



**3123** NW 22ND CT  
MIAMI, FLORIDA 33142

*4 Unit Apartment Building*



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**COMPASS**

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*Marketed By:*



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# EXECUTIVE SUMMARY

3123 NW 22nd Ct

3123 NW 22nd Ct presents a fully renovated, 100% occupied four-unit multifamily asset located in the Glenhaven neighborhood of Miami. Originally constructed in 1925, the property has been modernized with contemporary finishes and brand-new appliances, offering investors a stabilized, income-producing asset with immediate cash flow and limited near-term capital expenditure requirements.

The unit mix includes one (1) three-bedroom unit, two (2) two-bedroom units, and one (1) one-bedroom unit – providing diversified income streams and strong rental demand across multiple tenant profiles.

This is a turnkey opportunity in a supply-constrained Miami rental market.



# INVESTMENT HIGHLIGHTS

3123 NW 22nd Ct

## STABILIZED ASSET – 100% OCCUPIED

All four units are currently leased, delivering immediate income at closing.

## RENOVATED INTERIORS

Each unit features:

- Brand-new appliances
- Modernized finishes
- Updated interior details

## MIAMI RENTAL MARKET EXPOSURE

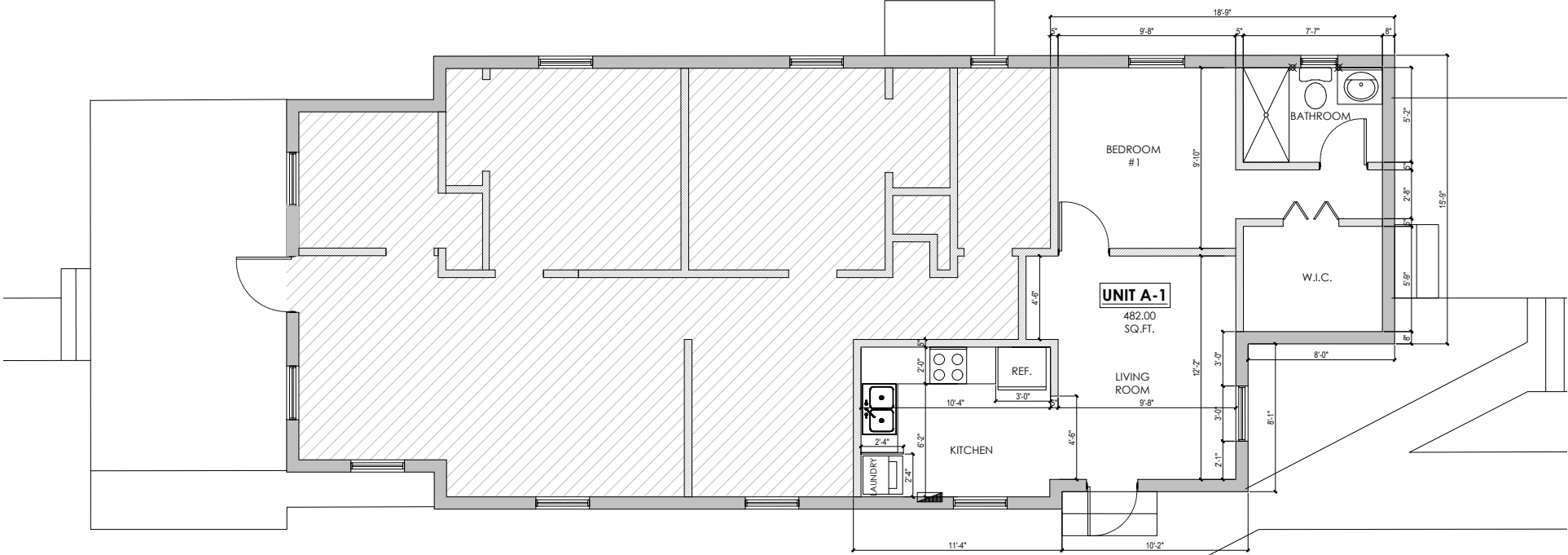
Located in central Miami within Miami-Dade County, the property benefits from:

- Strong rental demand
- Continued population growth
- Limited affordable housing supply
- Long-term appreciation fundamentals



