



FOR SALE

PROPERTY HIGHLIGHTS

Real Capital Partners are pleased to present 2411 NW 23 CT. Miami, FL. 33142. Great value add opportunity to purchase a multifamily investment property in a high demand rental area. The property consists of eight (8)- 2BR/1BA and two (2)- 1BR/1BA with a total of 10 units. The roof is brand new, and the property recently passed the 40 year recertification. The property has approximately 16 parking spaces. Tenants are all month to month but have resided long-term with some tenants as long as 10 years. Rents are below market with room to immediately increase rents improving Cap rate. Owner will consider offering financing 6.0% interest only with a minimum down payment of \$1.35mm.



Pricing:
\$2,250,000.00



Address:
2411 NW 23 CT,
Miami, FL



of Units:
10



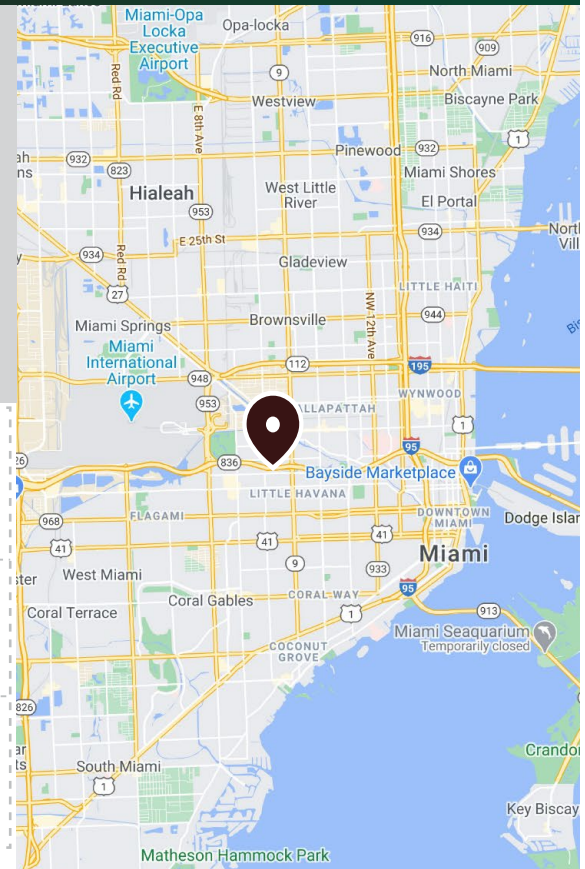
Year Built:
1978



RSF:
6,820 SF



Lot SF:
13,140 SF



EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.477.9748

📞 | 305.785.7325

✉ | otto@rcpfl.com

2411 NW 23 CT, MIAMI, FL 33142

PROPERTY PHOTOS



EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.477.9748

📞 | 305.785.7325

✉ | otto@rcpfl.com

2411 NW 23 CT, MIAMI, FL 33142

PROPERTY PHOTOS



EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.477.9748

📞 | 305.785.7325

✉ | otto@rcpfl.com

RENT ROLL

Unit #	Description	SF	Monthly Rent	Proforma Monthly Rent	Yearly Rent
1	2 Bed/ 1 Bath	710	\$1,200.00	\$1,600.00	\$19,200.00
2	2 Bed/ 1 Bath	710	\$1,200.00	\$1,600.00	\$19,200.00
3	2 Bed/ 1 Bath	710	\$1,200.00	\$1,600.00	\$19,200.00
4	2 Bed/ 1 Bath	710	\$1,200.00	\$1,600.00	\$19,200.00
5	2 Bed/ 1 Bath	710	\$1,200.00	\$1,600.00	\$19,200.00
6	2 Bed/ 1 Bath	710	\$1,200.00	\$1,600.00	\$19,200.00
7	2 Bed/ 1 Bath	710	\$1,200.00	\$1,600.00	\$19,200.00
8	2 Bed/ 1 Bath	710	\$1,100.00	\$1,600.00	\$19,200.00
1	1 Bed/ 1 Bath	570	\$500.00	\$1,250.00	\$15,000.00
2	1 Bed/ 1 Bath	570	\$500.00	\$1,250.00	\$15,000.00
		6,820	\$10,500.00	\$15,300.00	\$183,600.00



EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services
 Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.477.9748

