

Completely renovated and upgraded multifamily building in the **Coconut Grove** area



6 Units (1Bd / 1Ba)
& 3 Studios

Lot Size Area:
10,600.00 Sqft

Around the Neighborhood
Walkable and good urban transit system

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Miami Views Realty

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SECTION 1

Executive Summary

Investment Summary



Property Details

List Price:	\$3,500,000
Price per Sq Ft.:	\$763
Total Units:	9
Listing Terms:	Conventional
Zoning Details:	3900

Legal & Financial Details

Tax ID:	01-41-15-008-0690
Tax Legal Description:	15 54 41 SILVER BLUFF EST SEC C PB 10-65 W19FT LOT 42 & ALL LOTS 43 TO 45 INC & E12FT LOT 46 BLK 39 LOT SIZE 10600 SQUARE FEET OR 20232-0257

Location

County/Parish:	Miami-Dade
Location:	View Map
MLS Area Major:	32
Postal City:	Miami

Features

Type:	Multi-Family
Structure Type:	Apartment, Multi-Family
Year Built:	1951
Lot Size Area:	10,600.00 sqft
Heating:	Window Unit
Cooling:	Central Air
Lease Term:	12 Months
County/Parish:	Miami-Dade
Additional Property Type:	Multi-Family

Overview

Brand new property for sale that consists of 9 units. Completely renovated and upgraded multifamily building in the Coconut Grove area. Located in TOD Transient Orient District. TOD is ideal in most cases for redevelopment that allows up to 75 Units and 8 floors high via Live Local. A lot of new developments in that Brickell/Coconut Grove area.

All units have been completely renovated with:

New kitchen cabinets | New Roof

New modern appliances

New plumbing | New electrical

New bathrooms | New AC

New irrigation system

New doors and exterior stucco around.

Freshly painted with added busy and tropical landscaping around. Information believed to be accurate but not guaranteed.

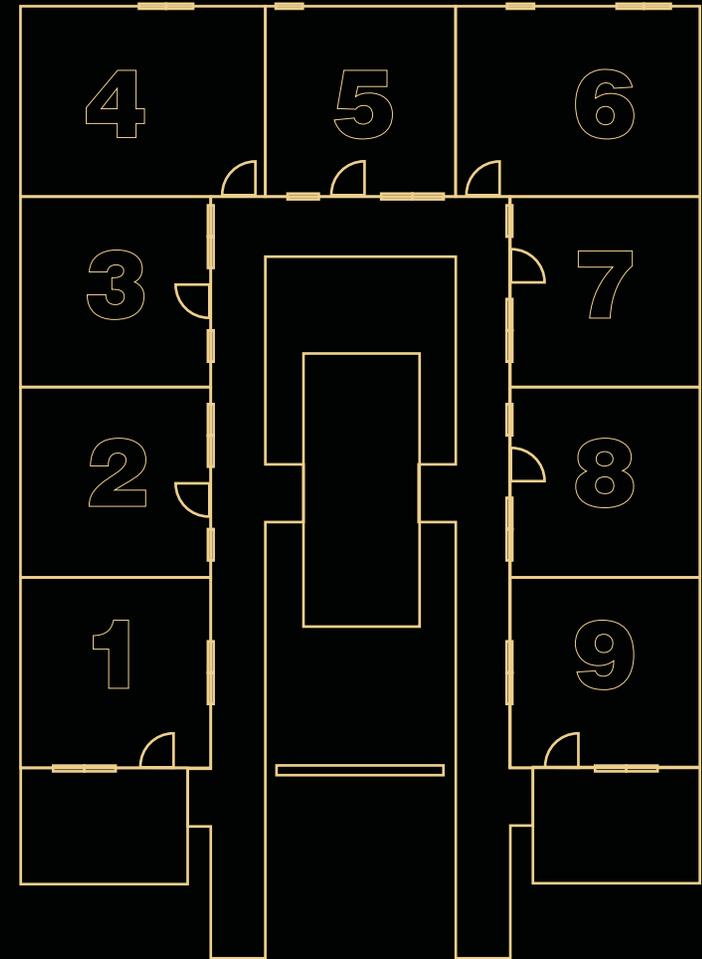


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Completely renovated and upgraded



