

4 units  
In Excelent Area of  
Miami



**3080 sw 1 st**  
**Miami fl 33195**  
**PRICE \$1,200,000**

**Building: 2,494Sq.Ft**  
**Lote Size: 7,345 Sq.Ft**

Excellent opportunity to acquire a fourplex located in one of Miami's most central and sought-after areas, just minutes from Brickell, Downtown, Coral Gables, and Little Havana.

The property offers great flexibility: ideal for both an owner-occupant looking to live in one unit and rent out the others, and for an investor interested in stable income and long-term appreciation.

Strategic location with easy access to major roads  
High rental demand in the area

Well-designed fourplex, ideal for maximizing income  
Area with strong growth and continuous development  
Opportunity for house hacking or building an investment portfolio

Close to restaurants, shops, transportation, and financial centers

A versatile property that combines urban lifestyle with investment potential in a strong and dynamic market.

OM	Income/Expenses actual Market
Gross yearly income	\$84,000
R.E Tax	\$9,532.00
Insurance	\$4,000
Other Expenses	\$1,000
Total expense	\$14,532.00
NOI	\$68,468
Cap Rate	5,8%

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