is three blocks from the bustling Brickell City Centre and The Roads. The location is also incredibly tenant-friendly, offering multiple public transportation options and nearby supermarkets within walking distance. This property represents an exceptional chance to enhance any investor's portfolio, offering immediate income and potential for future growth in one of Miami's most sought-after neighborhoods.



## Property Snapshot

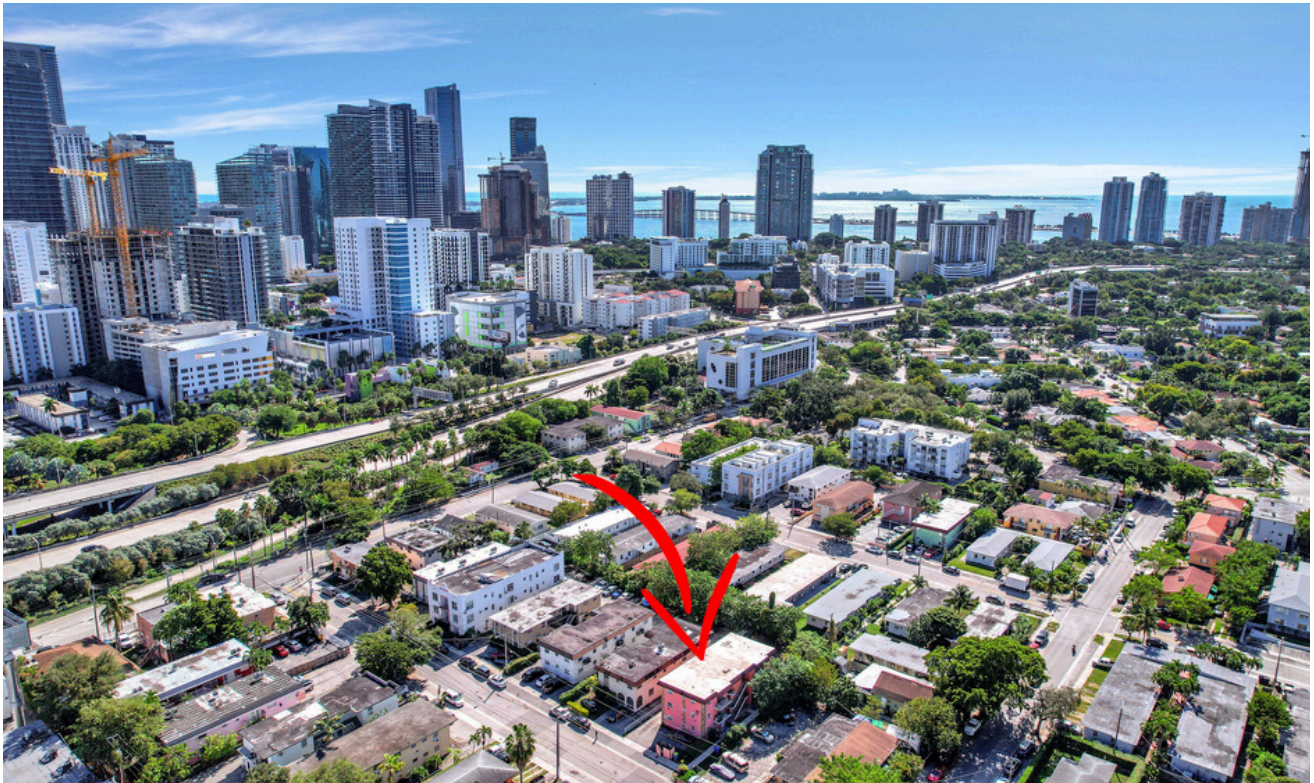


- Type: 8-unit Apartment Building in three-story.
- Composition: 5 Units with 2 Bedrooms/1 Bath, 3 with 1 Bedroom/1 Bath. 100% occupied.
- Additional Facilities: Income-producing washer and dryer on-site.
- Construction: Durable CBS construction, nearing completion of 40-50-year certification.
- Impact windows in all units.
- Area Benefits: Situated in the dense rental market of Southeast Little Havana, with a low vacancy rate.
- Accessibility: One block from SW 8th Street, two blocks from the I-95 expressway, walking distance to downtown Brickell and Miami River.
- Nearby Attractions: 3 blocks from Brickell City Centre and The Roads.
- Public Transport and Amenities: Multiple access points to public transportation and supermarkets within walking distance.





