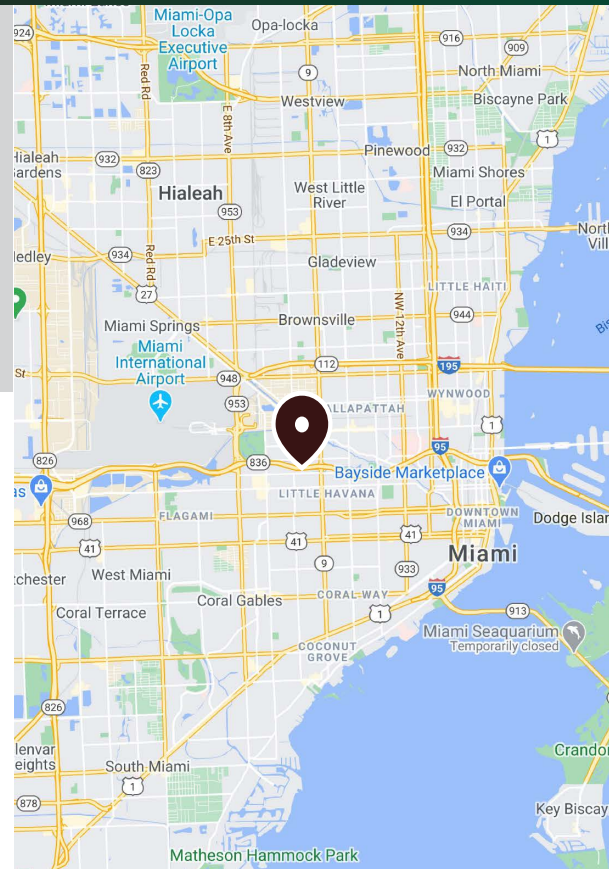




FOR SALE

PROPERTY HIGHLIGHTS

Great opportunity to purchase a multifamily investment property in a high demand rental area. The property consists of 6 two-story duplex structures with a total of 12 units. Most units are 3BR/2.5BA and some have converted the living room to a fourth bedroom. Some units are updated, and others will require some updating. The roofs are in good condition and the property has approximately 40 parking spaces. Tenants are all month to month but have resided long-term with some tenants as long as 20 years. Rents are below market allowing for Buyer to increase rents and value add. Seller will credit buyer \$180,000.00 for updating units. Seller will finance up to \$1.2M at 5.5% interest only for 18 months and give 6 months interest free.



Pricing:
\$2,699,000.00



Address:
3079 NW 11 ST
Miami, FL



of Units:
12



Year Built:
1984



RSF:
15,924 SF



Lot SF:
37,950 SF

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Carlos A. Ruiz Income Specialist

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3079 NW 11TH ST | MIAMI, FL 33125

PROPERTY PHOTOS



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RENT ROLL

Unit #	Description	SF	Monthly Rent	Yearly Rent
3051	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3053	3 Bed/ 2.5 Bath	1,324	\$1,700.00	\$20,400.00
3055	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3057	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3059	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3061	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3063	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3065	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3067	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3069	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
3071	3 Bed/ 2.5 Bath	1,324	\$650.00	\$7,800.00
3073	3 Bed/ 2.5 Bath	1,324	\$1,600.00	\$19,200.00
		15,888		\$220,200.00