📞 | 305.785.7325

✉️ | otto@rcpfl.com

INCOME & EXPENSE

ALTERNATIVE OPERATING SCENARIOS

Occupied SF	6,820	100.00%
Vacant SF	-	0.00%
Total SF	6,820	

OWNER FINANCING

	Total	% EGI	\$/SF
Rent			
Occupied Space	183,600.00		\$26.92
Available Space @ Market Rent	-		\$0.00
Potential Gross Rent	\$183,600.00		\$26.92
CAM		0.00%	\$0.00
Gross Potential Income	\$183,600.00	100.0%	\$26.92
Vacancy & Collections	\$3,672.00	2.0%	\$0.54
Effective Gross Income	\$179,928.00	100.0%	\$26.38
Expenses			
RE Taxes 2020	36,000.00	20.01%	\$5.28
Insurance: General Liability Windstorm Flood	12,000.00	6.67%	\$1.76
Repairs & Maintenance	4,000.00	2.22%	\$0.59
Landscaping	1,680.00	0.93%	\$0.25
Management Fees (Underwritten)	-	0.00%	\$0.00
Trash	5,400.00	3.00%	\$0.79
Common Area Power	5,370.00	2.98%	\$0.79
Licenses	1,000.00	0.56%	\$0.15
Water -Submeter			
Total Operating Expenses	\$65,450.00	36.4%	\$9.60
Net Operating Income	\$114,478.00	63.6%	\$16.79

Price	2,250,000
Price/SF	\$329.91
Cap Rate	5.09%

Cost of Improvements

Closing Costs

Down Payment	\$1,350,000
Loan Amount	\$900,000
Fin Type	Owner Fin
Rate	6.00%
Amortization	0
Payment	\$54,000
Cash Flow	\$60,478
Cash on Cash	4.48%

EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services
 Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

