



EXCLUSIVE OFFERING MEMORANDUM



**40-UNIT MULTIFAMILY
PORTFOLIO**
EAST LITTLE HAVANA

701, 711, 721 & 731
SW 5 ST MIAMI, FL 33130

MULTI-FAMILY | 40 UNITS | FOR SALE

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EXCLUSIVELY LISTED BY

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01 INVESTMENT & ASSET OVERVIEW

Investment Summary
Investment Highlights
Lung Yai Advantage
Covered Land Play
Use & Eligibility



INVESTMENT SUMMARY

THE OFFERING

Situated on SW 5th Street in the heart of East Little Havana, this four-folio assemblage consists of **40 residential units across multiple structures on approximately 30,000 SF of land**, offering strong in-place income and significant long-term investment potential in one of Miami's most strategically positioned urban submarkets.

East Little Havana continues to experience substantial growth due to its central location and connectivity to Miami's major employment and lifestyle centers, including Downtown Miami, Brickell, the Health District, and Miami International Airport. The property benefits from direct access via HWY 836 and proximity to Calle Ocho, one of Miami's most recognized cultural corridors.

The asset was originally constructed in 1959 and has undergone extensive capital improvements including **new roofs completed in May 2026, updated electrical systems**, terrazzo flooring on first-floor units, and wood flooring on second-floor units. With 35 on-site parking spaces and a supply-constrained location, this portfolio represents a durable **income-producing asset with long-term redevelopment optionality**.



\$936K

PRO FORMA GROSS INCOME

\$541K

STABILIZED NOI (PORTFOLIO)

