



# 843 SW 13th Avenue, Miami, FL

**FULLY RENOVATED 18 UNIT APARTMENT BUILDING  
STEPS AWAY FROM WORLD FAMOUS CALLE OCHO IN LITTLE HAVANA  
ATTRACTIVE ASSUMABLE LOAN WITH BELOW MARKET INTEREST RATE**



POROSOFF  
GROUP

COMPASS  
COMMERCIAL



# 843 SW 13th Avenue



COMPASS  
COMMERCIAL

**Exclusively Listed by: The Porosoff Group**

**Javier Ubeda**  
javier@porosoff.com  
305.766.1864

**Arthur Porosoff**  
art@porosoff.com  
305.733.6066

**David Cohen**  
david@porosoff.com  
954.661.4908

**Joseph Phelps**  
joe@porosoff.com  
978.807.3245

**Barbara Montero**  
barbara@porosoff.com  
954.404.2829

**Almog Strikowski**  
almog@porosoff.com  
818.665.9929

**Logan Rice**  
logan@porosoff.com  
727-403-0321

**WWW.POROSOFF.COM**

## INTEREST OFFERED

Fee simple interest in 843 SW 13th Avenue, an 18 unit apartment building.

## PROPERTY TOURS

Prospective buyers are encouraged to visit the Property only accompanied by the Listing Agent with a scheduled appointment. At no time shall the property be entered without escort by agent and tenants, on-site management or staff shall not be contacted without prior approval. **PROSPECTIVE PURCHASERS DEEMED TO HAVE ENTERED UNITS WITHOUT LISTING AGENT ESCORT MAY BE DISQUALIFIED FROM SUBMITTING AN OFFER.**

## 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.





- 6.61% Current Cap Rate
- 18 Units 100% Occupied
- 350 feet from Calle Ocho
- Gut Renovated Building
- Attractive Assumable Loan Below Market Rate

- Rare opportunity to acquire a fully occupied 18 unit apartment building in Little Havana
- 350 feet away from Calle Ocho (SW 8th Street), the cultural epicenter of Miami with a round the clock restaurant, retail and nightlife scene
- **Attractive assumable loan with below market interest rate (Terms on pg. 31)**
- Building was fully gut renovated in 2006 and includes central ACs, granite countertops, renovated bathrooms, custom kitchen cabinetry, dishwashers, tankless water heaters and updated appliances.
- Potential to increase rents to market.
- Favorable unit mix consisting of mostly large 1 and 2 bedroom units

|                             |                                     |
|-----------------------------|-------------------------------------|
| <b>Address</b>              | 843 SW 13th Avenue, Miami, FL 33135 |
| <b>Lot Size (SF)</b>        | 7,800                               |
| <b>Zoning</b>               | T4-R                                |
| <b>Units</b>                | 18 units                            |
| <b>Net Rentable</b>         | 11,166                              |
| <b>Floors</b>               | 3                                   |
| <b>Year Built/Renovated</b> | 1925/2006                           |
| <b>Folio #</b>              | 01-4111-013-0300                    |

## Property Overview

The Porosoff Group is pleased to offer for sale - 843 SW 13th Ave. The property consists of 18-units with 16 One Bedroom/One Bathroom Units and 2 Two-Bedroom/One Bathroom Units, averaging 620 square-feet.

843 SW 13th Ave located in Little Havana, is an inviting multifamily property in a vibrant neighborhood known for its rich history and colorful street life. It offers renovated units with spacious, well-lit interiors and modern amenities, providing comfort and a sense of community. Steps away from Calle Ocho, filled with Latin music, authentic cuisine, and historic sights, the area is bustling with shops, cafes, and entertainment, all within walking distance.

The strategic location of 843 SW 13th Avenue allows easy access to Downtown Miami, Brickell, and The Miami River. With much development occurring in Little Havana & Miami River, bringing new shops, restaurants, and activities to the area- further increasing the appeal of the neighborhood and areas surrounding 843 SW 13th Ave.





SW 13th Avenue is one of the most historic streets in Little Havana due to The Cuban Memorial Park, an outdoor walkable museum all along the street median.