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INCOME & EXPENSE

ALTERNATIVE OPERATING SCENARIOS

Occupied SF	15,888	100.00%
Vacant SF	-	0.00%
Total SF	15,888	

	Current			Pro Forma \$1,800 per month rents		
	Total	% EGI	\$/SF	Total	% EGI	\$/SF
Rent						
Occupied Space	230,400.00		\$14.50	259,200.00		\$16.31
Available Space @ Market Rent	-		\$0.00	-		\$0.00
Potential Gross Rent	\$230,400.00		\$14.50	\$259,200.00		\$16.31
CAM		0.00%	\$0.00	\$0.00	0.00%	\$0.00
Gross Potential Income	\$230,400.00	100.0%	\$14.50	\$259,200.00	100.0%	\$16.31
Vacancy & Collections	\$0.00	0.0%	\$0.00	\$7,776.00	3.0%	\$0.49
Effective Gross Income	\$230,400.00	100.0%	\$14.50	\$251,424.00	100.0%	\$15.82
Expenses						
Re Taxes Current	27,536.86	11.95%	\$1.73	27,536.86	11.95%	\$1.73
Insurance: Property, GL, Windstorm (Underwritten)	15,888.00	6.90%	\$1.00	15,887.00	6.90%	\$1.00
Repairs & Maintenance	5,400.00	2.34%	\$0.34	5,400.00	2.34%	\$0.34
Landscaping	2,400.00	1.04%	\$0.15	2,400.00	1.04%	\$0.15
Management Fees (Underwritten)	6,912.00	3.00%	\$0.44	7,542.72	3.27%	\$0.47
Waste Service	5,508.00	2.39%	\$0.35	5,508.00	2.39%	\$0.35
Common Area Power	420.00	0.18%	\$0.03	420.00	0.18%	\$0.03
Total Operating Expenses	\$64,064.86	27.8%	\$4.03	\$64,694.58	25.7%	\$4.07
Net Operating Income	\$166,335.14	72.2%	\$10.47	\$186,729.42	74.3%	\$11.75
Price	\$2,519,000.00			\$2,699,000.00		
Price/SF	\$158.55			\$169.88		
Deferred Maintenance Credit				\$180,000.00		
Net Price				\$2,519,000.00		
Cap Rate	6.60%			6.92%		
Down Payment	\$1,200,000			\$1,200,000		
Loan Amount	\$1,319,000			\$1,499,000		
Rate	5.50%			5.50%		
Amortization	0			0		
Payment	\$72,545			\$82,445		
Cash Flow	\$93,790			\$104,284		
Cash on Cash	7.82%			8.69%		
DSCR	2.2929			2.2649		

