

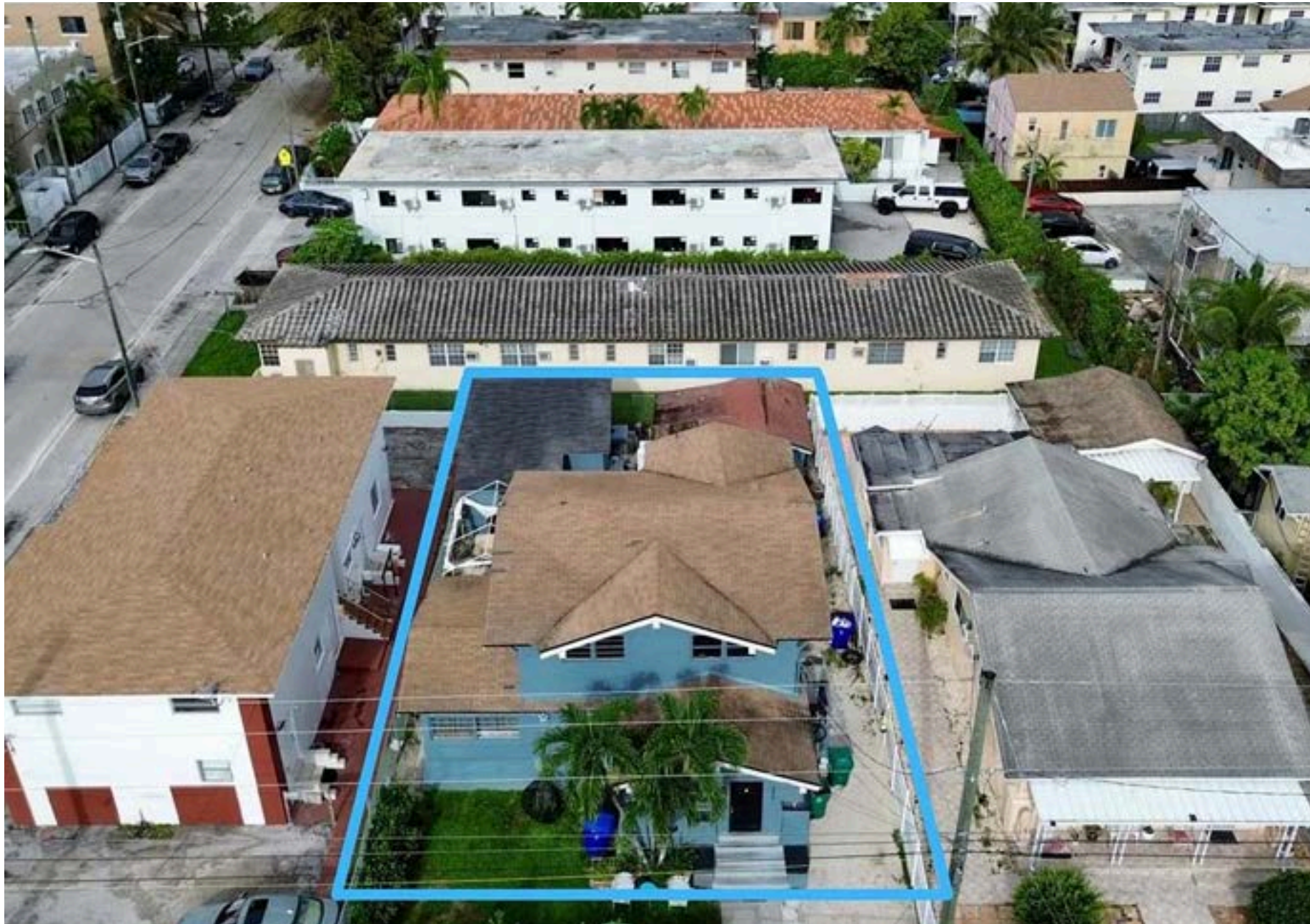


FOR SALE

236 SW 10TH AVE - LITTLE HAVANA
FOURPLEX



EXECUTIVE SUMMARY



Completely renovated fourplex in the heart of Little Havana, currently fully leased and generating strong monthly income. The property is composed of two 3-bedroom units, one 2-bedroom unit, and one studio. Zoned T4-R, offering potential for future redevelopment, subject to zoning regulations and city approval. Currently generating \$8,500 in monthly rent. Please contact the listing agent for more information.