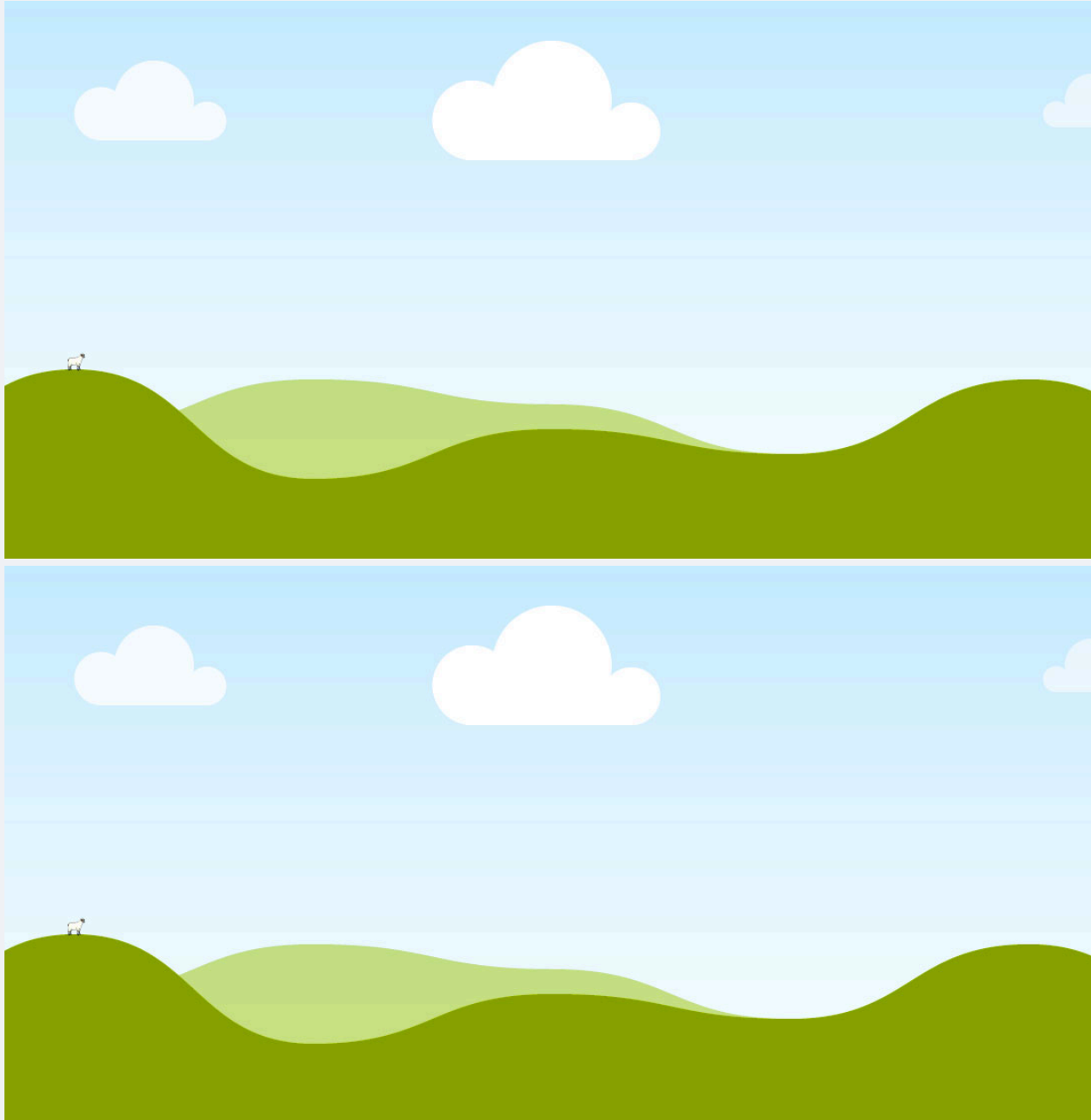
\$9,000,000

PORTFOLIO PRICE

40 UNITS

UNITS

INVESTMENT HIGHLIGHTS



UNIT MIX & DESIGN

- Spacious one-bedroom units with market rent of \$1,450/unit
- Zoned T4-R supporting continued residential use and density
- Buildings originally constructed in 1959 with extensive recent renovations
- 35 on-site parking spaces — a rare and valuable amenity in Miami's urban core

INCOME & OPERATIONS

- T-12 gross income of \$575,444 with pro forma gross income of \$936,000
- Portfolio currently 97.5% occupied with only 1 vacant unit - T-12 NOI of \$271,116 with stabilized pro forma NOI upside
- Residential demand sustained by a supply-constrained urban submarket
- Diverse tenant base with long-term leases across all four buildings

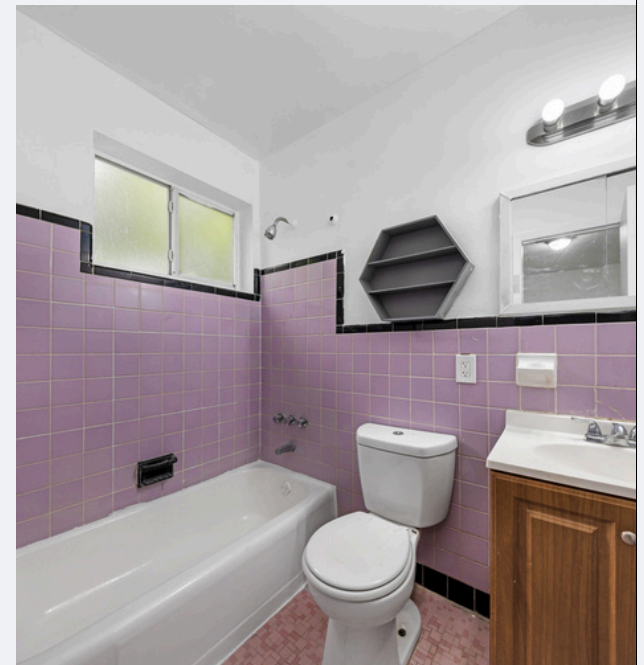
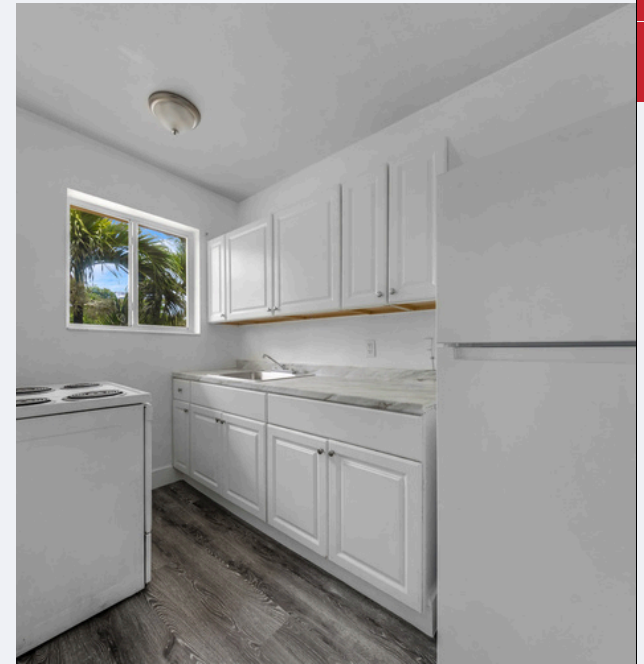
INVESTMENT PROFILE