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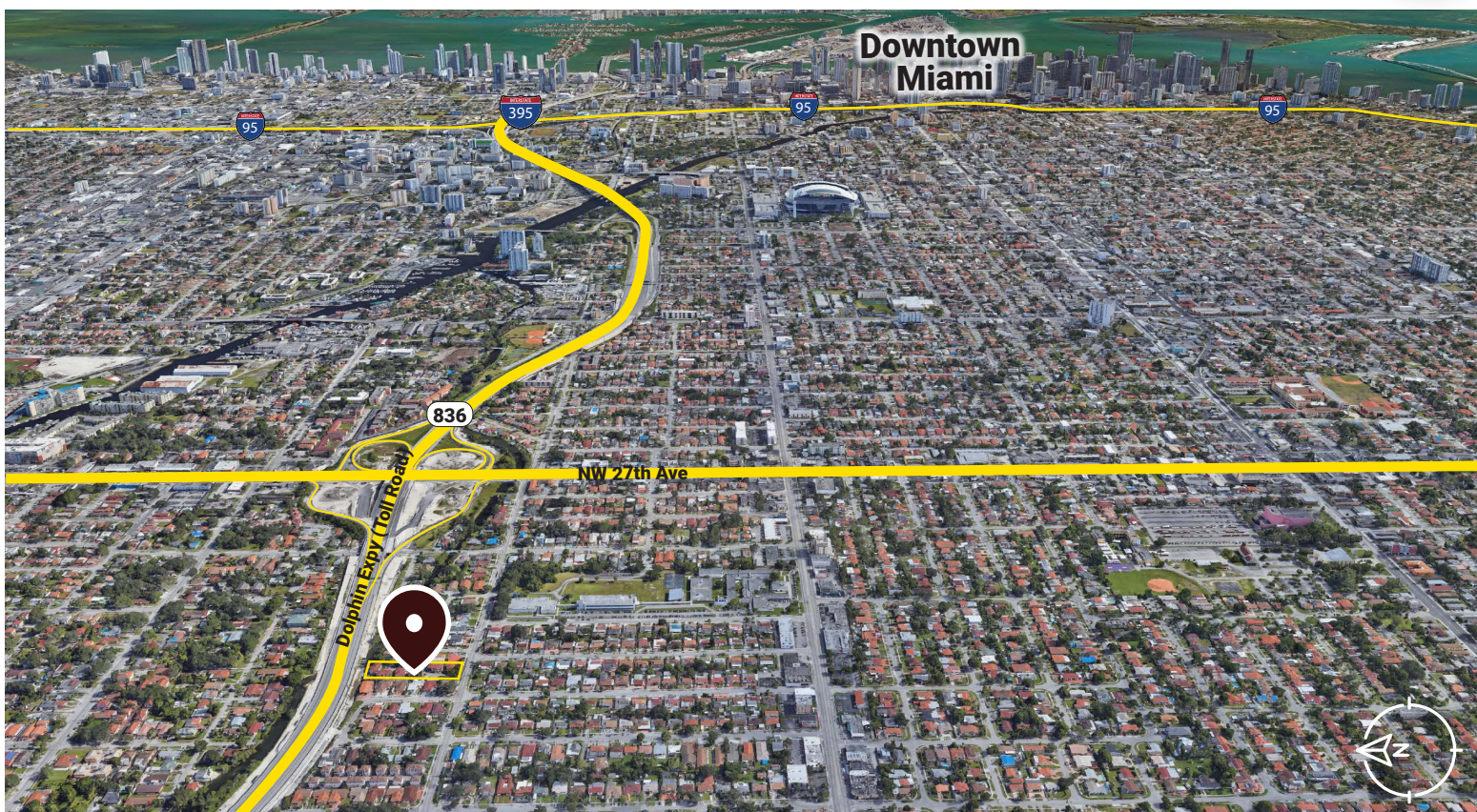
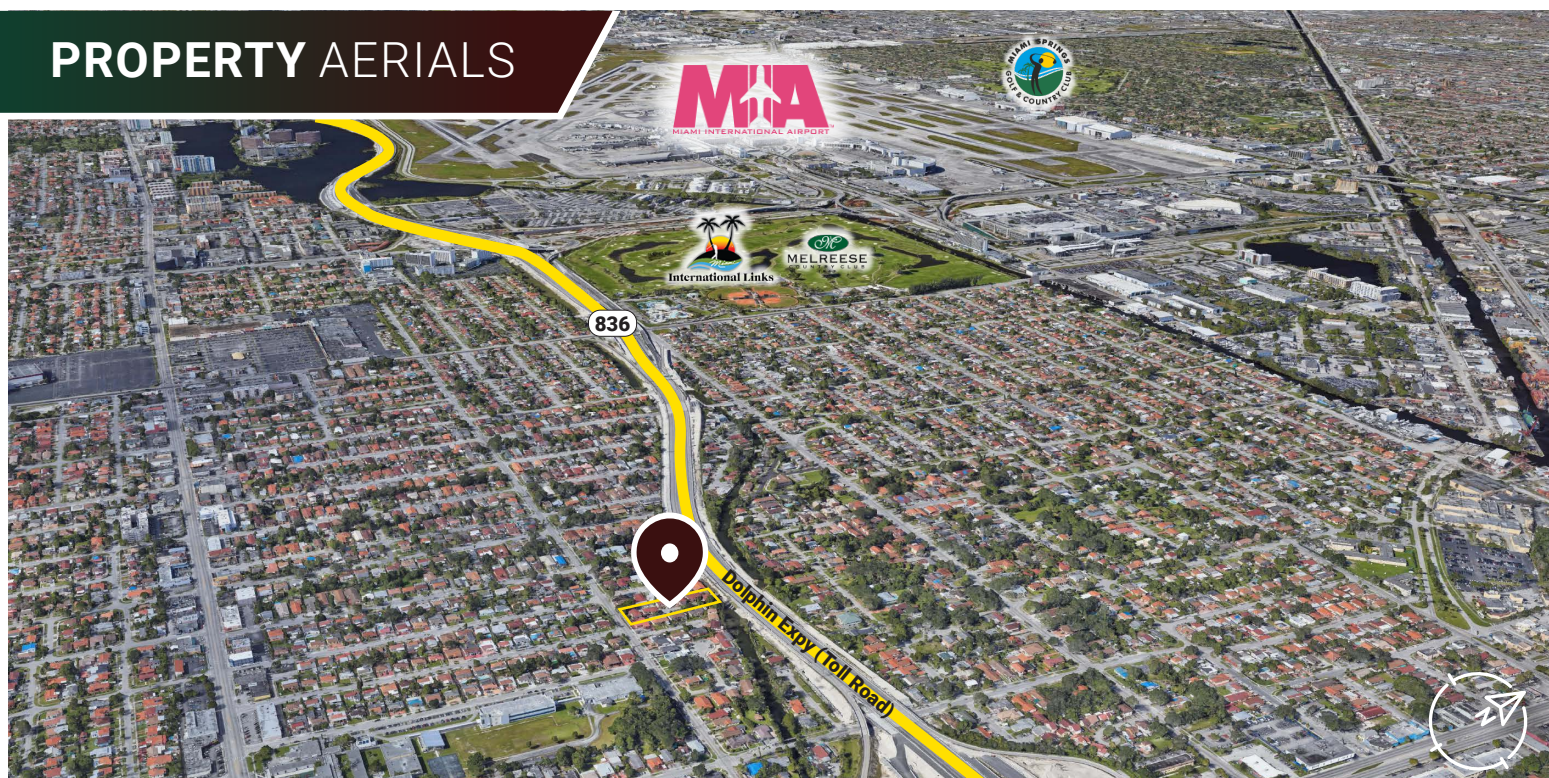
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PROPERTY AERIALS