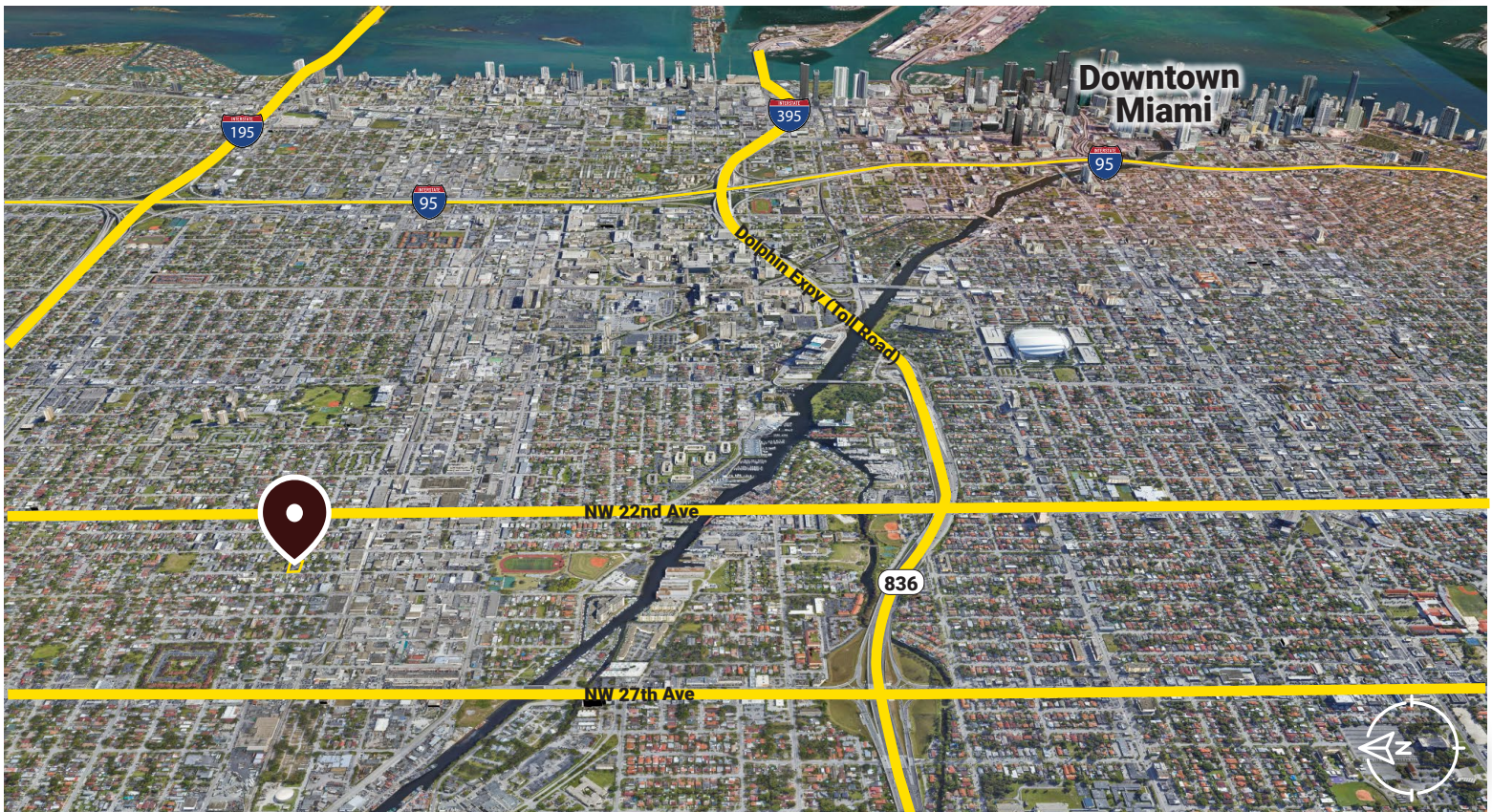
