



**858 NW 3rd Street, Little Havana
Miami, FL 33128**

**24-UNIT MULTIFAMILY - COMPLETE STRUCTURAL RENOVATION IN 2025
ALL UNITS 2-BEDROOM/1 BATHROOM - ON-SITE PARKING**



POROSOFF GROUP



858 NW 3RD ST



POROSOFF GROUP

Javier Ubeda

CRE Advisor

javier@porosoff.com
305.766.1864

Arthur Porosoff

CRE Advisor

art@porosoff.com
305.733.6066

Hunter Halten

CRE Advisor

hunter@porosoff.com
305.979.9078

Ross Burch

CRE Advisor

ross@porosoff.com
305.747.4767

Lu Li

Transaction Coordinator
lu@porosoff.com

Justin Natalizio

CRE Advisor

justin@porosoff.com
917.685.6988

Alessandro Lima

CRE Advisor

alima@porosoff.com
305.281.4489

Almog Strikowski

CRE Advisor

almog@porosoff.com
818.665.9929

Logan Rice

CRE Advisor

logan@porosoff.com
727.403.0321

Utku Taner

Marketing Director
utku@porosoff.com

JAVIER UBEDA | 305-766-1864 | JAVIER@POROSOFF.COM

INTEREST OFFERED

Fee simple interest in 858 NW 3rd Street, a 24-unit apartment complex.

PROPERTY TOURS

Prospective buyers are encouraged to tour the Property by appointment only with listing agent. Any buyer deemed to have visited the property without escort of listing agent may be disqualified from offering.

TIMING

All offers must indicate the length of the Due Diligence period and the Closing time frame.

OFFER PROTOCOL

The seller will have the right to respond to offers as they are received, but a formal bid deadline may be established.







THE OFFERING

Property

Address 858 NW 3rd St Miami, FL 33125

Folio # 01-4138-003-3540

Zoning T4-R

Units 24

Rentable SF 16,606 SF

Lot Size (SF) 15,000 SF

Lot Size (Acre) 0.34

Type of Ownership Fee Simple

- Turnkey Property with New Annual Leases
- 2025 Complete Structural Renovation - All Work Done with Permits
- 40/50 Year Recertification Completed in 2025
 - All Impact Windows and Doors
 - On-Site Parking
 - Washer and Dryer in All Units
 - Brand New Stainless Steel Appliances
 - All 24 Units Are 2-Bedroom/1 Bath Units
- Very Low Maintenance Costs / Minimal Upkeep of Landscaping and Common Areas

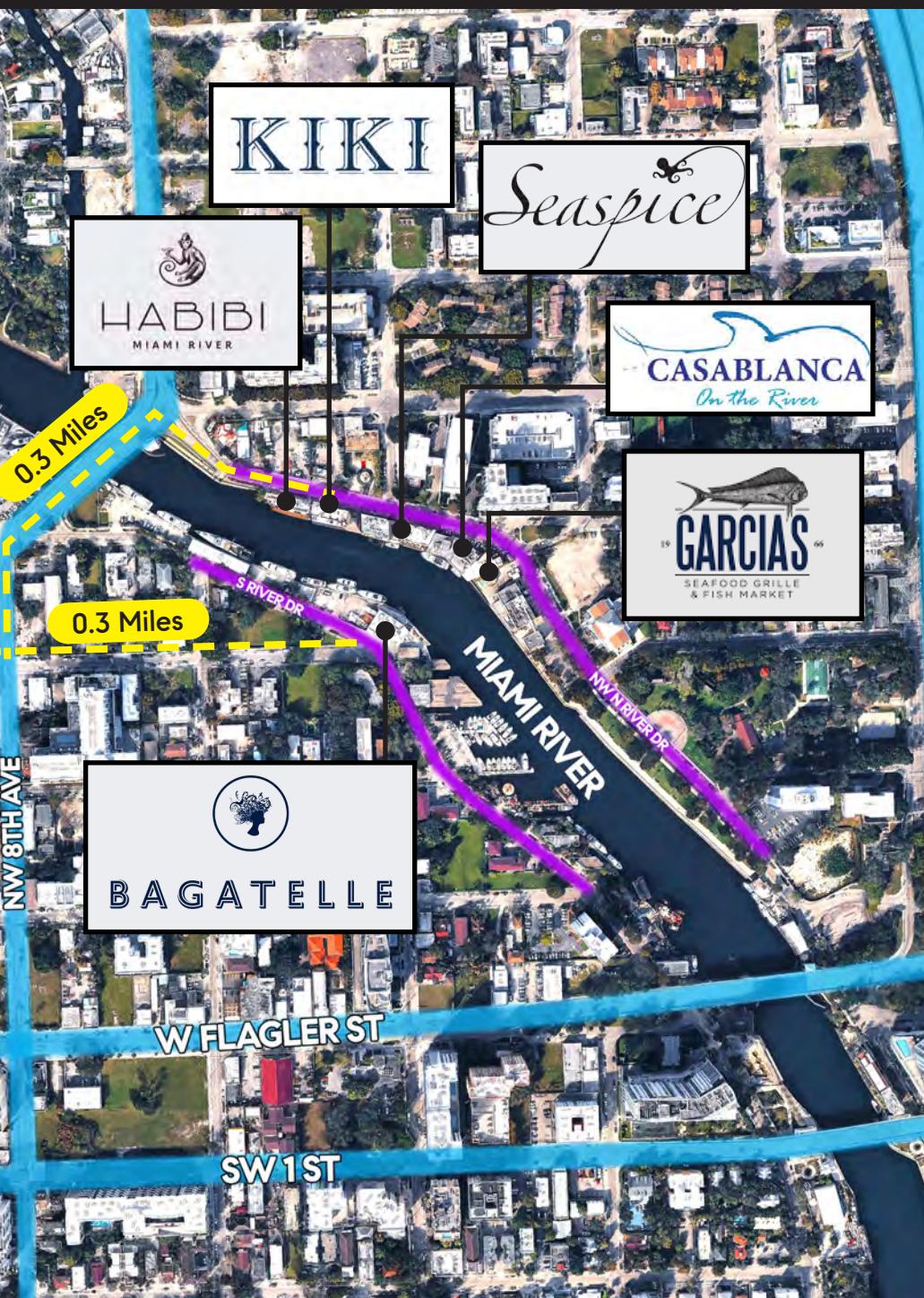
The Porosoff Group at Compass Commercial is pleased to exclusively offer for sale 858 NW 3rd Street, Little Havana, a 24-unit property which underwent a complete structural renovation in 2025 and located in the highly desirable Little Havana area of Miami, FL.