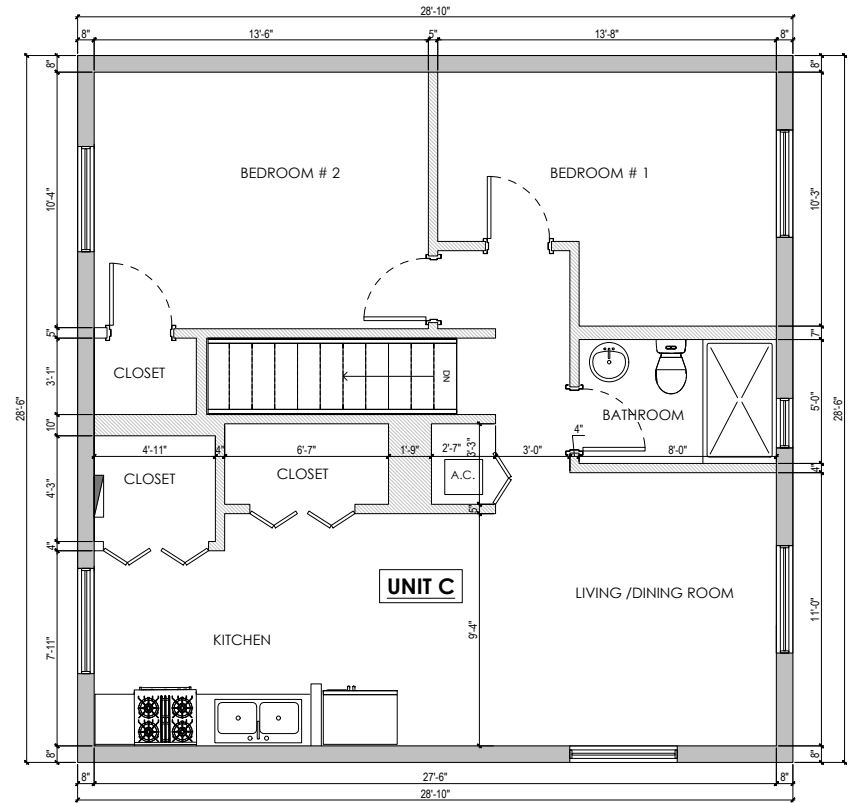
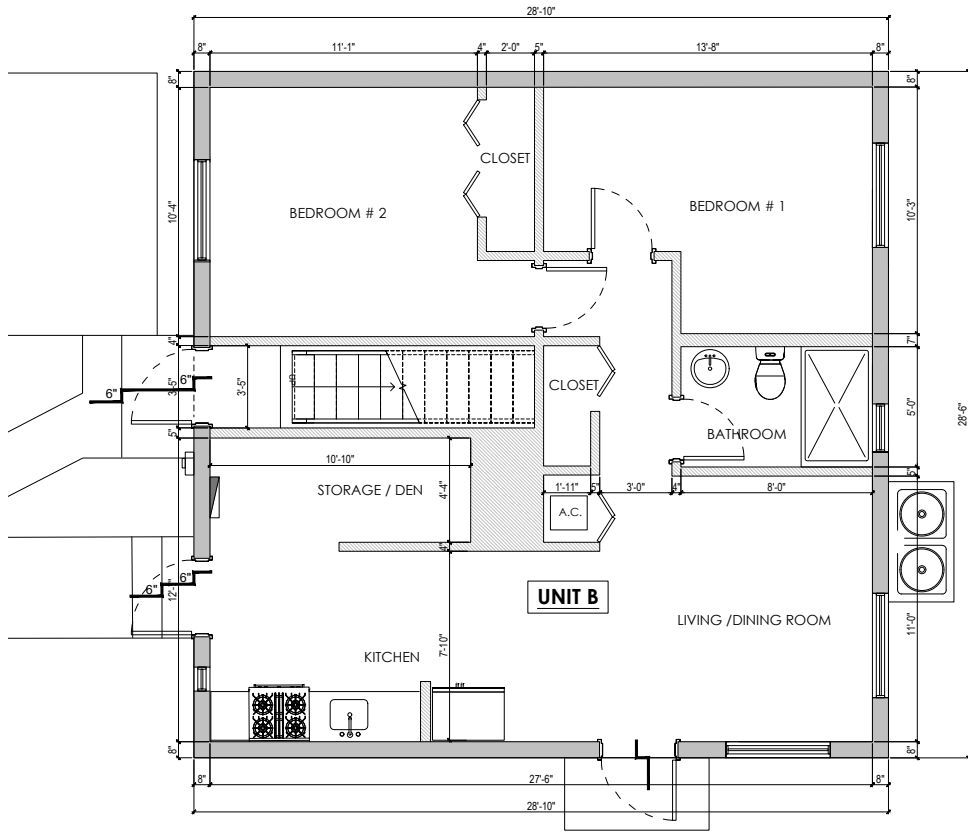
# UNIT A-1 - FLOOR PLAN