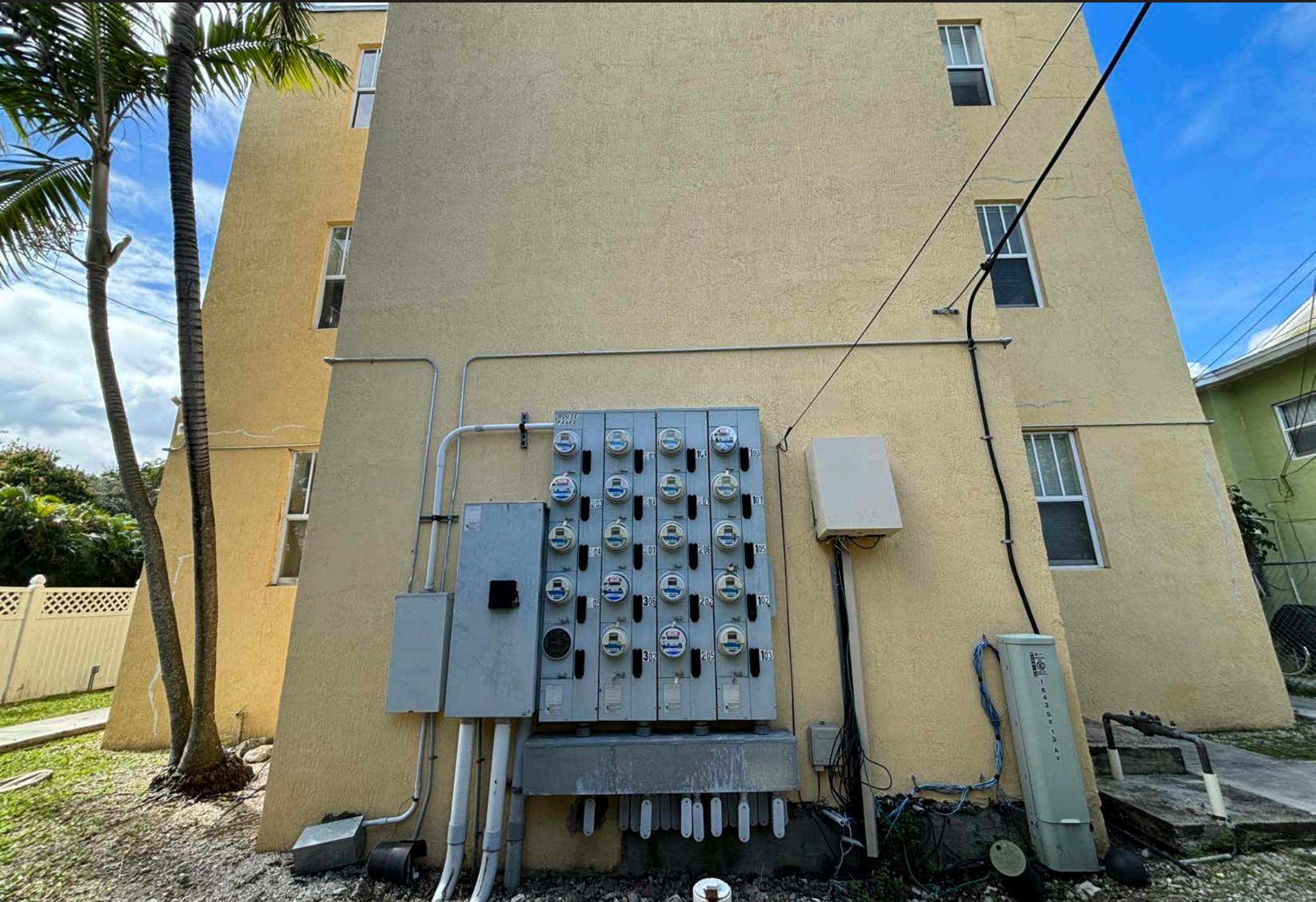


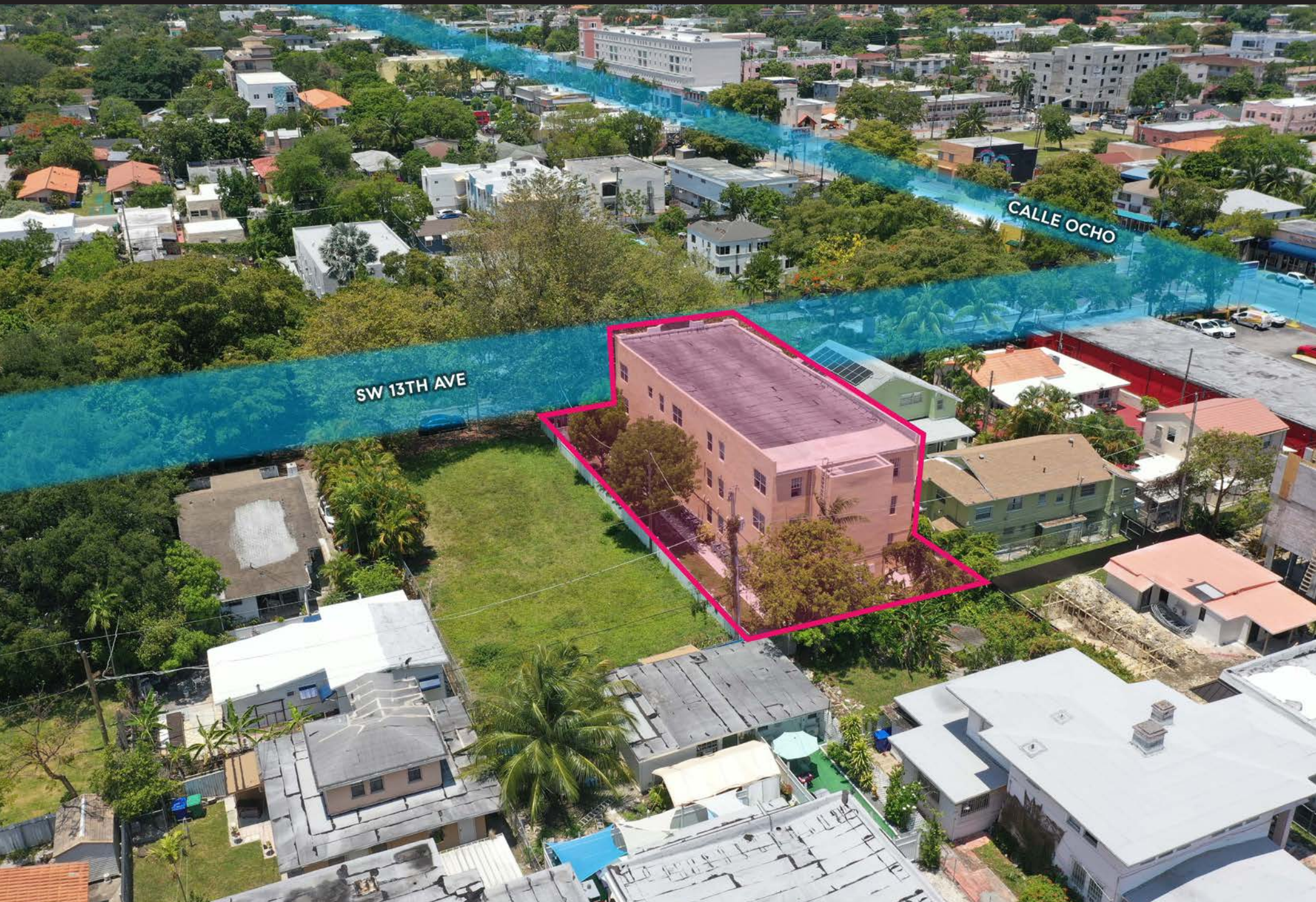


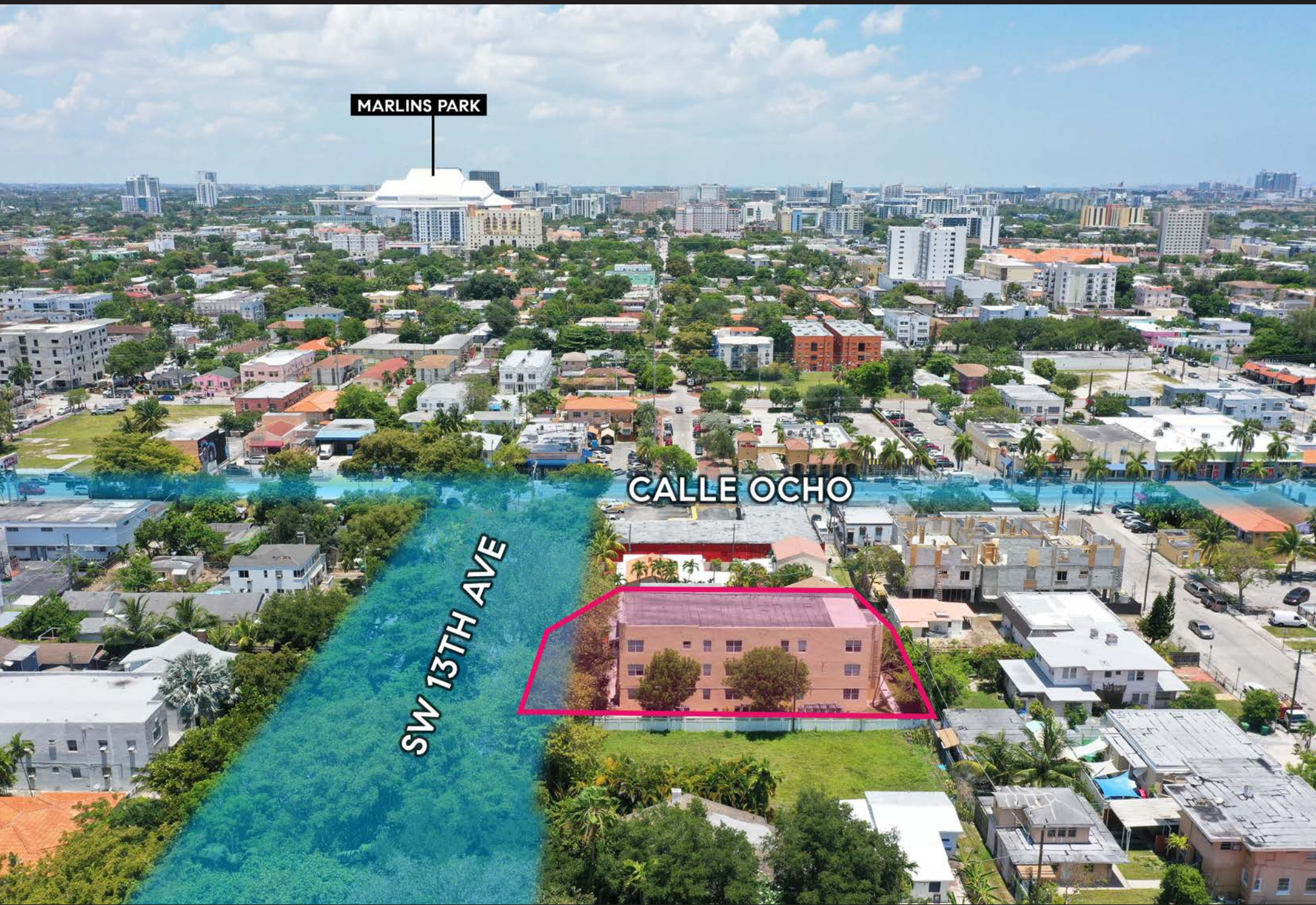


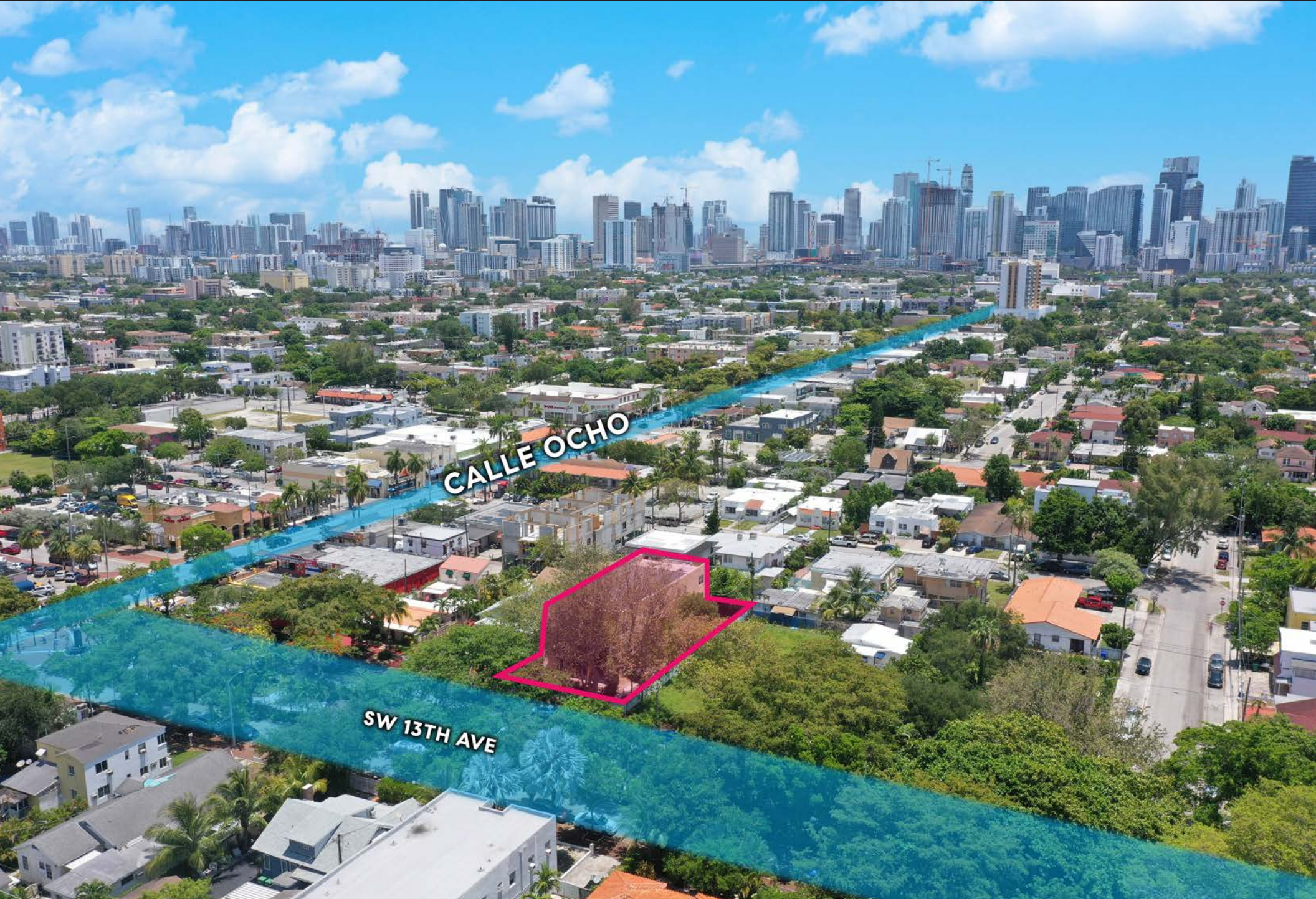








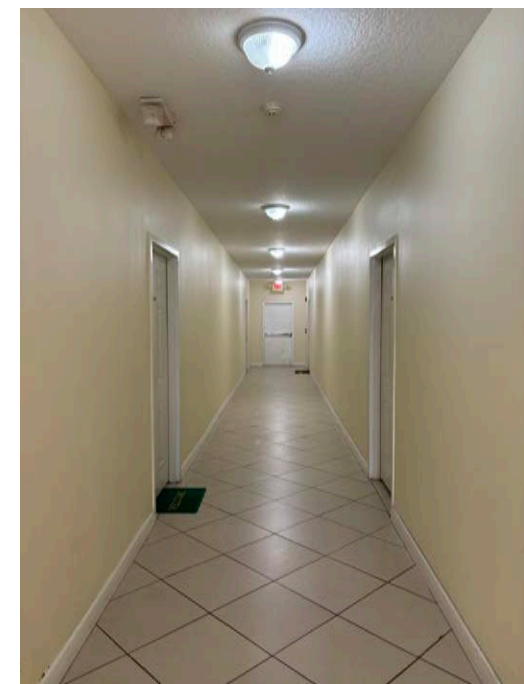
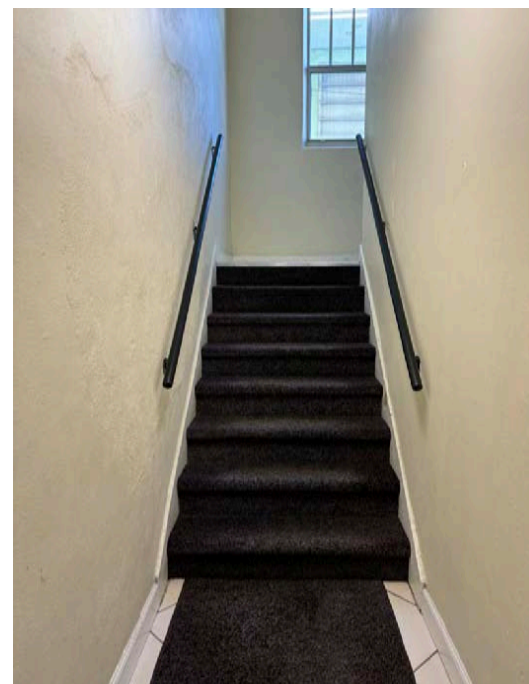
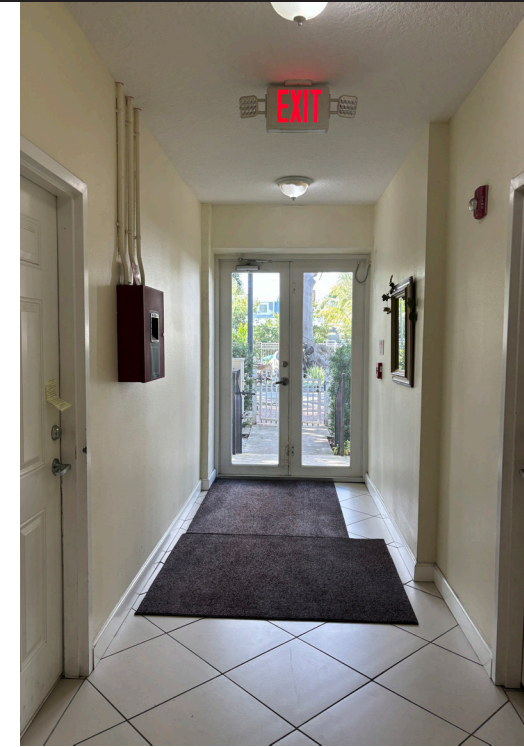












## Little Havana

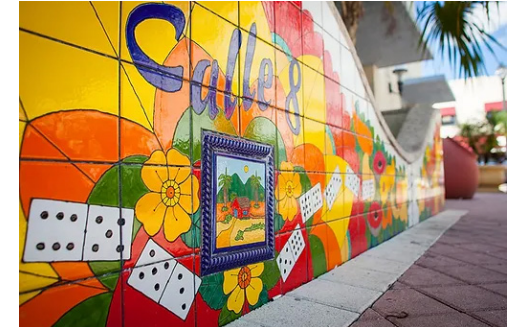
Little Havana is the colorful center of Hispanic culture in Miami. The