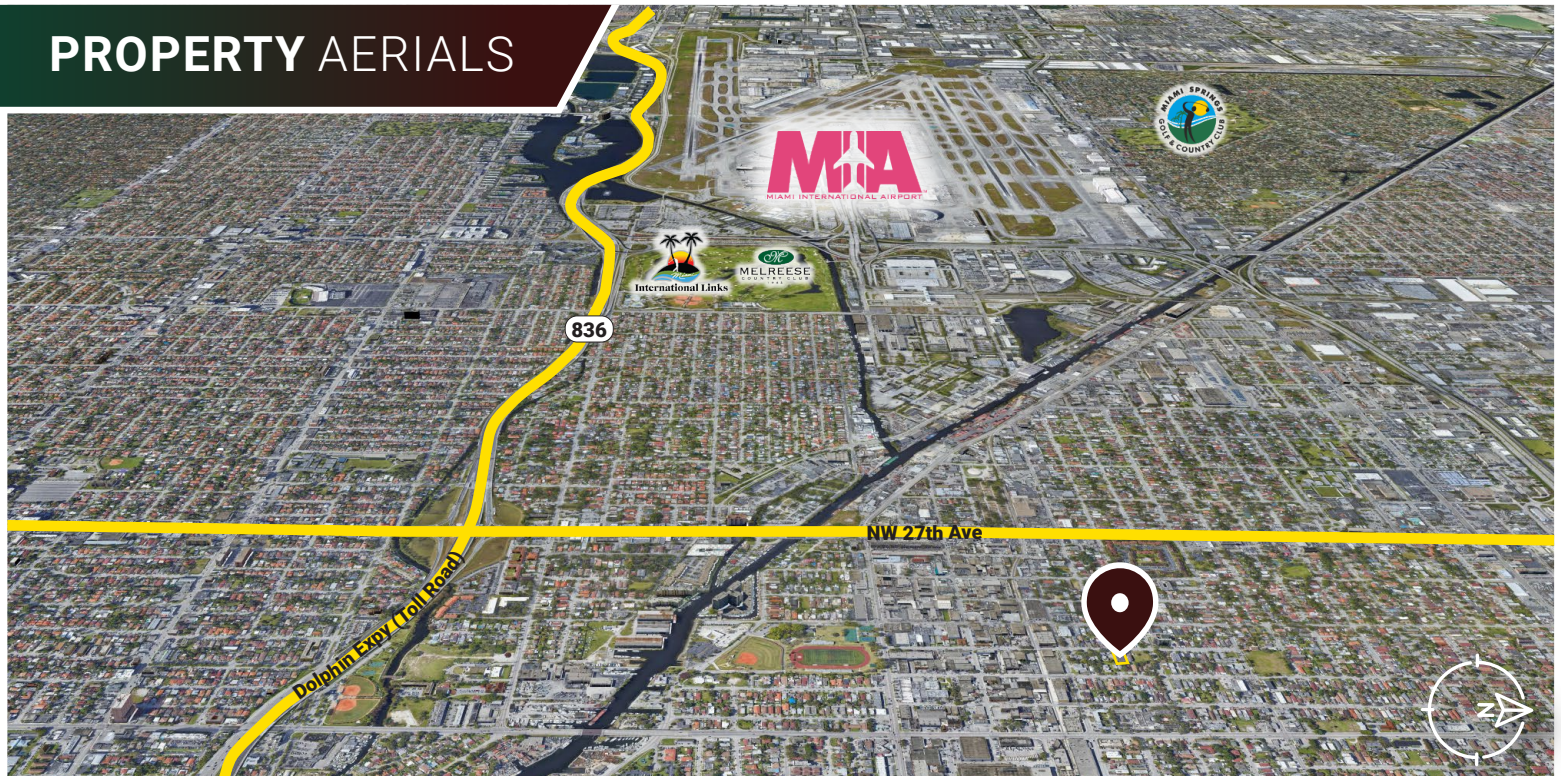
📞 | 305.477.9748