SECTION 2

Property Information

Tenant Summary / Aerials



Property Details

Interior Details

Total Building Area: 4,588 sqft

Exterior Details

Property Type: Commercial Sale
Lot Size Area: 10,600.00 sqft
Structure Type: Apartment, Multi-Family

Unit Details

Type	Rent	Beds	Baths	Description
Units #				
6	\$ 2.000	1	1	Studio(s)
3	\$ 1.800	0	1	One Bedroom Unit(s)



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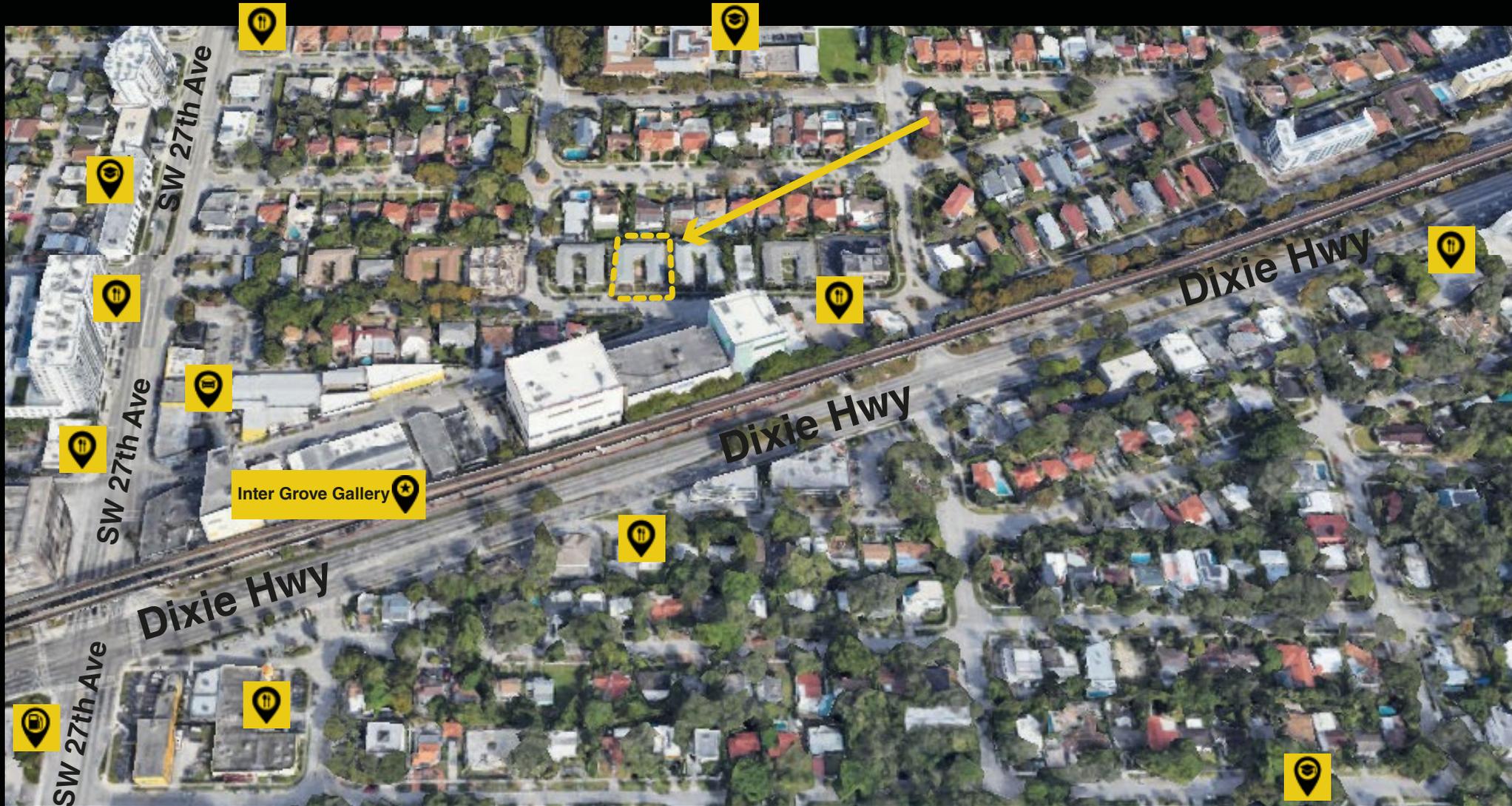
Aerial - Parcel View