With close to three hundred thousand people within three miles, Little Havana is an ideal location for new developments targeting a population that wants to live close to where they work with rent more affordable than Brickell or Downtown. The property features a very desirable location a short distance to Brickell, the most important financial district in South Florida. Home to a growing number of international banks and firms, Brickell serves as Latin America's Financial District and has recently enjoyed a transformation with a booming restaurant, entertainment and nightlife scene.

PROPERTY HIGHLIGHTS

- **Turnkey Property with New Annual Leases**
- **2025 Complete Structural Renovation - All Work Done with Permits**
- **40/50 Year Recertification Completed in 2025**
- **All Impact Windows and Doors**
- **On-Site Parking**
- **Washer and Dryer in All Units**
- **Brand New Stainless Steel Appliances**
- **All 24 Units Are 2-Bedroom/1 Bath Units**
- **Very Low Maintenance Costs / Minimal Upkeep of Landscaping and Common Areas**

5 MIN WALK TO NEW RESTAURANTS ON THE MIAMI RIVER



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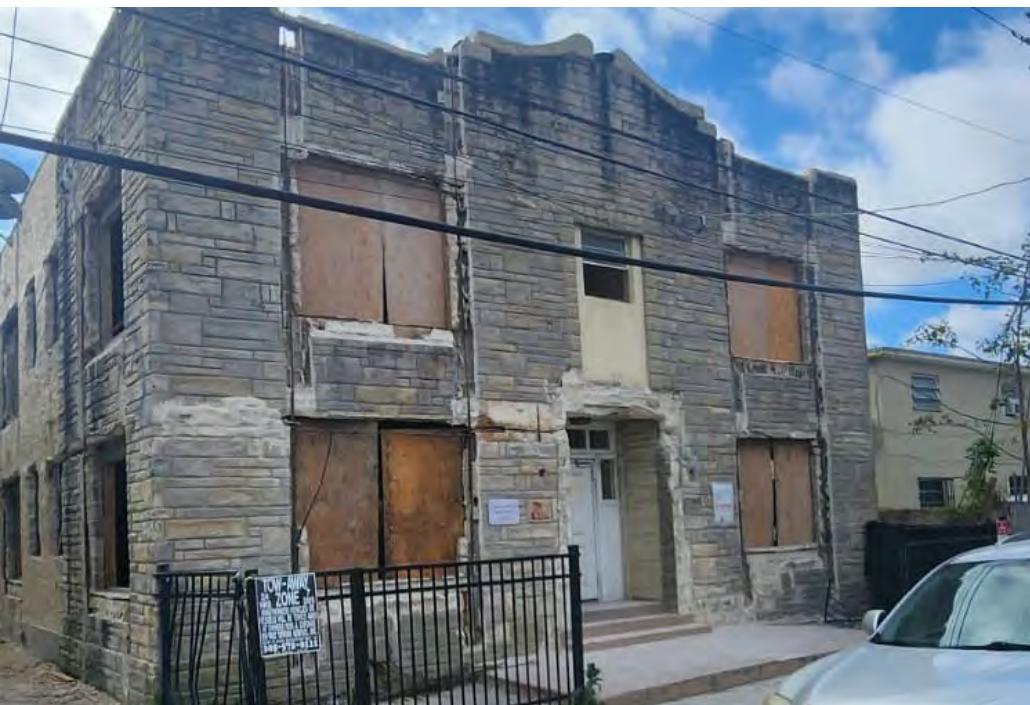
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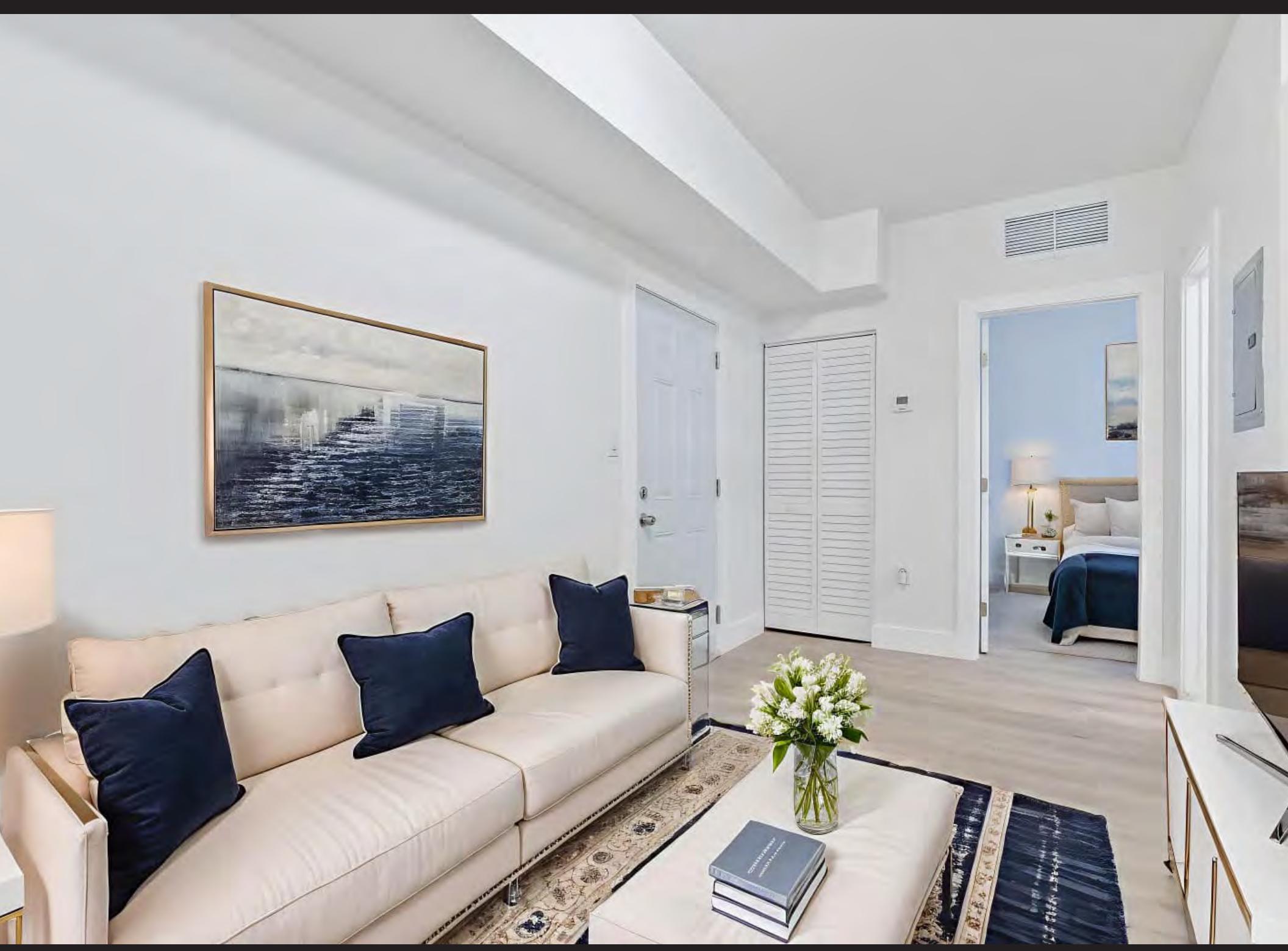
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ALL UNITS
FEATURE
WASHER & DRYER