area is riddled with Latin-inspired cafes, restaurants, venues and markets that give space and a voice to all the different backgrounds that have taken root in the neighborhood.

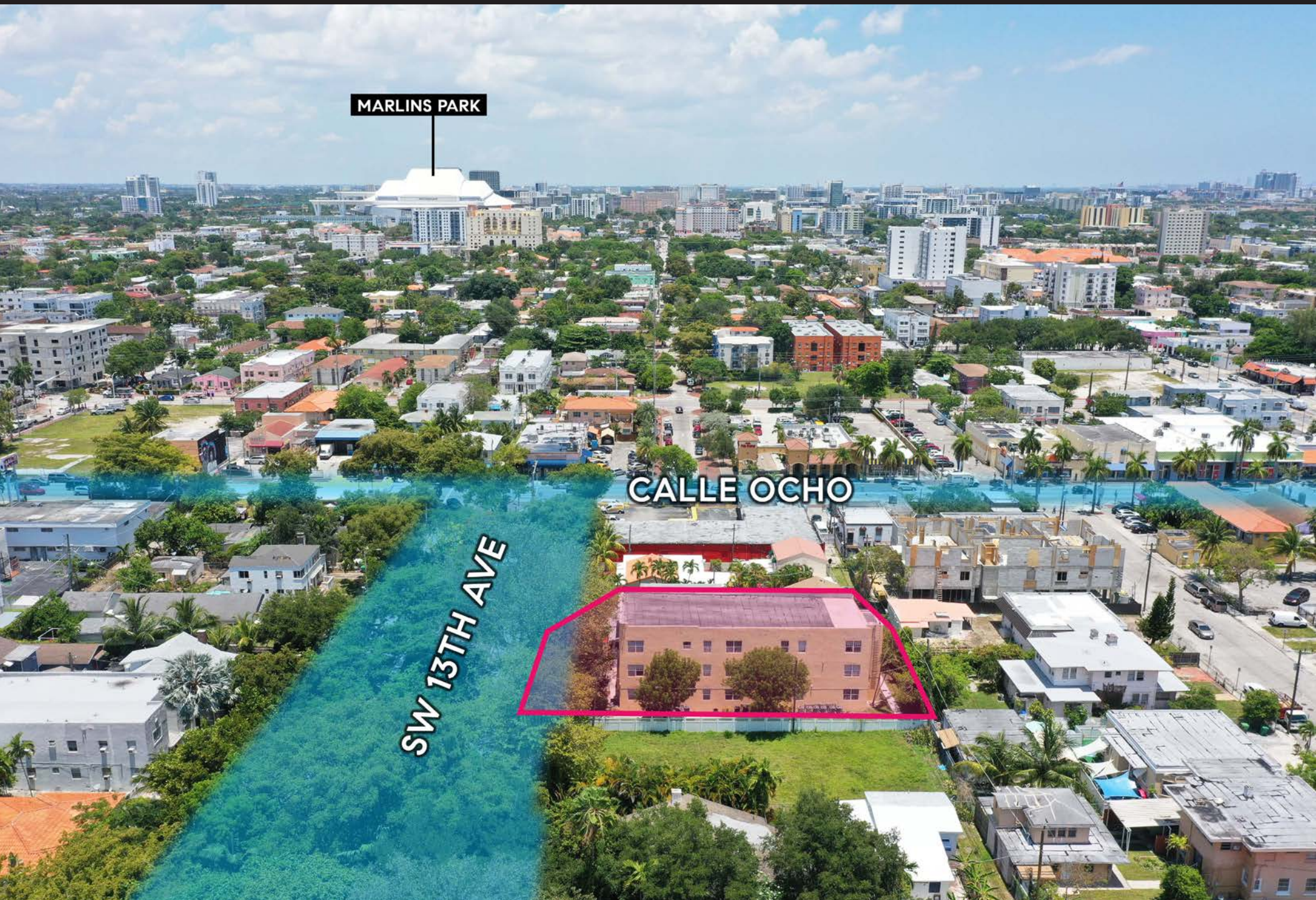
Declared a “national treasure” by the National Trust for Historic Preservation, this vibrant and iconic enclave is known for its authentic Cuban restaurants, warm Cuban bakeries, friendly Cafes and street festivals.

