



931 SW 4 ST, MIAMI, FL 33130

EAST LITTLE HAVANA 41 UNIT - SUNNY APARTMENTS

Fausto Commercial presents this apartment complex in East Little Havana of 41 units sitting on over 35,000 SF of land. 30 of the units are 1948 vintage that were impeccably restored in 2008 with new roofs, electrical, floors and plumbing. In 2007 an additional structure of 12 units was added; these have individual water meters, central a/c, PVC plumbing, and impact windows and doors. There are 23 spacious 1 bedroom units, and 18 - two bedroom one bath units with parking on site, and washer/dryers available in the courtyard. At \$304/SF for the building or \$231,707/unit, you won't find anything else like this. The location is itself an amazing urban amenity being just one blocks from Riverside Park, and residents with children will love its only 2 blocks from Ada Merritt. With accessibility and connectivity to Brickell, Downtown, the Health District, 836 HWY to Miami Beach and with this comes fine dining, chic shops, sidewalk cafes on Calle Ocho and picturesque parks like Jose Marti, all are a brisk walk or drive away for residents who will be immersed in the vibrant culture of the area. This is a proven inflation proof asset type. Investing in this area presents an extraordinary opportunity to capitalize on the remarkable surge of growth and development sweeping through the region. The massing of land also positions savvy investors to capitalize and build in the future. Come invest in the prosperous neighborhood that is surging in economic heart of the city.

PRICE: \$9,500,000

Building Size: 31,192 Sq Ft

Land Size: 35,805 Sq Ft

Zoning: T4-R

Year Built: 1948 and 2007

GrossIncome	\$763,308	\$1,076,400
Vacancy 5%	\$0	\$53,820
R.E. Tax	\$93,589	\$167,200
Insurance	\$72,000	\$95,000
Water and Sewer	\$8,214	\$8,214
Acct & Legal	\$4,600	\$4,600
Waste Collection	\$4,988	\$4,988
FPL- Utilities	\$5,193	\$5,193
Supplies & Tools	\$20,065	N/A
Maintenance & Repairs	\$31,500	\$31,500
Management - 5%	N/A	\$53,820
Total Expense	\$240,149	\$424,335
Expense Ratio	31.5%	39.4%
NOI	\$523,159	\$652,065
ASKING PRICE	\$9,500,000	\$9,500,000

MAURICIO VILLASUSO
C: 786.832.1001
E: MV@FAUSTOCOMMERCIAL.COM

CARLOS FAUSTO MIRANDA
C: 305.340.8901
E: CFM@FAUSTOCOMMERCIAL.COM