**Total Building Area:
4,588 sqft**

**Lot Size Area:
10,600.00 sqft**



Aerial - Parcel View - Coral Way



Coconut Grove

Photo Gallery



Photo Gallery



Photo Gallery



Photo Gallery



Photo Gallery

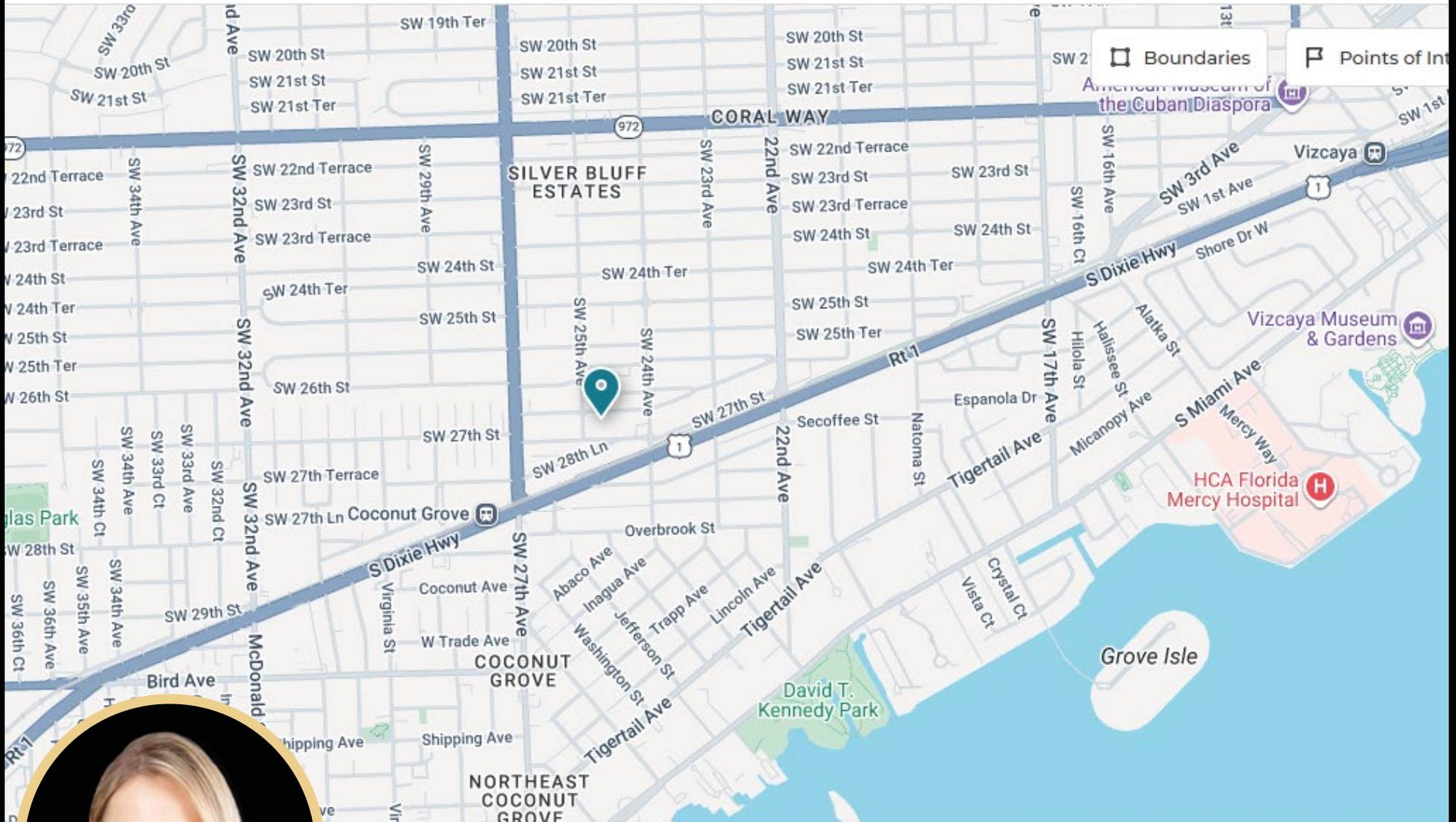


Photo Gallery



Ubication

Miami, FL 33133-2270



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SECTION 3

Financial Analysis

Financial Details

Rent Roll Analysis

Property: MG Investment 2489 LLC As of 01/30/26

Tenant	Unit	Unit Type	Sq. Ft.	Market Rent	Rent	Vacancy Loss	Misc. Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
MG Investment 2489 LLC															
Tenant, 01	1	1B1B	600	2,200.00	2,000.00	0.00	0.00	2,000.00	0.00	2,000.00	2,000.00	08/01/25	07/24/25		07/31/26
Tenant, 02	2	1B1B	500	2,200.00	2,000.00	0.00	0.00	2,000.00	0.00	2,000.00	0.00		11/01/23		10/31/26
Tenant, 03	3	Studio	300	1,800.00	1,900.00	0.00	0.00	1,900.00	0.00	1,800.00	100.00	09/01/25	08/07/24		08/31/26
Tenant, 04	4	1B1B	500	2,200.00	2,200.00	0.00	0.00	2,200.00	0.00	4,200.00	100.00	04/01/25	04/01/24		03/31/26
Tenant, 05	5	Studio	400	2,000.00	1,800.00	0.00	0.00	1,800.00	0.00	1,800.00	1,800.00	10/01/25	10/01/25		09/30/26
Tenant, 06	6	1B1B	500	2,200.00	1,900.00	0.00	0.00	1,900.00	0.00	1,900.00	1,900.00	09/01/25	08/21/25		08/31/26
Tenant, 07	7	Studio	300	1,800.00	1,700.00	0.00	0.00	1,700.00	-100.00	1,800.00	-100.00	09/01/25	10/01/24		09/30/26