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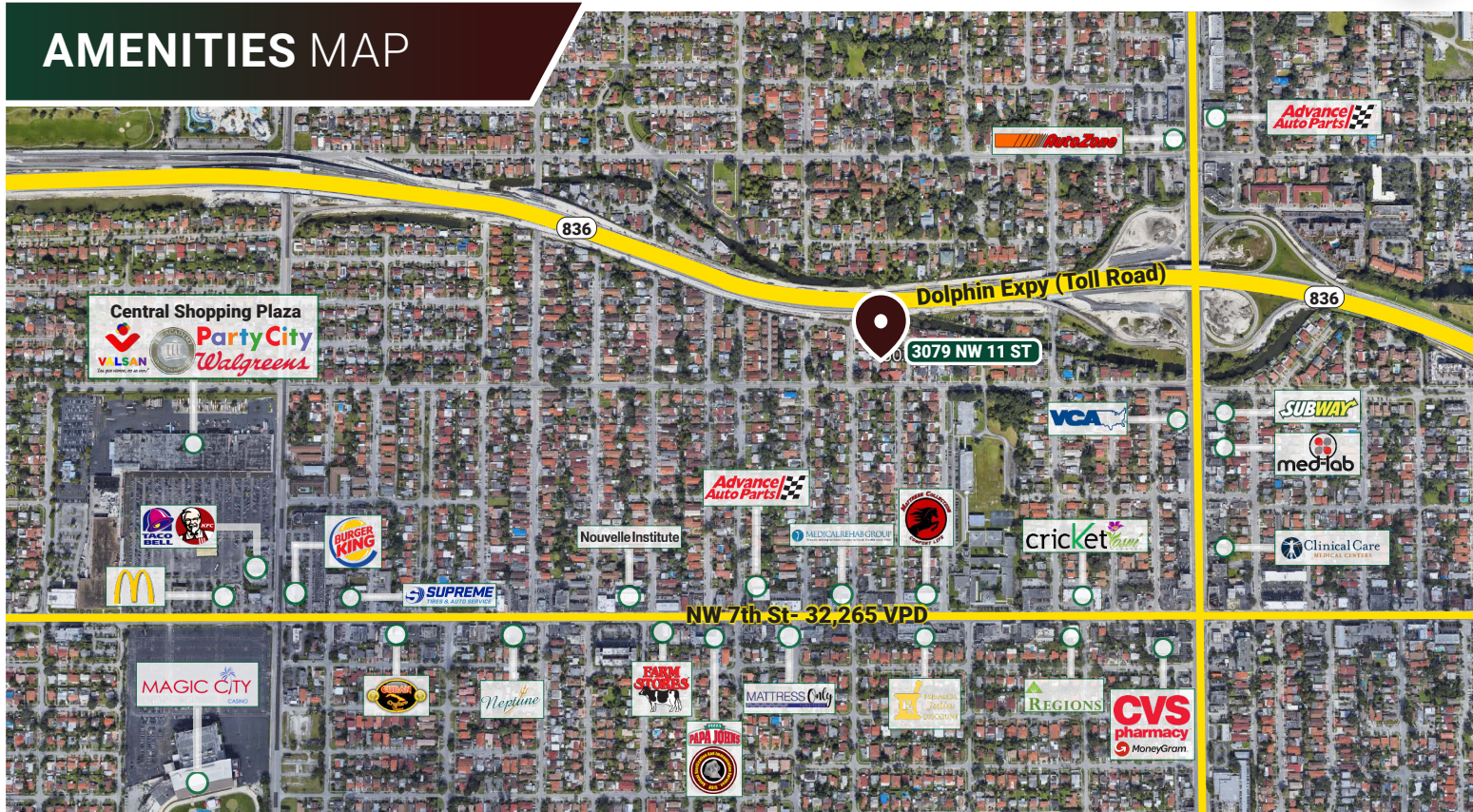
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PROPERTY AERIALS