PROPERTY HIGHLIGHTS



PRICE: \$995,000

PROPERTY TYPE: FOURPLEX

SIZE: 2,752 SF

LOT SIZE: 5,000 SF

UNITS: 4

ZONING: T4-R

YEAR BUILT: 1937

CONDITION: RENOVATED

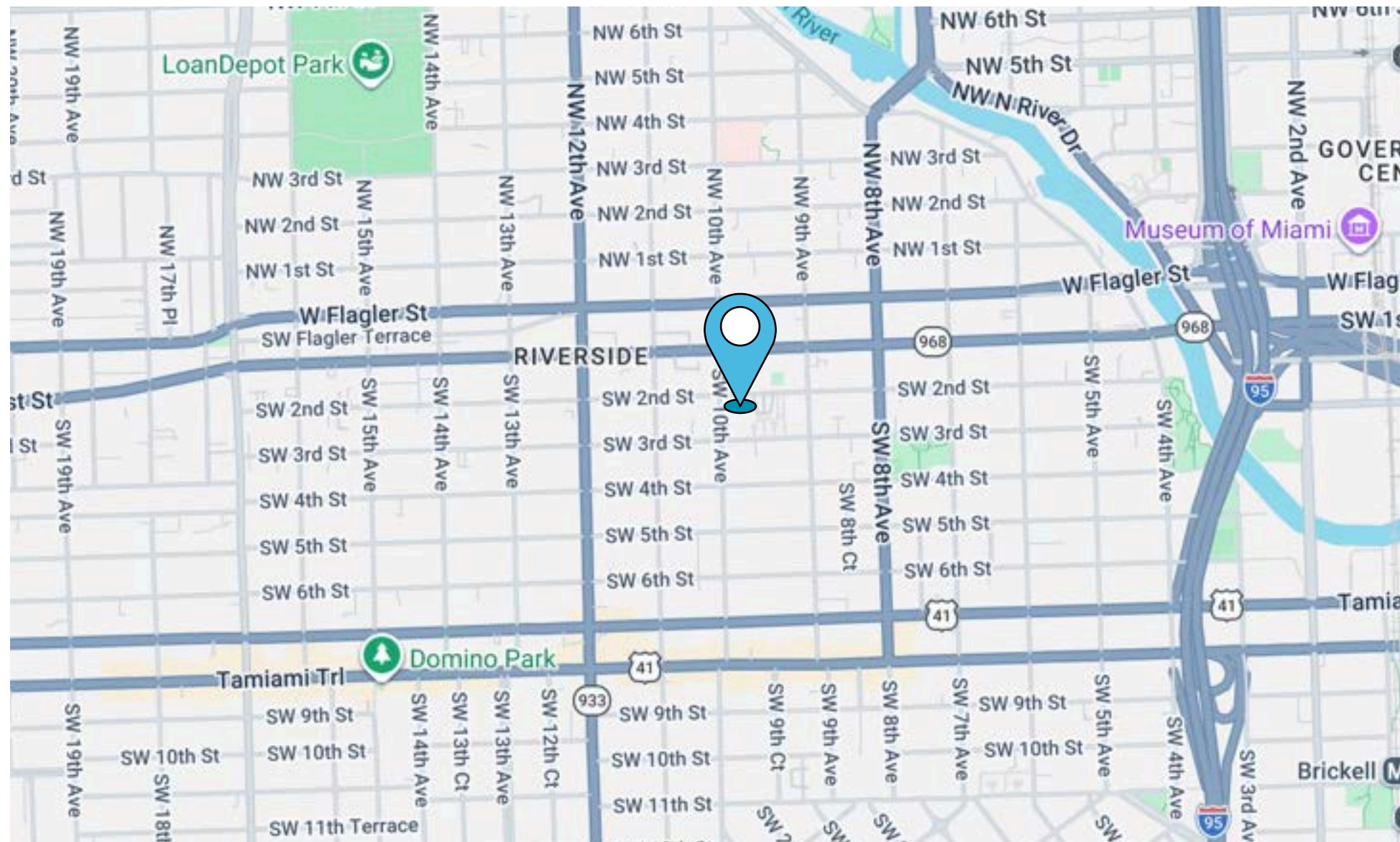








NEIGHBORHOOD



Located at 236 SW 10th Ave, Miami, FL 33130, this property sits in the heart of Little Havana, one of Miami's most recognizable and culturally rich neighborhoods. The area offers strong rental demand, walkable access to local restaurants, shops, entertainment, and major city connections, making it an attractive location for investors seeking income-producing multifamily real estate near Downtown Miami, Brickell, and Coral Gables.

FINANCIALS



RENT ROLL			
UNIT	TYPE	MONTHLY RENT	ANNUAL RENT
1	3 BED / 1 BATH	\$3,000.00	\$36,000.00
2	3 BED / 1 BATH	\$2,500.00	\$30,000.00
3	0 BED / 1 BATH	\$1,000.00	\$12,000.00
4	2 BED / 1 BATH	\$2,000.00	\$24,000.00
TOTAL	8 BEDS / 6 BATHS	\$8,500.00	\$102,000.00

OPERATING EXPENSES			
Property Taxes		\$16,000.00	
Utilities		\$3,700.00	
Repairs & Maintenance		\$2,000.00	
Landscaping		\$1,800.00	
Property Insurance		\$10,000.00	
TOTAL EXPENSES		\$33,500.00	

NET OPERATING INCOME			
Annual Gross Income		\$102,000.00	
Annual Operating Expenses		\$33,500.00	
Net Operating Income (NOI)		\$68,500.00	

CONTACT

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