Tenant, 08	8	1B1B	500	2,200.00	2,100.00	0.00	0.00	2,100.00	-50.00	2,100.00	0.00		10/28/24		10/31/26
Tenant, 09	9	1B1B	600	2,200.00	2,000.00	0.00	0.00	2,000.00	50.00	2,000.00	2,000.00	12/01/25	12/01/25		11/30/26
Totals for MG Investment 2489 LLC			4200	18,800.00	17,600.00	0.00	0.00	17,600.00	-100.00	19,600.00	7,800.00				
Report Totals			4200	18,800.00	17,600.00	0.00	0.00	17,600.00	-100.00	19,600.00	7,800.00				

Summary

Detail	Value
Total Possible Rent	17,600.00
Vacancy Rent	0.00
Occupied Unit Rent	17,600.00
# of Units	9
Vacant Units	0
Occupancy	100.00%

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SECTION 4

Market Overview

Sales Comp Chart

Market Overview

MIAMI-DADE

Miami-Dade County is a gateway to South American and Caribbean markets, as well as a popular tourist destination in its own right. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands, the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. Miami is the most populous city, with almost 442,300 residents, followed by Hialeah, with roughly 234,800 people. In recent years, redevelopment projects have brought more businesses and residents to downtown Miami.

METRO HIGHLIGHTS



BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, which attracts businesses and residents to the area.



INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world.