LITTLE HAVANA 1920's CONSTRUCTION REMODELED COMPARABLES



1700 SW 10TH ST
MIAMI, FL 33135



1786 SW 9TH ST
MIAMI, FL 33135



900 SW 5TH ST
MIAMI, FL 33130

SOLD DATE	3/7/2025
SOLD PRICE	\$1,230,000
UNIT	4
RENTABLE SF	3,864
PRICE PER UNIT	\$307,500
YEAR BUILT	1925

SOLD DATE	6/14/2025
SOLD PRICE	\$2,000,000
UNIT	4
RENTABLE SF	5,900
PRICE PER UNIT	\$500,000
YEAR BUILT	1920

SOLD DATE	9/5/2025
SOLD PRICE	\$1,255,000
UNIT	4
RENTABLE SF	2,446
PRICE PER UNIT	\$313,750
YEAR BUILT	1955

RENT ROLL

Unit Type	# Units	AVG SF	Rental Range	Average Rent	Average Rent/SF	Monthly Income	Average Rent	Average Rent/SF	Monthly Income
2 Bed 1 Bath	24	691	\$2,300 - \$2,300	\$2,300	\$3.33	\$55,200	\$2,300	\$3.33	\$55,200
Totals/Weighted Averages		691		\$2,300	\$3.33	\$55,200	\$2,300	\$3.33	\$55,200
Gross Annualized Rents				\$662,400			\$662,400		

Unit	Unit Type	SF	Current Rent/Month	Current Rent/SF/Month	Potential Rent/Month	Potential Rent/SF/Month
1	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
2	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
3	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
4	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
5	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
6	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
7	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
8	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
9	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
10	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
11	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
12	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
13	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
14	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
15	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
16	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
17	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
18	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
19	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
20	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
21	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
22	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
23	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
24	2 Bed 1 Bath	691	\$2,300	\$3.33	\$2,300	\$3.33
Total		16,584	\$55,200	\$3.33	\$55,200	\$3.33

Income	Current	Year 1			Per Unit	Per SF
Gross Potential Rent	662,400	662,400			27,600	39.94
Loss / Gain to Lease	0	0.0%	0			0
Gross Current Rent	662,400	662,400			27,600	39.94
Physical Vacancy	(33,120)	5.0%	(33,120)	5.0%	Estimate	(1,380)
Total Vacancy	(\$33,120)	5.0%	(\$33,120)	5.0%		(\$2)
Effective Gross Income	\$629,280	\$629,280			\$26,220	\$37.95
Expenses	Current	Year 1			Per Unit	Per SF
New Real Estate Taxes	102,908	102,908			Estimate	4,288
Insurance	30,000	30,000			Estimate	1,250
Utilities - Electric	1,800	1,800			Estimate	75
Utilities - Water & Sewer	8,000	8,000			Estimate	333
Trash Removal	4,800	4,800			Estimate	200
Repairs & Maintenance	12,000	12,000			Estimate	500
Landscaping & Cleaning	1,800	1,800			Estimate	75
City & County Licenses/Permits	1,500	1,500			Estimate	63
Operating Reserves	6,000	6,000			Estimate	250
Management Fee	31,464	5.0%	31,464	5.0%	Estimate	1,311
Total Expenses	\$200,272	\$200,272				\$8,345
Expenses as % of EGI	31.8%	31.8%				
Net Operating Income	\$429,008	\$429,008			\$17,875	\$25.87

Notes

1. Expenses are estimates since the property is newly occupied.
2. Current and Year 1 Taxes calculated using Miami-Dade Tax Estimator Tool, at 75% of asset value minus 4% discount for early payment.
3. Physical Vacancy, insurance, repairs & maintenance, operating reserves and management fee according to lender standards.

PRICE	\$7,140,000
Number of Units	24
Price Per Unit	\$297,500
Price Per SqFt	\$430.54
Rentable SqFt	16,584
Lot Size	0.34 Acres
Year Built/Renov.	1925/2025

RETURNS	Current	Year 1
CAP Rate	6.01%	6.01%
GRM	10.78	10.78
Cash-on-Cash	3.81%	3.81%
Debt Coverage Ratio	1.28	1.28

FINANCING	NEW LOAN
Down Payment	\$2,499,000
Loan to Value (LTV)	65%
Loan Amount	\$4,641,000
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2035

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Property Tax Estimate

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		Market Value	\$5,355,000
			\$0
Taxing Authority	Taxable Values	Estimated Taxes	
County	\$5,355,000	\$28,233.17	
Miami	\$5,355,000	\$38,215.42	
Miami Debt	\$5,355,000	\$1,358.03	
School Board	\$5,355,000	\$35,519.72	
F.I.N.D.	\$5,355,000	\$154.22	
The Children's Trust	\$5,355,000	\$2,483.65	
Okeechobee Basin	\$5,355,000	\$549.42	
Everglades CP	\$5,355,000	\$175.11	
S.F.W.M. District	\$5,355,000	\$507.65	
		\$107,196.39	



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CRE Advisor

art@porosoff.com
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Alberto Diaz

CRE Advisor

adiaz@porosoff.com
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