Calle Ocho (SW 8th St.) is the center of Cuban life and culture in Miami’s Little Havana neighborhood. Take a leisurely walk to discover the treasures of local food, drinks and Cuban music.

With only minutes to drive to Brickell Avenue, the financial and commercial center of Miami, it is the perfect place for professionals, wanting to enjoy the character and heritage of this historic neighborhood.

Located on SW 13th Ave, the most iconic boulevard in Little Havana, facing a small park featuring the Jose Marti Memorial. It is the premier location of the neighborhood, with a short walk to all that Calle Ocho has to offer, yet still on a leafy, quiet street.



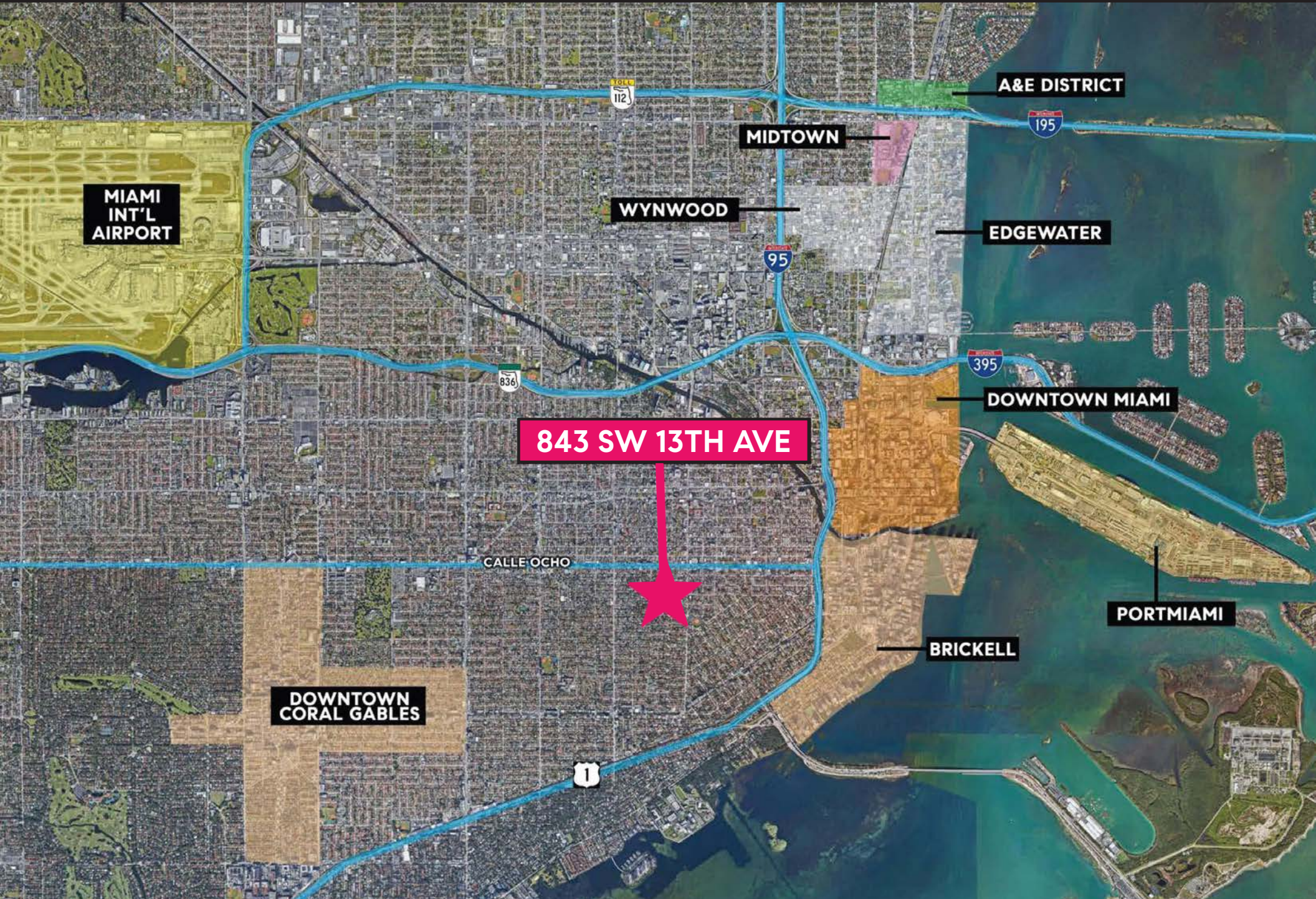


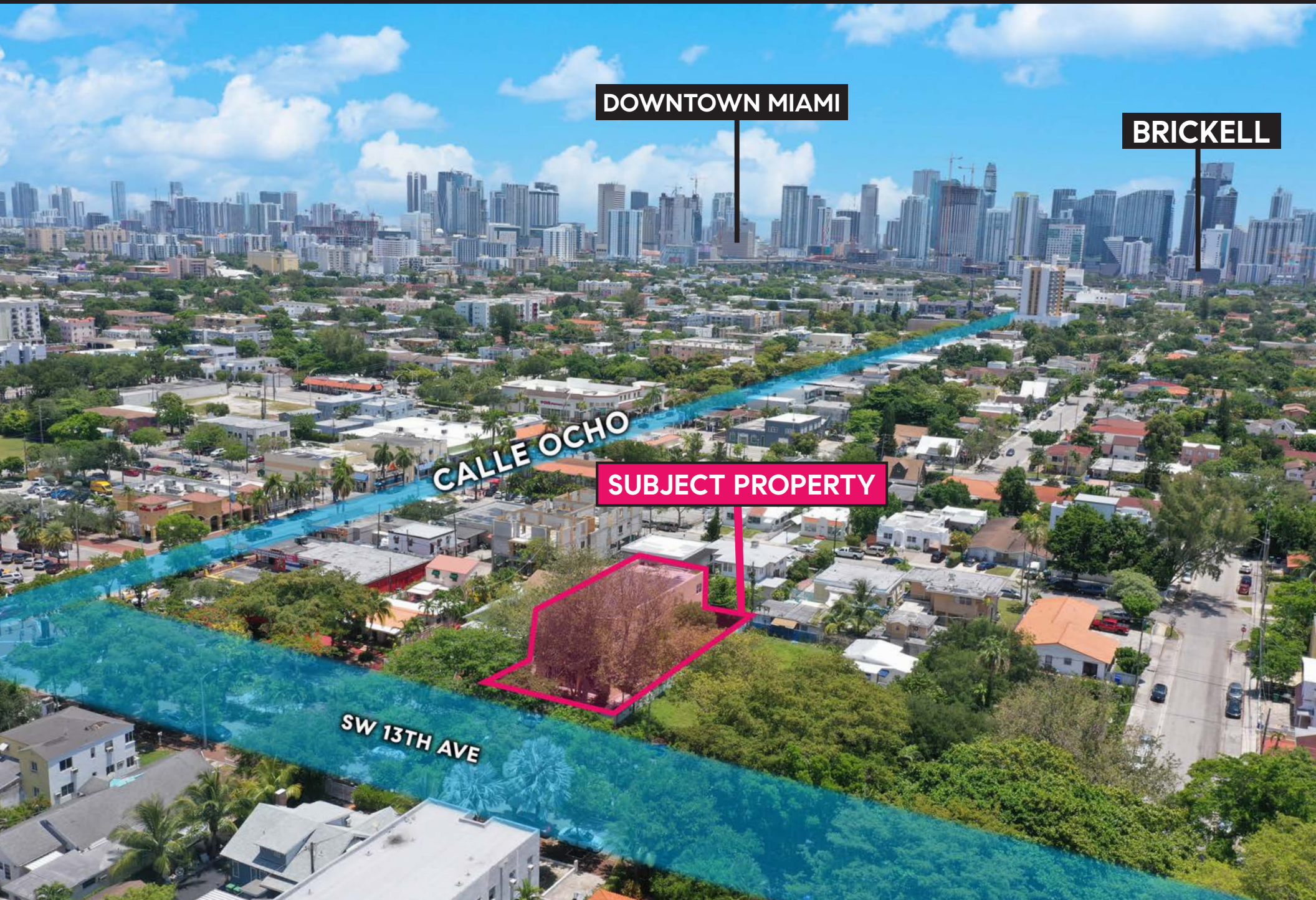
MARLINS PARK

CALLE OCHO

SW 13TH AVE







**DOWNTOWN MIAMI**

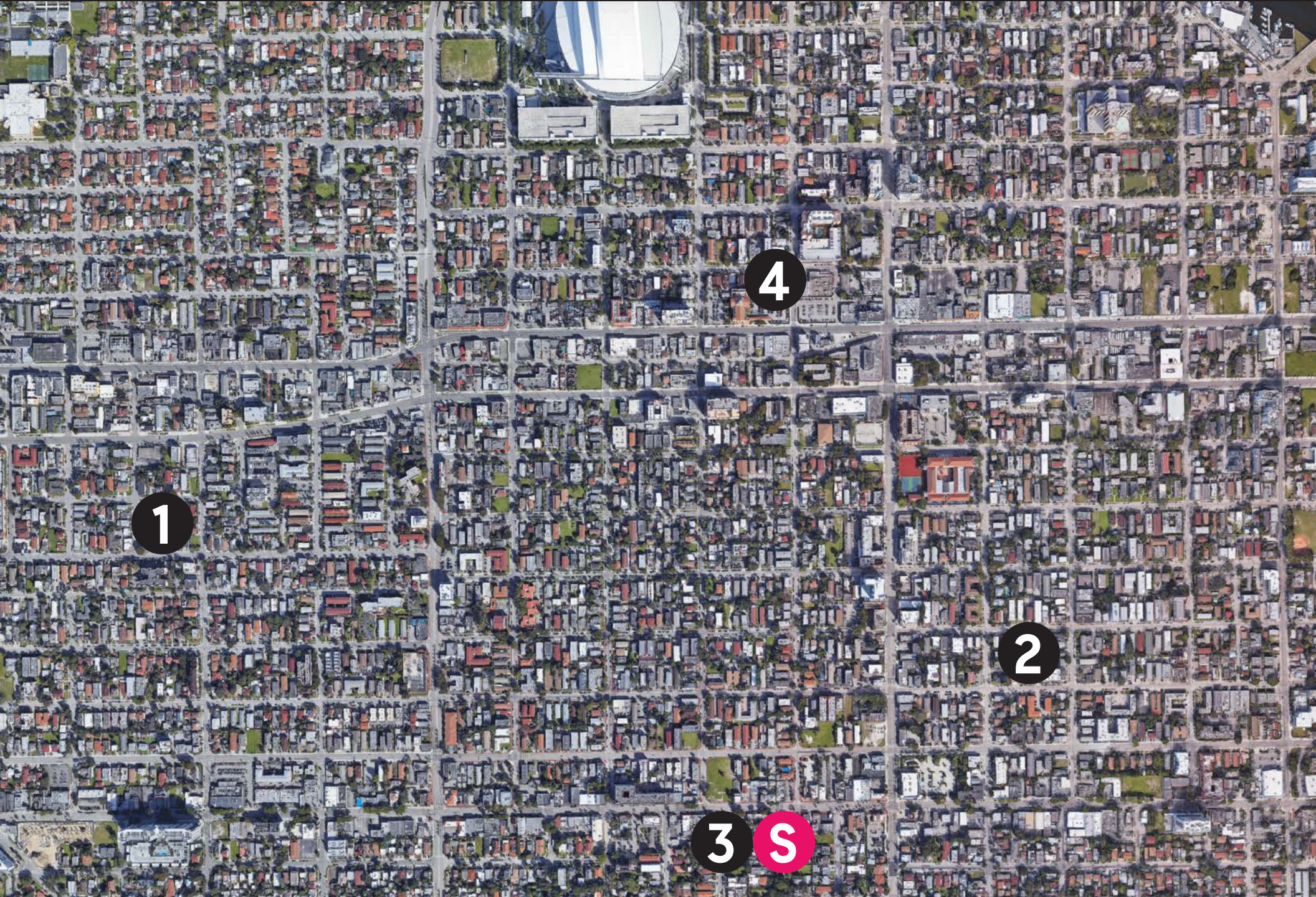
**BRICKELL**





**CALLE OCHO**

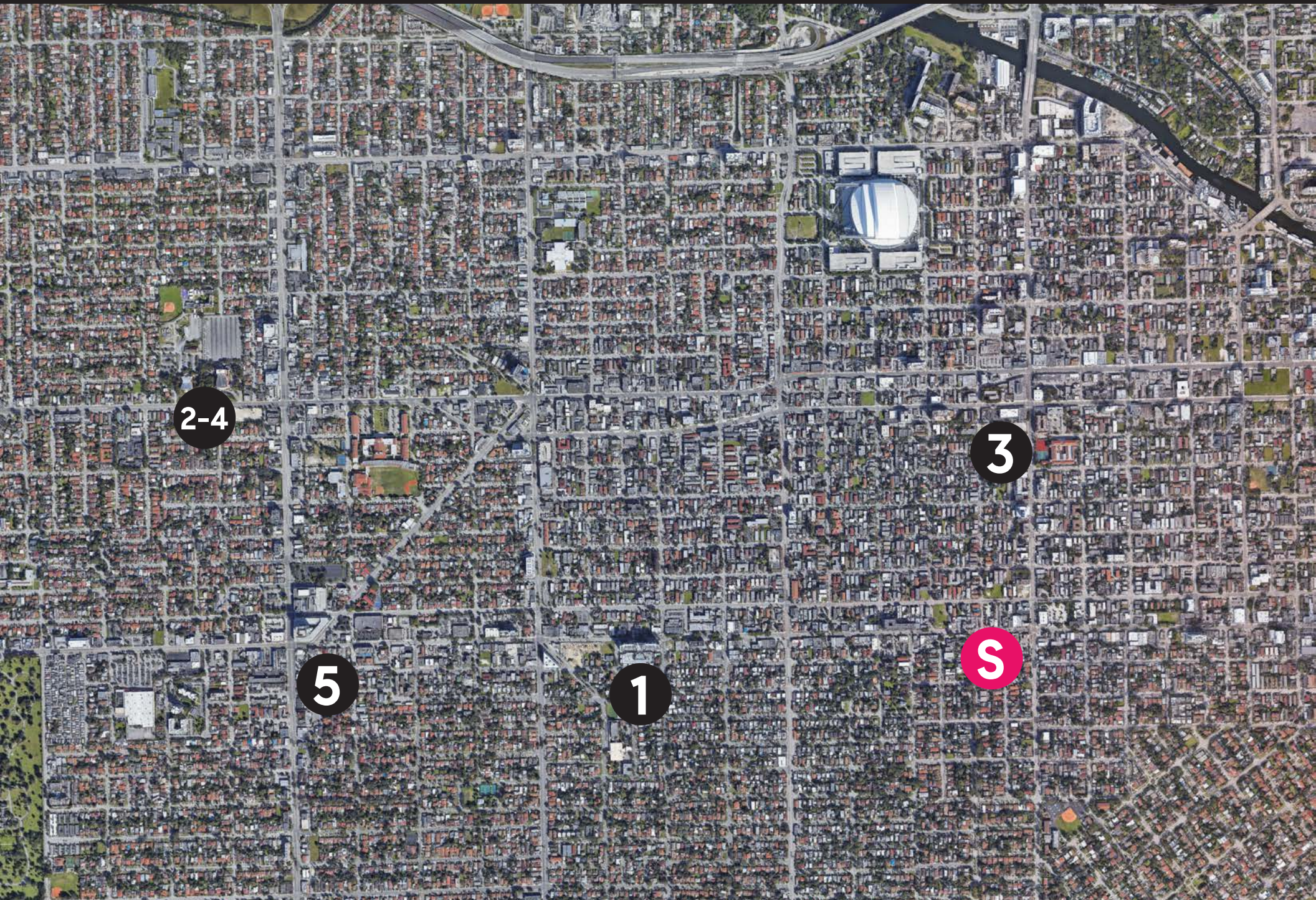
**SUBJECT PROPERTY**






**SW 13TH AVE**





|                 | PROPERTY  | SALES DATE | SALES PRICE | \$/UNIT          | UNIT # | SF           | PSF             | YEAR BUILT |
|-----------------|---|------------|-------------|------------------|--------|--------------|-----------------|------------|
| 1               |  1936 SW 2nd St<br>Miami, FL     | 1/12/2024  | \$5,700,000 | \$285,000        | 20     | 12,794       | \$445.52        | 1930       |