MEDICAL COMMUNITY

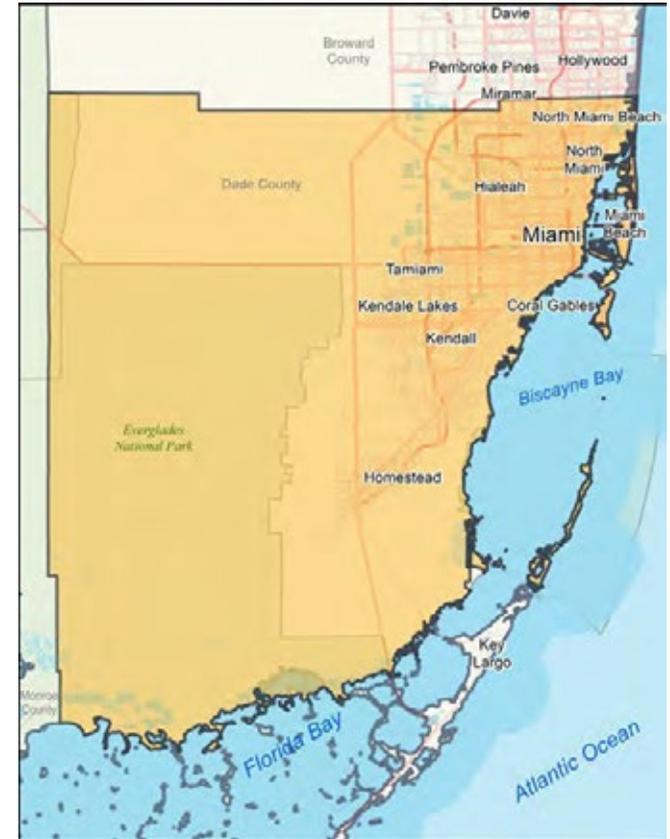
The county contains the largest concentration of medical facilities in Florida, drawing residents needing services throughout the state.

ECONOMY

® Various industries provide a diverse economy. Trade, international finance, health care and entertainment have become major segments in the local business community. ® A strong tourism industry has developed, with ties to Latin America and the Caribbean. This sector was heavily impacted by the pandemic in 2020 but improved markedly in 2021. • Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both major contributors to employment and the economy.

MAJOR AREA EMPLOYERS

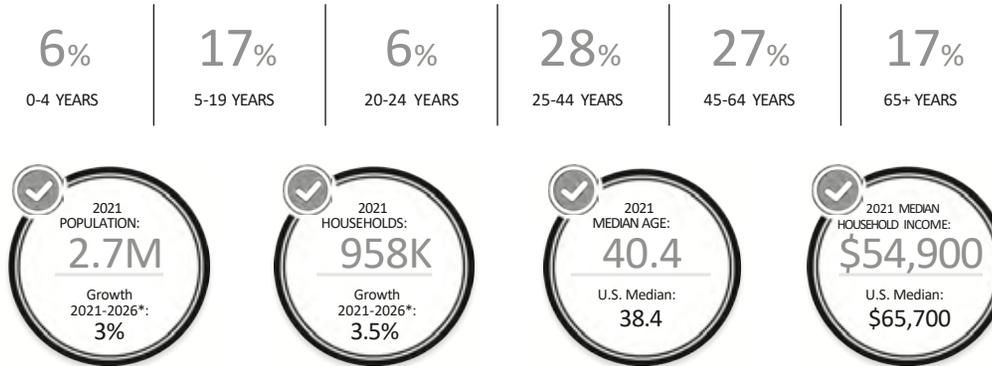
Baptist Health South Florida
University of Miami
American Airlines
Nicklaus Children's Hospital
Pubis Super Markets
Winn-Dixie Stores
Florida Power & Light Co.
Carnival Cruise Lines
AT&T
Mount Sinai Medical Center



DEMOGRAPHICS

The metro is expected to add over 81,000 people over the next five years. During the same period, approximately 33,700 households will be formed, generating demand for housing. The homeownership rate of 52 percent is below the national rate of 64 percent, maintaining a strong rental market. The cohort of 20 to 34-year-olds comprises 20 percent of the population.

2021 Population by Age



QUALITY OF LIFE

Miami-Dade County has developed into a cosmopolitan urban area, offering a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat. The county has a broad array of cultural attractions, historical sites and parks. These include the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region is home to a dynamic and diverse culture, family-friendly neighborhoods, a plethora of shops and restaurants, and beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean.