AMENITIES MAP



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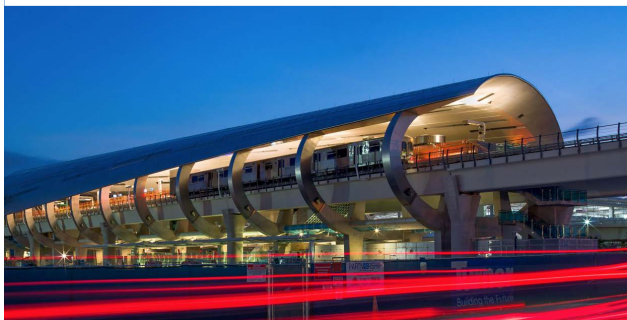
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AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 10 Minutes From Miami International Airport
- 15 Minutes From Coral Gables
- 8 Minutes From Downtown/Brickell
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



AREA DEMOGRAPHICS

KEY FACTS

640,546
Population



Average
Household Size

40.2

Median Age



\$42,876

Average Household
Income

STATISTICS RADIUS

5 Miles

BUSINESS



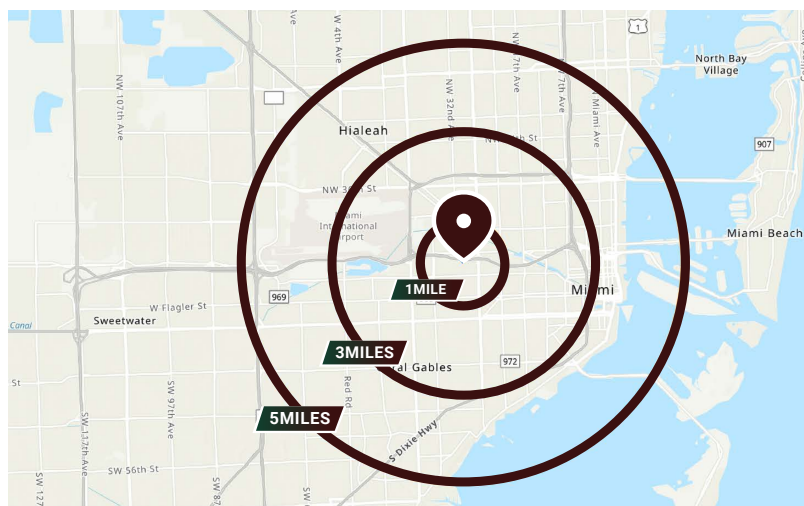
53,669

Total Businesses



399,292

Total Employees



2020 Summary

Population 36,063
Households 11,956
Families 8,402
Average Household Size 3.00
Owner Occupied Housing Units 3,606
Renter Occupied Housing Units 8,350
Median Age 43.4
Median Household Income \$33,076
Average Household Income \$47,601

1 Mile

Population 36,063
Households 11,956
Families 8,402
Average Household Size 3.00
Owner Occupied Housing Units 3,606
Renter Occupied Housing Units 8,350
Median Age 43.4
Median Household Income \$33,076
Average Household Income \$47,601

3 Miles

Population 303,677
Households 111,812
Families 69,606
Average Household Size 2.67
Owner Occupied Housing Units 27,438
Renter Occupied Housing Units 84,374
Median Age 41.7
Median Household Income \$32,858
Average Household Income \$53,156

5 Miles

Population 640,546
Households 245,184
Families 144,399
Average Household Size 2.56
Owner Occupied Housing Units 81,289
Renter Occupied Housing Units 163,895
Median Age 40.2
Median Household Income \$42,876
Average Household Income \$72,521

2025 Summary

Population 37,437
Households 12,344
Families 8,716
Average Household Size 3.02
Owner Occupied Housing Units 3,641
Renter Occupied Housing Units 8,703
Median Age 44.9
Median Household Income \$35,478
Average Household Income \$51,241

1 Mile

Population 37,437
Households 12,344
Families 8,716
Average Household Size 3.02
Owner Occupied Housing Units 3,641
Renter Occupied Housing Units 8,703
Median Age 44.9
Median Household Income \$35,478
Average Household Income \$51,241

3 Miles

Population 322,284
Households 118,547
Families 73,625
Average Household Size 2.68
Owner Occupied Housing Units 27,934
Renter Occupied Housing Units 90,613
Median Age 42.9
Median Household Income \$35,583
Average Household Income \$58,287

5 Miles

Population 690,073
Households 265,735
Families 155,034
Average Household Size 2.54
Owner Occupied Housing Units 83,984
Renter Occupied Housing Units 181,751
Median Age 41.1
Median Household Income \$48,132
Average Household Income \$80,733

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