| 2               |  1036 SW 5th St<br>Miami, FL     | 12/14/2023 | \$3,365,000 | \$240,357        | 14     | 8,686        | \$387.41        | 1925       |
| 3               |  852 SW 13th<br>Ave<br>Miami, FL | 8/16/2023  | \$2,000,000 | \$222,222        | 9      | 7,676        | \$260.55        | 1925       |
| 4               |  48 NW 13th Ave<br>Miami, FL     | 5/31/2023  | \$2,600,000 | \$325,000        | 8      | 5,521        | \$470.93        | 1925       |
| <b>AVERAGES</b> |   |            |             | <b>\$268,145</b> |        | <b>8,669</b> | <b>\$391.10</b> |            |



|                | PROPERTY   | UNIT #   | RENT PRICE     | UNIT TYPE    | YEAR BUILT |
|----------------|--|----------|----------------|--------------|------------|
| 1              |  1953 SW 10th St<br>Miami, FL       | Unit Top | \$2,200        | 1 Bed 1 Bath | 1925       |
| 2              |  2900<br>W Flagler St<br>Miami, FL  | Unit 8   | \$2,000        | 1 Bed 1 Bath | 1946       |
| 3              |  1278 SW 2nd St<br>Miami, FL        | Unit 1   | \$1,850        | 1 Bed 1 Bath | 2002       |
| 4              |  2900<br>W Flagler St<br>Miami, FL | Unit 6   | \$1,900        | 1 Bed 1 Bath | 1946       |
| 5              |  2550 SW 9th St<br>Miami, FL      | Unit A   | \$1,995        | 1 Bed 1 Bath | 1948       |
| <b>AVERAGE</b> |  |          | <b>\$1,989</b> |              |            |