Forecast Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; US. Census Bureau

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	56,123	335,235	527,353
2025 Estimate			
Total Population	55,761	329,993	519,335
2020 Census			
Total Population	55,897	326,296	513,419
2010 Census			
Total Population	56,958	290,359	466,895
Daytime Population			
2025 Estimate	44,449	507,761	784,170
HOUSEHOLDS			
2030 Projection			
Total Households	22,721	149,412	225,619
2025 Estimate			
Total Households	22,483	146,468	221,050
Average (Mean) Household Size	2.5	2.3	2.4
2020 Census			
Total Households	22,031	140,862	212,351
2010 Census			
Total Households	21,344	117,833	181,658
Growth 2025-2030	1.1%	2.0%	2.1%
HOUSING UNITS			
Occupied Units			
2030 Projection	24,364	169,744	256,983
2025 Estimate	24,110	165,980	251,194
Owner Occupied	4,499	41,104	73,114
Renter Occupied	18,009	105,354	147,973
Vacant	1,627	19,512	30,144
Persons in Units			
2025 Estimate Total Occupied Units	22,483	146,468	221,050
1 Person Units	31.1%	37.7%	35.5%
2 Person Units	29.0%	31.5%	31.1%
3 Person Units	18.6%	15.1%	15.6%
4 Person Units	13.3%	9.9%	10.7%
5 Person Units	5.0%	3.6%	4.2%
6+ Person Units	3.1%	2.3%	2.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	6.1%	12.8%	13.3%
\$150,000-\$199,999	3.9%	7.8%	7.6%
\$100,000-\$149,999	8.7%	14.1%	14.2%
\$75,000-\$99,999	9.6%	11.6%	11.5%
\$50,000-\$74,999	15.9%	14.2%	14.2%
\$35,000-\$49,999	11.9%	9.2%	9.5%
\$25,000-\$34,999	10.8%	7.6%	7.6%
\$15,000-\$24,999	14.6%	8.7%	8.6%
Under \$15,000	18.4%	13.9%	13.4%
Average Household Income	\$69,425	\$95,904	\$98,369
Median Household Income	\$48,406	\$74,387	\$78,401
Per Capita Income	\$27,713	\$45,024	\$43,840
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	55,761	329,993	519,335
Under 20	20.4%	17.9%	18.9%
20 to 34 Years	18.5%	22.9%	22.4%
35 to 39 Years	7.4%	8.5%	8.1%
40 to 49 Years	13.8%	13.9%	13.6%
50 to 64 Years	20.6%	19.4%	19.5%
Age 65+	19.2%	17.4%	17.5%
Median Age	42.0	42.0	41.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	41,495	253,217	389,865
Elementary (0-8)	18.0%	10.8%	10.0%
Some High School (9-11)	12.6%	7.9%	8.2%
High School Graduate (12)	30.4%	23.2%	23.8%
Some College (13-15)	11.1%	11.4%	11.9%
Associate Degree Only	7.2%	7.0%	7.3%
Bachelor's Degree Only	14.9%	22.6%	22.1%
Graduate Degree	5.9%	17.1%	16.7%
Population by Gender			
2025 Estimate Total Population	55,761	329,993	519,335
Male Population	50.4%	50.7%	50.2%
Female Population	49.6%	49.3%	49.8%





POPULATION

In 2025, the population in your selected geography is 519,335. The population has changed by 11.23 percent since 2010. It is estimated that the population in your area will be 527,353 five years from now, which represents a change of 1.5 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,622 people per square mile.



HOUSEHOLDS

There are currently 221,050 households in your selected geography. The number of households has changed by 21.68 percent since 2010. It is estimated that the number of households in your area will be 225,619 five years from now, which represents a change of 2.1 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$78,401, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 140.24 percent since 2010. It is estimated that the median household income in your area will be \$91,581 five years from now, which represents a change of 16.8 percent from the current year.

The current year per capita income in your area is \$43,840, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$98,369, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 273,593 people in your selected area were employed. The 2010 Census revealed that 53.4 of employees are in white-collar occupations in this geography, and 23.2 are in blue-collar occupations. In 2025, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$670,946 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 66,869.00 owner-occupied housing units and 114,788.00 renter-occupied housing units in your area.