# Photo Gallery















# Rent Roll



Unit	Layout	Area in sqft	Current		Pro-forma	
			Current Rent	\$/sqft	Market Rent	\$/sqft
1	2 Bedroom/1 Bathroom	860	\$1,700	\$1.98	\$2,500	\$2.91
2	1 Bedroom/1 Bathroom	550	\$1,800	\$3.27	\$2,000	\$3.64
3	2 Bedroom/1 Bathroom	860	\$2,500	\$2.91	\$2,500	\$2.91
4	1 Bedroom/1 Bathroom	550	\$1,400	\$2.55	\$2,000	\$3.64
5	2 Bedroom/1 Bathroom	860	\$1,700	\$1.98	\$2,500	\$2.91
6	2 Bedroom/1 Bathroom	860	\$1,700	\$1.98	\$2,500	\$2.91
7	1 Bedroom/1 Bathroom	550	\$1,800	\$3.27	\$2,000	\$3.64
8	2 Bedroom/1 Bathroom	860	\$2,200	\$2.56	\$2,500	\$2.91
<b>Total</b>		<b>5,950</b>	<b>\$14,800</b>	<b>\$2.49</b>	<b>\$18,500</b>	<b>\$3.11</b>





## Financial Analysis

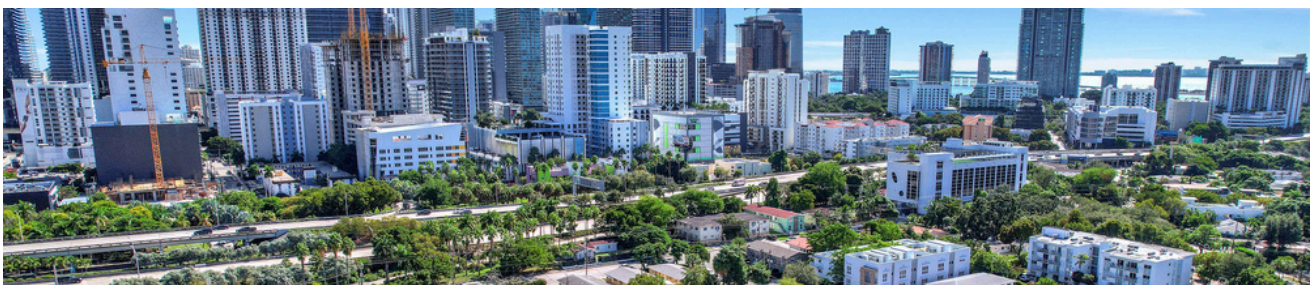


<b>List Price</b>	\$ 3,200,000
<b>Rentable SF</b>	5,950
<b>Year Built:</b>	1971
<b># of Units</b>	8
<b>Price per unit</b>	\$ 400,000
<b>Price per sqft</b>	\$ 537.82

	<b>Current</b>	<b>Proforma</b>
Gross potential rent	\$ 177,600	\$ 222,000
Laundry	\$ 1,350	\$ 1,350
<b>Effective Gross Income</b>	<b>\$ 178,950</b>	<b>\$ 223,350</b>

Property Taxes (2023)	\$ 22,191	\$ 22,191
FPL	\$ 1,031	\$ 1,031
Water and Sewer:	\$ 6,151	\$ 6,151
Landscaping:	\$ 1,200	\$ 1,200
Reserves:	\$ 3,000	\$ 3,000
<b>Total Expenses</b>	<b>\$ 33,573</b>	<b>\$ 33,573</b>

<b>Net Operating Income</b>	<b>\$ 145,377</b>	<b>\$ 189,777</b>
<b>CAP Rate</b>	<b>4.54%</b>	<b>5.93%</b>





## Property Information



**Folio:** 102060701090  
**City Address:** 458 SW 9 ST  
**County Address:** 458 SW 9 ST  
**Owner:** GONAS ONE LLC  
**Beds/Bath/Half:** 12/8/00  
**Floors:** 3  
**Living Units:** 8  
**Actual Area:** 6,891 Sq Ft  
**Living Area:** 6,891 Sq Ft  
**Adjusted Area:** 6,294 Sq Ft  
**Lot Size:** 7,500  
**Year Built:** 1972

**Legal Description:**

CITY OF MIAMI SOUTH PB B-41 LOT 8 BLK 67 LOT SIZE 50.000 X 150 OR 19833-1777 08 2001 5

VIEW PLAT B-41

**Deed: 19833-1777**

**Subdivision:** CITY OF MIAMI SOUTH BLK 67 PB B-41

**CLUC Code:** 3

**Zoning:** T4-R General Urban Zone 13114






## Contact Information




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