📞 | 305.785.7325

✉️ | otto@rcpfl.com

2411 NW 23 CT, MIAMI, FL 33142

PROPERTY AERIALS



EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

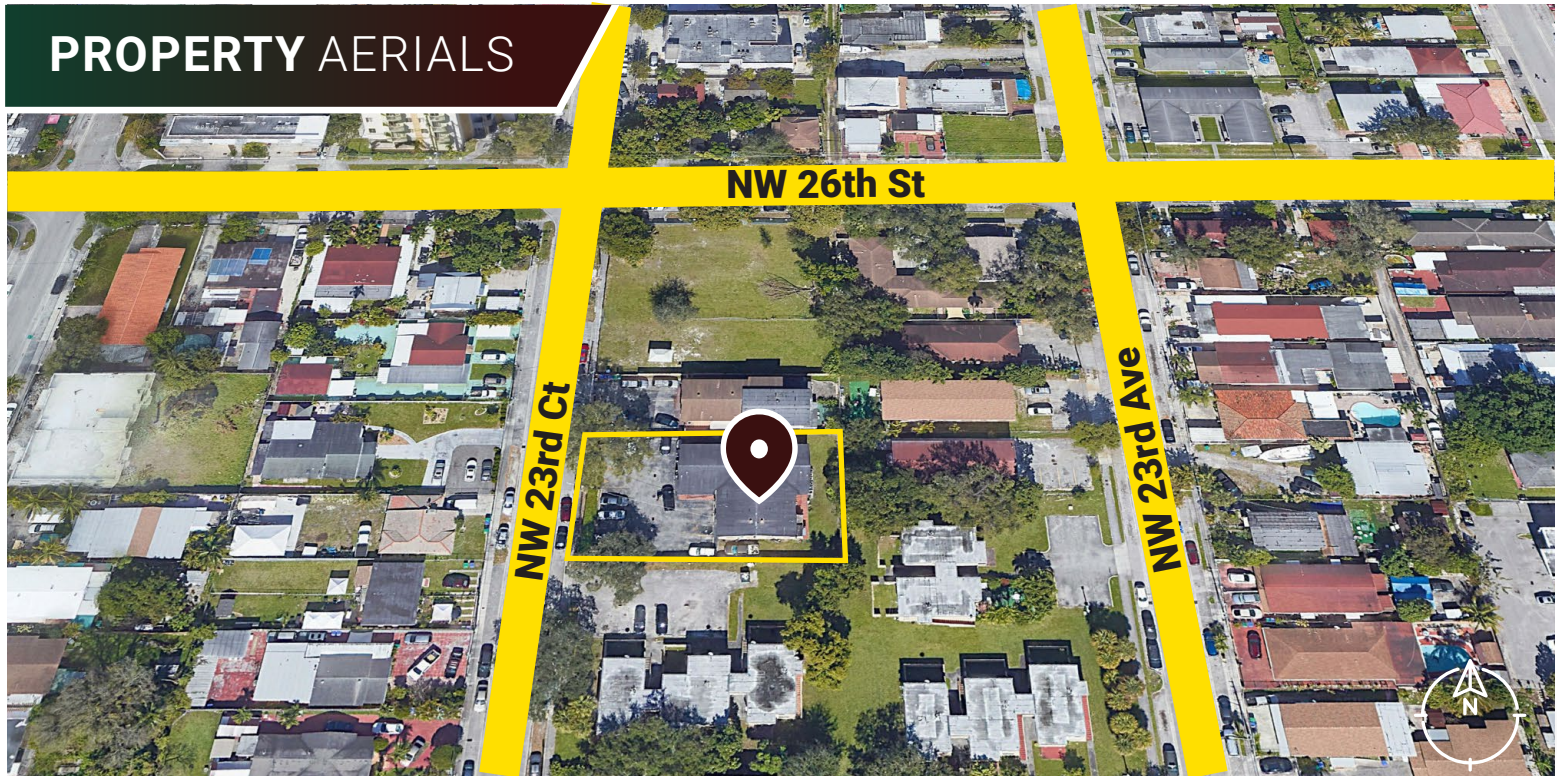
📞 | 305.477.9748

📞 | 305.785.7325

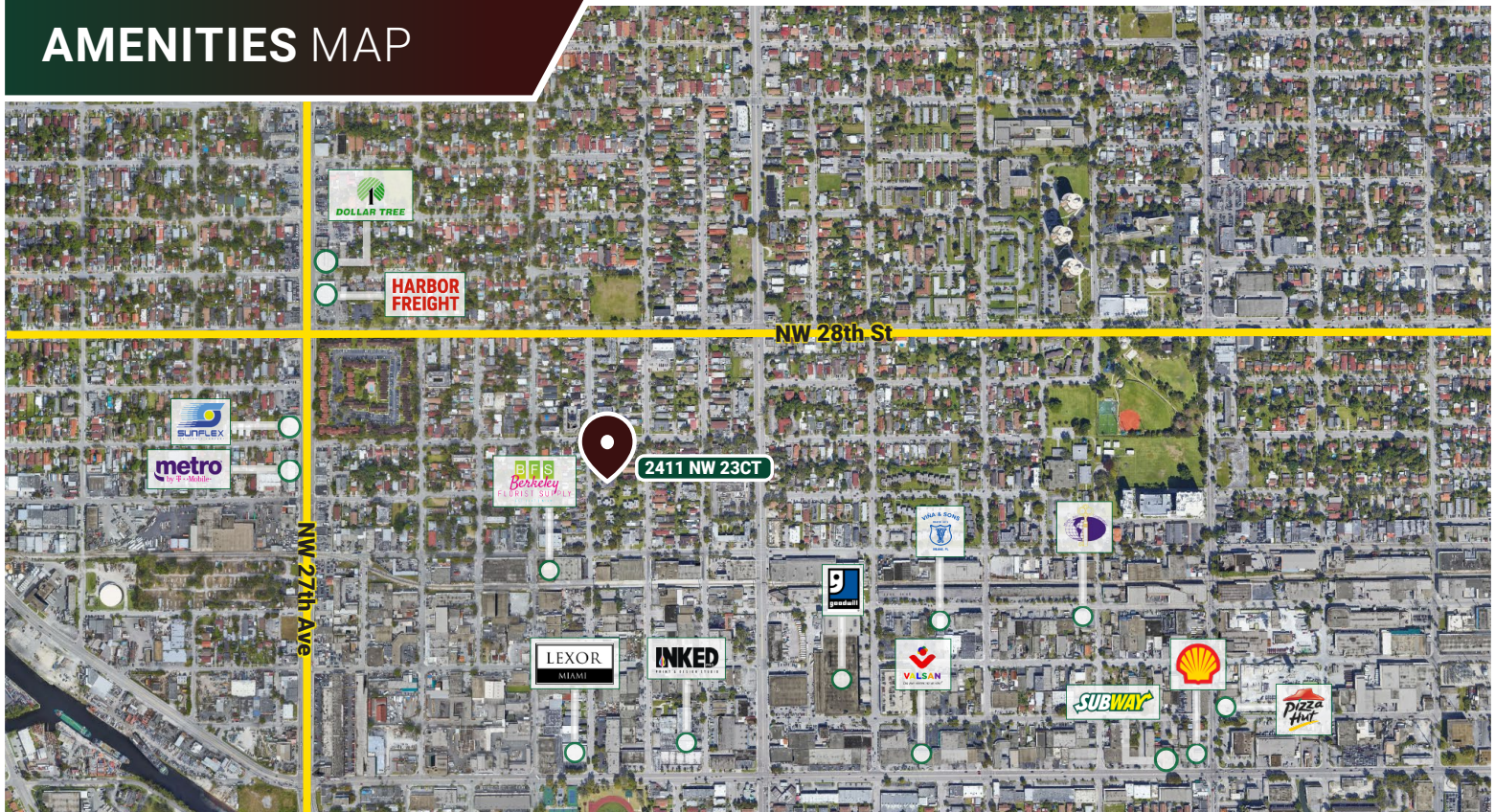
✉ | otto@rcpfl.com

2411 NW 23 CT, MIAMI, FL 33142

PROPERTY AERIALS



AMENITIES MAP



EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

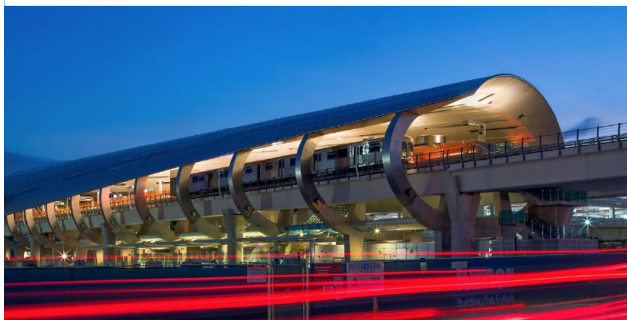
Otto Travieso, CCIM

📞 | 305.477.9748

📞 | 305.785.7325

✉ | otto@rcpfl.com

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

639,395
Population



Average
Household Size

40.3

Median Age



\$82,970
Average Household
Income

STATISTICS RADIUS

5 Miles

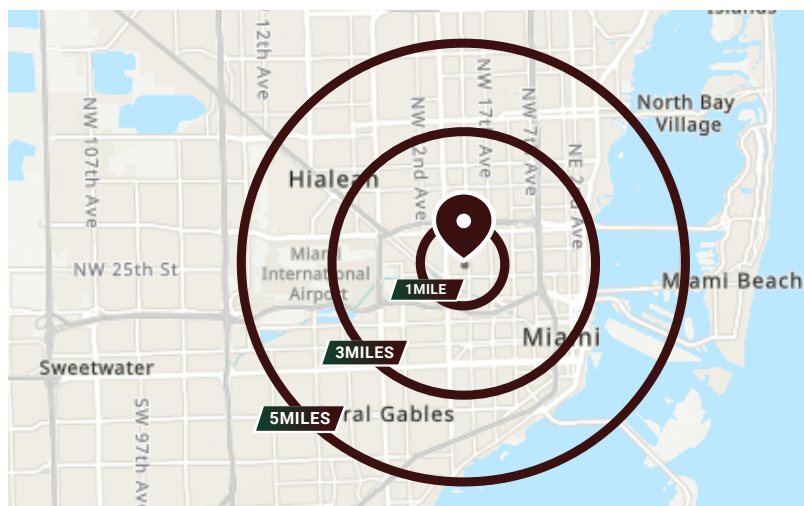
BUSINESS



58,588
Total Businesses



405,652
Total Employees



2022 Summary

	1 Mile	3 Miles	5 Miles
Population	36,290	307,154	639,395
Households	13,502	122,244	259,938
Families	8,808	71,624	149,233
Average Household Size	2.64	2.47	2.43
Owner Occupied Housing Units	2,733	29,691	84,304
Renter Occupied Housing Units	10,768	92,553	175,635
Median Age	40.0	39.2	40.3
Median Household Income	\$29,920	\$38,852	\$50,850
Average Household Income	\$44,619	\$61,898	\$82,970

2027 Summary

	1 Mile	3 Miles	5 Miles
Population	36,426	317,694	651,362
Households	13,564	127,819	266,928
Families	8,879	74,519	152,897
Average Household Size	2.64	2.44	2.41
Owner Occupied Housing Units	2,746	30,248	85,809
Renter Occupied Housing Units	10,818	97,570	181,119
Median Age	41.8	40.5	41.4
Median Household Income	\$36,151	\$51,831	\$62,764
Average Household Income	\$55,821	\$76,219	\$99,739

EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.477.9748

📞 | 305.785.7325

✉️ | otto@rcpfl.com