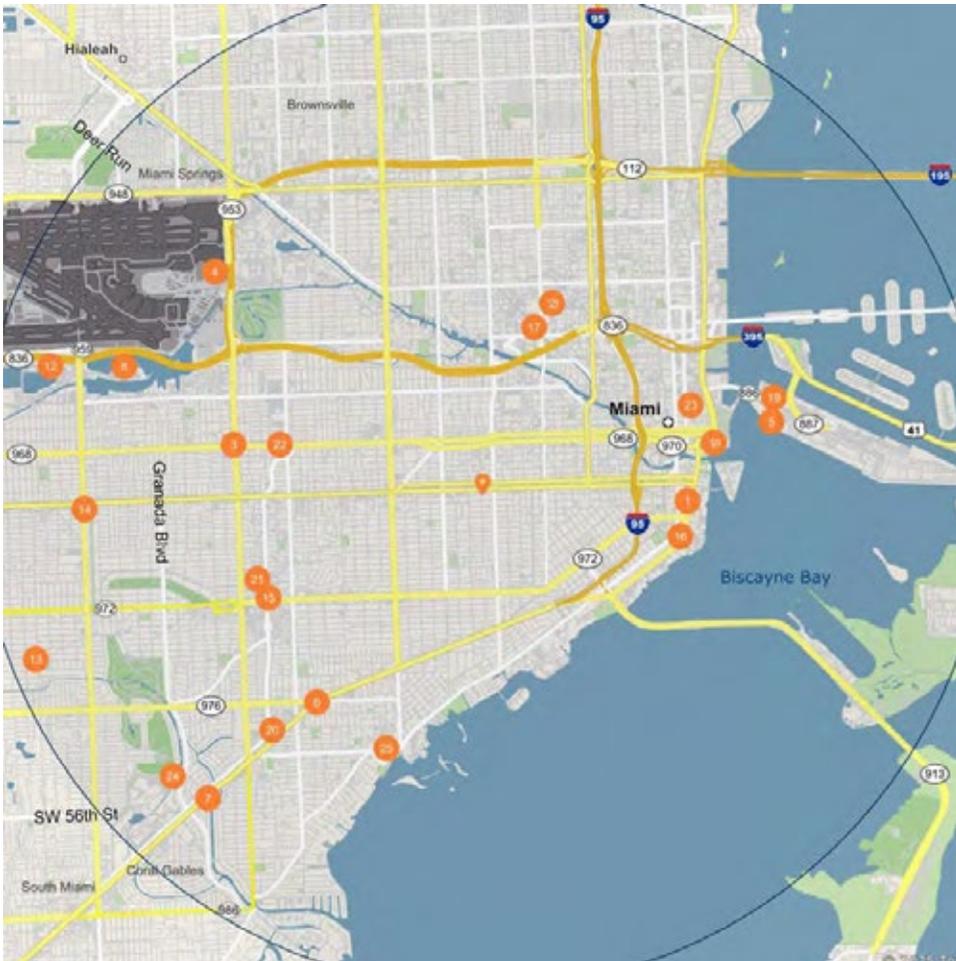


EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 37.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was lower than the nation's at 8.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.4 percent in the selected area compared with the 19.6 percent in the U.S.



Major Employers

Employees

1	Laureate Education Inc-Laureate	11,488
2	Jackson North Medical Center-	6,959
3	Keystone Holdings Group LLC-Keystone Holdings	6,102
4	County Miami Dade AVI Dept-	4,000
5	Royal Caribbean Cruises Ltd-ROYAL CARIBBEAN	3,400
6	Compass Group USA Invstmnts In-Panda Express 2415	2,957
7	One Spa World LLC-One Spa World Bahamas	2,845
8	Latin Parts Holdings LLC-Latinparts	2,663
9	Citadel Southwest Energy Ltd-	2,500
10	Citadel Midwest Energy II Ltd-	2,500
11	Citadel Texas Energy Ltd-	2,500
12	F P A Medical Management Inc-	2,075
13	Variety Childrens Hospital-Nicklaus Childrens Hospital	2,014
14	American SIs MGT Orgnztn LLC-Eulen America	2,005
15	Ryder System Inc-RYDER	1,826
16	HIG Capital LLC-	1,813
17	University of Miami-University of Miami Hospital	1,800
18	Holtz Childrens Hospital-	1,747
19	Eller-Ito Stevedoring Co LLC-	1,500
20	Bayview Lndng Group Hldngs LL-	1,500
21	Bankunited Statutory Trust Xi-	1,470
22	3801 Flagler Supermarket LLC-Sedanos Supermarket 42	1,444
23	Miami Dade College-	1,382
24	Baptist Health System Inc-	1,262
25	Prodigy Invstmnts Holdings Inc-	1,247

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