| Unit         | Unit Type          | Sq Ft         | Current Rent/Month | Current Rent/SF/ Month | Potential Rent/ Month | Potential Rent/SF/ Month |
|--------------|--------------------|---------------|--------------------|------------------------|-----------------------|--------------------------|
| 101          | 1 Bed 1 Bath       | 620           | \$2,400            | \$3.87                 | \$2,400               | \$3.87                   |
| 102          | 1 Bed 1 Bath       | 620           | \$1,900            | \$3.06                 | \$2,400               | \$3.87                   |
| 103          | 1 Bed 1 Bath       | 620           | \$2,000            | \$3.22                 | \$2,400               | \$3.87                   |
| 104          | 1 Bed 1 Bath       | 620           | \$2,000            | \$3.22                 | \$2,400               | \$3.87                   |
| 105          | 1 Bed 1 Bath       | 620           | \$2,400            | \$3.87                 | \$2,400               | \$3.87                   |
| 106          | Large 1 Bed 1 Bath | 620           | \$2,400            | \$3.87                 | \$2,400               | \$3.87                   |
| 201          | 2 Beds 1 Bath      | 620           | \$2,350            | \$3.79                 | \$2,400               | \$3.87                   |
| 202          | 1 Bed 1 Bath       | 620           | \$1,700            | \$2.74                 | \$2,400               | \$3.87                   |
| 203          | 1 Bed 1 Bath       | 620           | \$1,900            | \$3.06                 | \$2,400               | \$3.87                   |
| 204          | 1 Bed 1 Bath       | 620           | \$1,850            | \$2.98                 | \$2,400               | \$3.87                   |
| 205          | 1 Bed 1 Bath       | 620           | \$1,700            | \$2.74                 | \$2,400               | \$3.87                   |
| 206          | Large 1 Bed 1 Bath | 620           | \$2,000            | \$3.22                 | \$2,400               | \$3.87                   |
| 301          | 2 Beds 1 Bath      | 620           | \$2,000            | \$3.22                 | \$2,400               | \$3.87                   |
| 302          | 1 Bed 1 Bath       | 620           | \$1,950            | \$3.14                 | \$2,400               | \$3.87                   |
| 303          | 1 Bed 1 Bath       | 620           | \$1,700            | \$2.74                 | \$2,400               | \$3.87                   |
| 304          | 1 Bed 1 Bath       | 620           | \$2,051            | \$3.31                 | \$2,400               | \$3.87                   |
| 305          | 1 Bed 1 Bath       | 620           | \$2,000            | \$3.22                 | \$2,400               | \$3.87                   |
| 306          | Large 1 Bed 1 Bath | 620           | \$2,400            | \$3.87                 | \$2,400               | \$3.87                   |
| <b>Total</b> |                    | <b>11,166</b> | <b>\$36,701</b>    | <b>\$3.29</b>          | <b>\$43,200</b>       | <b>\$3.87</b>            |

| Unit Type                       | # Of Units | Avg SF     | Rental Range      | Scheduled        |                  |                 | Potential        |                 |                 |
|---------------------------------|------------|------------|-------------------|------------------|------------------|-----------------|------------------|-----------------|-----------------|
|                                 |            |            |                   | Average Rent     | Average Rent/ SF | Monthly Income  | Average Rent     | Average Rent/SF | Monthly Income  |
| 1 Bed 1 Bath                    | 13         | 620        | \$1,700 - \$2,400 | \$1,965          | \$3.17           | \$25,551        | \$2,400          | \$3.87          | \$31,200        |
| 2 Beds 1 Bath                   | 2          | 620        | \$2,000 - \$2,350 | \$2,175          | \$3.51           | \$4,350         | \$2,400          | \$3.87          | \$4,800         |
| Large 1 Bed 1 Bath              | 3          | 620        | \$2,000 - \$2,400 | \$2,267          | \$3.65           | \$6,800         | \$2,400          | \$3.87          | \$7,200         |
| <b>Totals/Weighted Averages</b> | <b>18</b>  | <b>620</b> |                   | <b>\$2,039</b>   | <b>\$3.29</b>    | <b>\$36,701</b> | <b>\$2,400</b>   | <b>\$3.87</b>   | <b>\$43,200</b> |
| <b>Gross Annualized Rents</b>   |            |            |                   | <b>\$440,412</b> |                  |                 | <b>\$518,400</b> |                 |                 |

| Income                         | Current    |       | Year 1     |      | Notes     | Per Unit  | Per SF  |
|--------------------------------|------------|-------|------------|------|-----------|-----------|---------|
| Gross Potential Rent           | 518,400    |       | 518,400    |      |           | 28,800    | 46.43   |
| Loss/Gain to Lease             | (77,988)   | 15.0% | 0          |      |           | 0         | 0.00    |
| Gross Current Rent             | 440,412    |       | 518,400    |      |           | 28,800    | 46.43   |
| Physical Vacancy               | (22,021)   | 5.0%  | (25,920)   | 5.0% | Estimate  | (1,440)   | (2.32)  |
| Total Vacancy                  | (\$22,021) | 5.0%  | (\$25,920) | 5.0% |           | (\$1,440) | (\$2)   |
| Effective Gross Income         | \$418,391  |       | \$492,480  |      |           | \$27,360  | \$44.11 |
| Expenses                       | Current    |       | Year 1     |      | Notes     | Per Unit  | Per SF  |
| Real Estate Taxes              | 34,071     |       | 68,082     |      | Act./Est. | 3,782     | 6.10    |
| Insurance                      | 38,000     |       | 38,000     |      | Actual    | 2,111     | 3.40    |
| Utilities - Electric & Gas     | 1,000      |       | 1,000      |      | Actual    | 56        | 0.09    |
| Utilities - Water & Sewer      | 8,500      |       | 8,500      |      | Actual    | 472       | 0.76    |
| Trash Removal                  | 3,360      |       | 3,360      |      | Actual    | 187       | 0.30    |
| Repairs & Maintenance          | 8,100      |       | 8,100      |      | Estimate  | 450       | 0.73    |
| Landscaping & Housekeeping     | 1,800      |       | 1,800      |      | Estimate  | 100       | 0.16    |
| Alarm Monitoring/Inspection    | 125        |       | 125        |      | Actual    | 7         | 0.01    |
| City & County Licenses/Permits | 500        |       | 500        |      | Actual    | 28        | 0.04    |
| Operating Reserves             | 4,500      |       | 4,500      |      | Estimate  | 250       | 0.40    |
| Management Fee                 | 20,920     | 5.0%  | 24,624     | 5.0% | Estimate  | 1,368     | 2.21    |
| Total Expenses                 | \$120,876  |       | \$158,591  |      |           | \$8,811   | \$14.20 |
| Expenses as % of EGI           | 28.9%      |       | 32.2%      |      |           |           |         |
| Net Operating Income           | \$297,516  |       | \$333,889  |      |           | \$18,549  | \$29.90 |

- Notes
- 1.Year 1 Taxes calculated using Miami-Dade Tax Estimator Tool, at 75% of asset value minus 4% discount for early payment.
  - 2.Physical vacancy, insurance, repairs & maintenance, operating reserves and management fee according to lender standards.

| Pricing Details     |             |
|---------------------|-------------|
| Price               | \$4,500,000 |
| Down Payment        | \$2,700,000 |
| Number of Units     | 18          |
| Price Per Unit      | \$250,000   |
| Price Per SqFt      | \$403.01    |
| Rentable SqFt       | 11,166      |
| Lot Size            | 0.18 Acres  |
| Built and Renovated | 1925/2006   |

| Returns             | Current | Year 1 |
|---------------------|---------|--------|
| CAP Rate            | 6.61%   | 7.42%  |
| GRM                 | 10.22   | 8.68   |
| Cash-on-Cash        | 6.92%   | 8.27%  |
| Debt Coverage Ratio | 2.69    | 3.02   |

| Assumable Financing |             |
|---------------------|-------------|
| Loan Amount         | \$1,800,000 |
| Loan Type           | Assumed     |
| Interest Rate       | 4.60%       |
| Amortization        | 30 Years    |
| Year Due            | 2034        |

| Operating Data                   |       |           |       |           |
|----------------------------------|-------|-----------|-------|-----------|
| Income                           |       | Current   |       | Year 1    |
| Gross Scheduled Rent             |       | \$440,412 |       | \$518,400 |
| Less: Vacancy/Deductions         | 5.0%  | \$22,021  | 5.0%  | \$25,920  |
| Total Effective Rental Income    |       | \$418,391 |       | \$492,480 |
| Other Income                     |       | \$0       |       | \$0       |
| Effective Gross Income           |       | \$418,391 |       | \$492,480 |
| Less: Expenses                   | 28.9% | \$120,876 | 32.2% | \$158,591 |
| Net Operating Income             |       | \$297,516 |       | \$333,889 |
| Cash Flow                        |       | \$297,516 |       | \$333,889 |
| Debt Service                     |       | \$110,731 |       | \$110,731 |
| Net Cash Flow After Debt Service | 6.92% | \$186,785 | 8.27% | \$223,158 |
| Principal Reduction              |       | \$28,528  |       | \$29,868  |
| Total Return                     | 7.97% | \$215,312 | 9.37% | \$253,026 |
| Expenses                         |       | Current   |       | Year 1    |
| Real Estate Taxes                |       | \$34,071  |       | \$68,082  |
| Insurance                        |       | \$38,000  |       | \$38,000  |
| Utilities - Electric & Gas       |       | \$1,000   |       | \$1,000   |
| Utilities - Water & Sewer        |       | \$8,500   |       | \$8,500   |
| Trash Removal                    |       | \$3,360   |       | \$3,360   |
| Repairs & Maintenance            |       | \$8,100   |       | \$8,100   |
| Landscaping & Housekeeping       |       | \$1,800   |       | \$1,800   |
| Alarm Monitoring/Inspection      |       | \$125     |       | \$125     |
| City & County Licenses/Permits   |       | \$500     |       | \$500     |
| Operating Reserves               |       | \$4,500   |       | \$4,500   |
| Management Fee                   |       | \$20,920  |       | \$24,624  |
| Total Expenses                   |       | \$120,876 |       | \$158,591 |
| Expenses/Unit                    |       | \$6,715   |       | \$8,811   |
| Expenses/SF                      |       | \$10.83   |       | \$14.20   |