3123 NW 22nd Ct



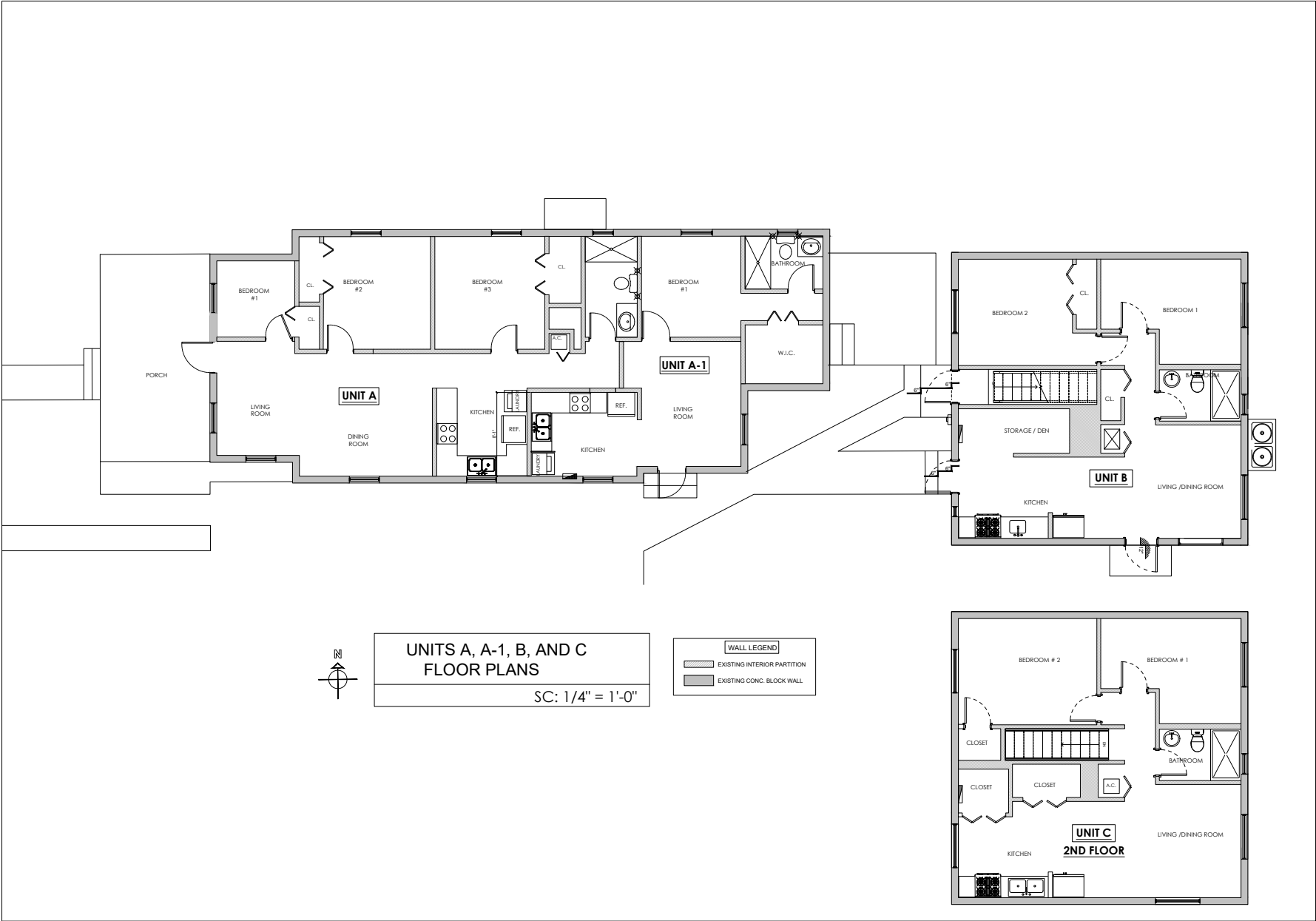
# UNITS B & C FLOOR PLAN

3123 NW 22nd Ct



# UNITS A, A-1, B, AND C FLOOR PLAN

3123 NW 22nd Ct



# PROPERTY PHOTOS

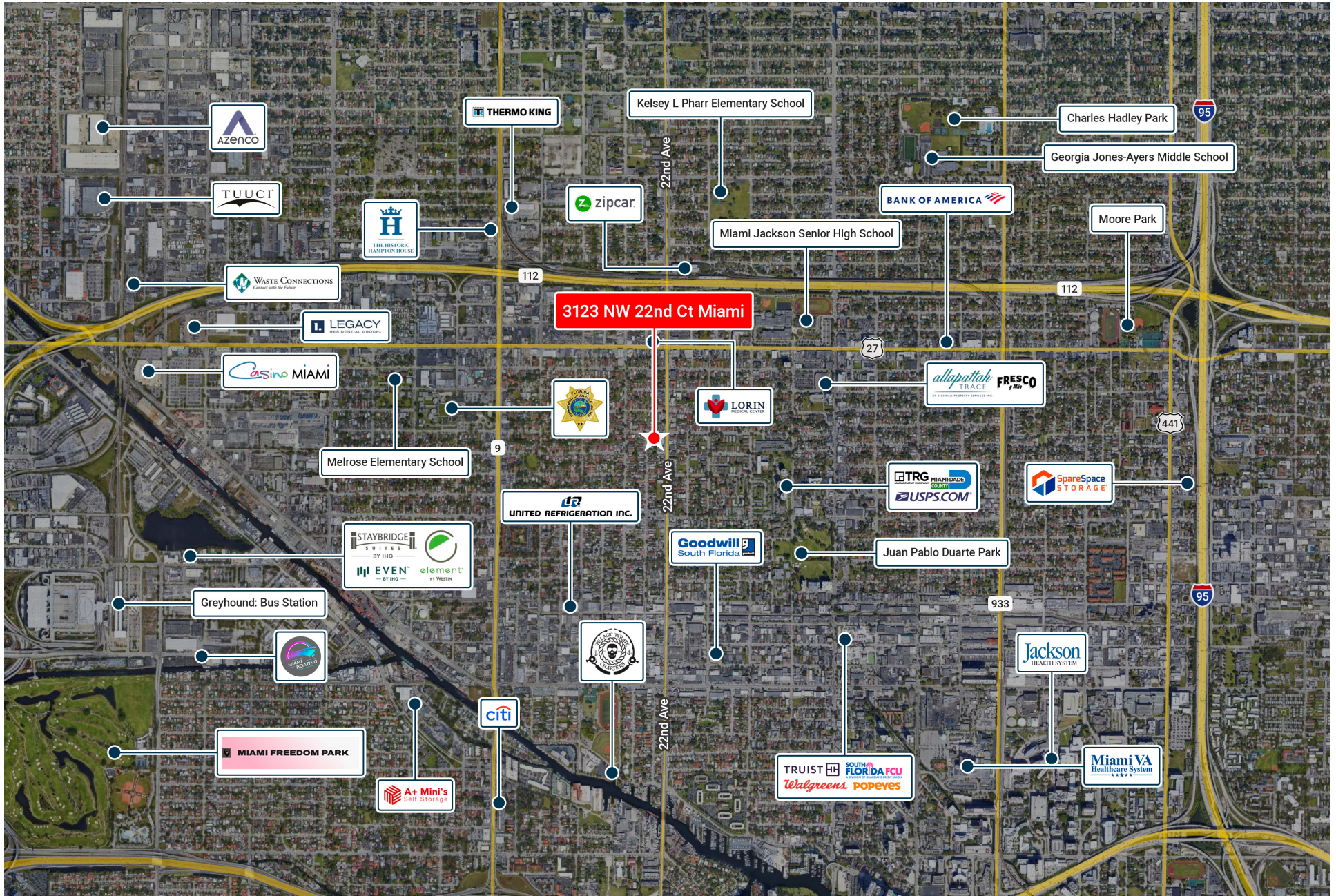


# PROPERTY PHOTOS



# AERIAL MAP

3123 NW 22nd Ct



# UNIT RENTAL RATES & UTILITY INCLUSIONS

3123 NW 22nd Ct

Unit	Layout	Monthly Rent	Annual Rent
Unit A	3BR / 1BA	\$2,800	\$33,600
Unit A-1	1BR / 1BA	\$1,500	\$18,000
Unit B	2BR / 1BA	\$2,150	\$25,800
Unit C	2BR / 1BA	\$2,150	\$25,800
<b>Total</b>		<b>\$8,600</b>	<b>\$103,200</b>



# LOCATION OVERVIEW – MIAMI, FLORIDA

3123 NW 22nd Ct

Positioned within the central urban corridor of Miami, 3123 NW 22nd Ct benefits from its infill location inside one of the most supply-constrained and high-demand rental markets in Miami-Dade County.

## CENTRAL INFILL ADVANTAGE

The property sits just northwest of Miami’s urban core, offering convenient access to:

- Downtown Miami
- Health District / Civic Center employment hub
- Miami International Airport
- Major east–west and north–south transportation arteries

This central positioning supports consistent renter demand from workforce tenants seeking proximity to employment centers without paying premium rental rates associated with luxury submarkets.

## EMPLOYMENT & ECONOMIC DRIVERS

Miami-Dade County is supported by a diversified economic base, including:

- Healthcare and medical services (Civic Center / Health District corridor)
- Logistics and international trade
- Tourism and hospitality
- Construction and professional services

Proximity to the Civic Center and medical district is particularly significant, as it represents one of the region’s largest employment concentrations – providing a stable renter base for multifamily assets in this central Miami submarket.

## TRANSPORTATION & ACCESSIBILITY

The property benefits from strong connectivity via:

- NW 27th Avenue (major north–south arterial)
- SR-836 (Dolphin Expressway)
- I-95 access within short driving distance
- Nearby Metrorail stations serving the urban core

This transportation access expands the tenant pool to commuters working across Miami-Dade County.



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