**MIAMI-DADE COUNTY PROPERTY APPRAISER**  
**Property Tax Estimate**  
 Generated on 2/14/2024 5:52:09 PM

| Summary of the Estimated Values  |             |
|--|-------------|
| Market Value   | \$3,450,000 |
| Transfer of Homestead Assessment Difference (Portability Not Applicable) | \$0         |

| Estimated Ad Valorem Taxes  |                       |                |                 |
|---|-----------------------|----------------|-----------------|
| Taxing Authority  | Applicable Exemptions | Taxable Values | Estimated Taxes |
| County  | \$0                   | \$3,450,000    | \$18,252.92     |
| Miami   | \$0                   | \$3,450,000    | \$25,820.84     |
| Miami Debt  | \$0                   | \$3,450,000    | \$1,116.08      |
| School Board  | \$0                   | \$3,450,000    | \$23,111.55     |
| Everglades CP   | \$0                   | \$3,450,000    | \$112.82        |
| F.I.N.D.  | \$0                   | \$3,450,000    | \$99.36         |
| Okeechobee Basin  | \$0                   | \$3,450,000    | \$353.97        |
| S.F.W.M. District   | \$0                   | \$3,450,000    | \$327.06        |
| The Children's Trust  | \$0                   | \$3,450,000    | \$1,725.00      |
| Total Estimated Ad Valorem charges based on the Market Value entered of \$3,450,000 without Homestead Exemption located in with a millage rate of 20.5564 per thousand. |                       |                | \$70,919.58     |

**Non-Ad Valorem Assessments**

The Folio (If entered) does not have Non-Ad Valorem taxes for the 2023 Tax Roll Year. Please ensure the folio number is correctly entered. Note, not all folios have Non-Ad valorem taxes levied every year. This does not indicate the folio will not have Non-Ad valorem taxes for the subsequent year.

|  |                    |
|--|--------------------|
| <b>Total Ad Valorem Taxes and Non-Ad Valorem Assessments</b> | <b>\$70,919.58</b> |
|--|--------------------|



As of 6/27/2024

| Freddie Mac SBL Pricing |               |               |               |
|-------------------------|---------------|---------------|---------------|
| LTV   DSCR              | 80%   1.20x   | 65%   1.40x   | 55%   1.50x   |
| 5-Year Hybrid           | 6.19% - 6.59% | 5.99% - 6.39% | 5.91% - 6.31% |
| 7-Year Hybrid           | 6.15% - 6.55% | 5.95% - 6.35% | 5.87% - 6.27% |
| 10-Year Hybrid          | 6.17% - 6.57% | 5.97% - 6.37% | 5.89% - 6.29% |
| 5-Year Fixed            | 6.14% - 6.54% | 5.94% - 6.34% | 5.86% - 6.26% |
| 7-Year Fixed            | 6.00% - 6.40% | 5.80% - 6.20% | 5.72% - 6.12% |
| 10-Year Fixed           | 5.97% - 6.37% | 5.77% - 6.37% | 5.69% - 6.09% |

| Fannie Mae ≤ \$6MM Pricing |               |               |               |
|----------------------------|---------------|---------------|---------------|
| LTV   DSCR                 | 80%   1.25x   | 65%   1.35x   | 55%   1.55x   |
| 5-Year Fixed               | 6.85% - 7.35% | 6.31% - 6.81% | 6.11% - 6.61% |
| 7-Year Fixed               | 6.47% - 6.97% | 6.16% - 6.66% | 5.96% - 6.46% |
| 10-Year Fixed              | 6.28% - 6.78% | 6.08% - 6.58% | 5.88% - 6.38% |
| 12-Year Fixed              | 6.36% - 6.86% | 6.16% - 6.66% | 5.96% - 6.46% |
| 15-Year Fixed              | 6.40% - 6.90% | 6.20% - 6.70% | 6.00% - 6.50% |
| 30-Year Fixed              | 6.90% - 7.40% | 6.70% - 7.20% | 6.50% - 7.00% |

Displayed rate ranges are estimates based on a series of standard assumptions surrounding loan terms such as duration, rate type, interest-only period, and prepayment structure, as well as the condition, format, location, use, and tenancy of the collateral in question. Stated estimates only apply to loan requests between \$2 million–\$7.5 million placed on fully-stabilized, conventional multifamily properties with 5+ units and no significant tenant concentrations. Stated rate estimates are not fixed and are subject to change at any time.

Estimates for loans between \$1 million–\$2 million, greater than \$6 million (Fannie) or greater than \$7.5 million (Freddie), flexible prepayment structures, and/or collateralized by a 50+ pad Manufactured Housing Community or other multifamily property type are available upon request.

# Fair Market Rents

Share:  

## Fair Market Rents Effective January 24, 2024

|                                | Single Room Occupancy (SRO) | 0 BR    | 1 BR    | 2 BR    | 3 BR    | 4 BR    | 5 BR    | 6 BR    |
|--------------------------------|-----------------------------|---------|---------|---------|---------|---------|---------|---------|
| <b>Fair Market Rent</b>        | \$1,262                     | \$1,683 | \$1,884 | \$2,324 | \$3,027 | \$3,589 | \$4,127 | \$4,666 |
| <b>Payment Standard</b>        | \$1,388                     | \$1,851 | \$2,072 | \$2,556 | \$3,330 | \$3,948 | \$4,540 | \$5,133 |
| <b>Moderate Rehabilitation</b> | \$1,514                     | \$2,020 | \$2,261 | \$2,789 | \$3,632 | \$4,307 | \$4,952 | \$5,599 |



T4R ZONING

|                                  | T3 SUB-URBAN |   |    | T4 URBAN GENERAL |    |    | T5 URBAN CENTER |    |    | T6 URBAN CORE |      |      | C CIVIC |      |       | D DISTRICTS |     |     |   |   |
|----------------------------------|--------------|---|----|------------------|----|----|-----------------|----|----|---------------|------|------|---------|------|-------|-------------|-----|-----|---|---|
|                                  | R            | L | O  | R                | L  | O  | R               | L  | O  | R             | L    | O    | CS      | CI   | CI-HD | D1          | D2  | D3  |   |   |
| <b>DENSITY (UNITS PER ACRE)</b>  | 9            | 9 | 18 | 36               | 36 | 36 | 65              | 65 | 65 | 150*          | 150* | 150* | N/A     | AZ** | 150*  | 36          | N/A | N/A |   |   |
| <b>RESIDENTIAL</b>               |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| SINGLE FAMILY RESIDENCE          | R            | R | R  | R                | R  | R  | R               | R  | R  | R             | R    | R    |         |      |       |             |     |     |   |   |
| COMMUNITY RESIDENCE              | R            | R | R  | R                | R  | R  | R               | R  | R  | R             | R    | R    |         |      | R     |             |     |     |   |   |
| ANCILLARY UNIT                   |              | R |    | R                | R  | R  |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| TWO FAMILY RESIDENCE             |              |   | R  | R                | R  | R  | R               | R  | R  | R             | R    | R    |         |      |       |             |     |     |   |   |
| MULTI FAMILY HOUSING             |              |   |    | R                | R  | R  | R               | R  | R  | R             | R    | R    |         |      | R     |             |     |     |   |   |
| DORMITORY                        |              |   |    |                  | E  | E  |                 | R  | R  |               | R    | R    |         | E    | R     |             |     |     |   |   |
| HOME OFFICE                      | R            | R | R  | R                | R  | R  | R               | R  | R  | R             | R    | R    |         |      | R     |             |     |     |   |   |
| LIVE - WORK                      |              |   |    |                  | R  | R  |                 | R  | R  |               | R    | R    |         |      | R     |             |     |     |   |   |
| WORK - LIVE                      |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      | R     |             |     |     |   |   |
| <b>LODGING</b>                   |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| BED & BREAKFAST                  |              |   |    | W                | R  | R  | E               | R  | R  | E             | R    | R    |         |      | R     | R           |     |     |   |   |
| INN                              |              |   |    |                  |    | R  |                 | R  | R  | E             | R    | R    |         |      | R     | R           |     |     |   |   |
| HOTEL                            |              |   |    |                  |    |    |                 | R  | R  |               | R    | R    |         |      | R     |             |     |     |   |   |
| <b>OFFICE</b>                    |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| OFFICE                           |              |   |    |                  | R  | R  |                 | R  | R  |               | R    | R    |         | E    | R     | R           | R   | W   |   |   |
| <b>COMMERCIAL</b>                |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| AUTO-RELATED COMMERCIAL ESTAB.   |              |   |    |                  |    |    |                 | W  |    |               | W    | W    |         |      |       | R           | R   |     |   |   |
| ENTERTAINMENT ESTABLISHMENT      |              |   |    |                  |    | R  |                 | W  | R  |               | R    | R    |         |      |       | R           | R   |     |   |   |
| ENTERTAINMENT ESTAB. - ADULT     |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       | R           |     |     |   |   |
| FOOD SERVICE ESTABLISHMENT       |              |   |    |                  | R  | R  |                 | R  | R  |               | W    | R    | R       | W    | E     | R           | R   | R   | W |   |
| ALCOHOL BEVERAGE SERVICE ESTAB.  |              |   |    |                  | E  | E  |                 | E  | E  |               | E    | E    |         |      | E     | E           | E   | E   |   |   |
| GENERAL COMMERCIAL               |              |   |    |                  | R  | R  |                 | R  | R  |               | W    | R    | R       |      | E     | E           | R   | R   | R | W |
| MARINE RELATED COMMERCIAL ESTAB. |              |   |    |                  |    |    |                 | W  | W  |               | W    | W    |         | E    |       |             | R   | R   |   |   |
| OPEN AIR RETAIL                  |              |   |    |                  |    |    |                 | W  | W  |               | W    | W    |         | W    | E     | R           | R   | R   | W |   |
| PLACE OF ASSEMBLY                |              |   |    |                  |    |    |                 | R  | R  |               | E    | R    | R       |      | E     | E           | R   | R   | W |   |
| RECREATIONAL ESTABLISHMENT       |              |   |    |                  |    |    |                 | R  | R  |               | R    | R    |         |      | E     | R           | R   | R   | W |   |
| <b>CIVIC</b>                     |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| COMMUNITY FACILITY               |              |   |    |                  | W  | W  |                 | W  | W  |               | W    | W    |         | W    | E     | W           | R   | R   |   |   |
| RECREATIONAL FACILITY            | E            | E | E  | E                | R  | R  | E               | R  | R  | E             | R    | R    |         | W    | E     | W           | R   | R   |   |   |
| RELIGIOUS FACILITY               | E            | E | E  | E                | R  | R  | E               | R  | R  | E             | R    | R    |         | W    | E     | R           | R   | R   | W |   |
| REGIONAL ACTIVITY COMPLEX        |              |   |    |                  |    |    |                 |    |    |               | E    |      |         | E    | E     |             |     |     |   |   |
| <b>CIVIL SUPPORT</b>             |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| COMMUNITY SUPPORT FACILITY       |              |   |    |                  | W  | W  |                 | W  | W  |               | W    | W    |         | E    | E     | R           | R   | W   |   |   |
| INFRASTRUCTURE AND UTILITIES     | W            | W | W  | W                | W  | W  | W               | W  | W  | W             | W    | W    | W       | E    | W     | W           | R   | W   |   |   |
| MAJOR FACILITY                   |              |   |    |                  |    |    |                 |    |    |               |      |      |         | E    | R     | E           | E   | E   |   |   |
| MARINA                           |              |   |    | E                | W  | W  | E               | W  | W  | E             | W    | W    | R       | E    |       | R           | R   | R   |   |   |
| PUBLIC PARKING                   |              |   |    |                  | W  | W  | E               | W  | W  | E             | W    | W    |         | E    | R     | R           | R   | W   |   |   |
| RESCUE MISSION                   |              |   |    |                  |    |    |                 |    |    |               |      |      |         | E    | R     | E           | W   | W   |   |   |
| TRANSIT FACILITIES               |              |   |    |                  | W  | W  | E               | W  | W  | E             | W    | W    |         | E    | R     | R           | R   | W   |   |   |
| <b>EDUCATIONAL</b>               |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| CHILDCARE                        |              |   |    | E                | W  | W  | E               | W  | W  | W             | W    | W    | E       | E    | R     | E           |     |     |   |   |
| COLLEGE / UNIVERSITY             |              |   |    |                  |    |    |                 | W  | W  |               | W    | W    |         | E    | R     | E           |     |     |   |   |
| ELEMENTARY SCHOOL                | E            | E | E  | E                | E  | E  | E               | W  | W  | E             | W    | W    |         | E    | R     | E           |     |     |   |   |
| LEARNING CENTER                  |              |   |    |                  | E  | E  |                 | R  | R  |               | R    | R    | E       | E    | R     | E           |     |     |   |   |
| MIDDLE / HIGH SCHOOL             | E            | E | E  | E                | E  | E  | E               | W  | W  | E             | W    | W    |         | E    | R     | E           |     |     |   |   |
| PRE-SCHOOL                       | E            | E | E  | E                | E  | E  | E               | R  | R  | E             | R    | R    |         | E    | R     | E           |     |     |   |   |
| RESEARCH FACILITY                |              |   |    |                  | R  | R  |                 | R  | R  |               | R    | R    |         | E    | R     | R           | R   | W   |   |   |
| SPECIAL TRAINING / VOCATIONAL    |              |   |    |                  |    | E  |                 | W  | W  |               | W    | W    |         | E    | R     | R           | R   | W   |   |   |
| <b>INDUSTRIAL</b>                |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       |             |     |     |   |   |
| AUTO-RELATED INDUSTRIAL ESTBL.   |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       | R           | R   | W   |   |   |
| MANUFACTURING AND PROCESSING     |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       | R           | R   | W   |   |   |
| MARINE RELATED INDUSTRIAL ESTBL. |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       | R           | R   | R   |   |   |
| PRODUCTS AND SERVICES            |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       | R           | R   | W   |   |   |
| STORAGE/ DISTRIBUTION FACILITY   |              |   |    |                  |    |    |                 |    |    |               |      |      |         |      |       | R           | R   | W   |   |   |

R Allowed By Right  
 W/Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)  
 E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)  
 Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.  
 \* Additional densities in some T6 zones are illustrated in Diagram 9.  
 \*\* AZ: Density of lowest Abutting Zone

## Types of T4 Zones

Regulating use is an important component of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

The T4 zone is a new zoning category for Miami that allows for a transition of building massing (size and bulk) between single family and multi-family housing. Additionally, the option of adding some small neighborhood businesses and offices allows for the traditional mom and pop corner store and for small business owners to live near their establishments.

**Restricted (R)** single family, ancillary units, two family, & multifamily residences

**Limited (L)** same as above, with limited commercial, office, lodging, & community centres

**Open (O)** same as above, more lodging and entertainment establishments



Illustration of T4 R Three-story residential units



T4O Three-story units with ground-floor commercial

A complete version of this diagram (for all transect zones) is found in Article 4, Table 3 of the Miami 21 Zoning Code.

R = the use is permitted by Right  
W = the use is permitted by Warrant  
E = the use is permitted by Exception

### REGULATION OF USES

|                               | R | L | O |
|-------------------------------|---|---|---|
| Residential                   |   |   |   |
| Single Family Residence       | R | R | R |
| Community Residence           | R | R | R |
| Ancillary Unit                | R | R | R |
| Two Family Residence          | R | R | R |
| Multi Family Housing          | R | R | R |
| Dormitory                     |   | E | E |
| Home Office                   | R | R | R |
| Live - Work                   |   | R | R |
| Work - Live                   |   |   |   |
| Lodging                       |   |   |   |
| Bed & Breakfast               | W | R | R |
| Inn                           |   |   | R |
| Hotel                         |   |   |   |
| Office                        |   |   |   |
| Office                        |   | R | R |
| Commercial                    |   |   |   |
| Entertainment Establishment   |   |   | R |
| Food Service Establishment    |   | R | R |
| Alcohol Service Establishment |   | E | E |
| General Commercial            |   | R | R |
| Civic                         |   |   |   |
| Community Facility            |   | W | W |
| Recreational Facility         | E | R | R |
| Religious Facility            | E | R | R |
| Civil Support                 |   |   |   |
| Community Support Facility    |   | W | W |
| Infrastructure & Utilities    | W | W | W |
| Major Facility                |   |   |   |
| Marina                        | E | W | W |
| Public Parking                |   | W | W |
| Transit Facilities            |   | W | W |
| Educational                   |   |   |   |
| Childcare                     | E | W | W |
| College / University          |   |   |   |
| Elementary School             | E | E | E |
| Learning Center               |   | E | E |
| Middle / High School          | E | E | E |
| Pre-School                    | E | E | E |
| Research Facility             |   | R | R |
| Special Training / Vocational |   |   | E |

# 843 SW 13th Ave

CALLE OCHO

SW 13TH AVE



COMPASS  
COMMERCIAL

**Exclusively Listed by: The Porosoff Group**

**Javier Ubeda**  
javier@porosoff.com  
305.766.1864

**Arthur Porosoff**  
art@porosoff.com  
305.733.6066

**David Cohen**  
david@porosoff.com  
954.661.4908

**Joseph Phelps**  
joe@porosoff.com  
978.807.3245

**Barbara Montero**  
barbara@porosoff.com  
954.404.2829

**Almog Strikowski**  
almog@porosoff.com  
818.665.9929

**Logan Rice**  
logan@porosoff.com  
727-403-0321

**WWW.POROSOFF.COM**