- Significant value-add upside through lease-up of below-market rents
- Four separate folios offering operational flexibility and individual financing options
- Rare assemblage of scale difficult to replicate in this infill location

ASSET CONDITION & COMPLIANCE

- New roofs completed May 2026 across three structures - Updated electrical systems throughout the portfolio
- Terrazzo flooring on first-floor units, wood flooring on second-floor units
- All permits and compliance status to be confirmed during due diligence

INVESTMENT HIGHLIGHTS



AERIAL VIEW



XXXX
LOT SIZE

ZONING & LIVE LOCAL DEVELOPMENT POTENTIAL

USE & ELIGIBILITY T4-R ZONING + LIVE LOCAL ACT

Development Feature	Opportunity
Zoning	T4-R zoning along SW 5th Street supporting continued multifamily residential use with potential for increased density under Live Local Act provisions.
Live Local Act Eligibility	Eligible for Florida Live Local Act (SBI02/SB136) incentives enabling increased density, reduced parking requirements, and streamlined approvals.
Density Potential	Live Local incentives may allow significantly higher residential density, subject to workforce housing requirements and municipal approvals.
Mixed-Use Flexibility	Potential for ground-floor retail or commercial uses integrated with residential development above, consistent with T4-R and Live Local guidelines.
Urban Infill Location	Rare 30,000 SF four-folio assemblage with frontage on SW 5th Street, located within Miami's East Little Havana urban core steps from Brickell and Downtown.
Existing Improvements	Four income-producing residential buildings (1959) generating \$575,444 in trailing 12-month gross income during redevelopment planning.
Development Strategy	Opportunity for workforce housing, market-rate apartments, or mixed-use residential development leveraging Live Local incentives and T4-R density rights.

VALUE-ADD RENTAL UPSIDE

BELOW-MARKET RENT ANALYSIS

The portfolio's current in-place rents average \$1,267/unit against a pro forma market rent of \$1,450/unit — representing \$183/unit of untapped monthly income per unit. With 40 units, this translates to approximately \$87,840 in additional annual gross income achievable through natural lease renewals alone, requiring zero capital expenditure.

	CURRENT	PROFORMA
AVG RENT/UNIT	\$1,267/mo	\$2,050/mo
GROSS INCOME	\$575,444/yr	\$936,000/yr
NOI	\$232,438/yr	\$541,872/yr
CAP RATE	3.01%	6.02%

THE UPSIDE CASE

Rent Growth Runway — Units are currently leased at an average of \$183 below pro forma market rents, offering immediate upside through lease renewals without any renovation or capital investment required.

Fully Renovated Asset — All three structures received new roofs in May 2026 with updated electrical systems, terrazzo flooring on first-floor units, and wood flooring on second-floor units — eliminating near-term capex risk and protecting investor cash flow from day one.

Supply-Constrained Submarket — East Little Havana's limited new multifamily supply and strong renter demand create a favorable environment for sustained rent growth and stable long-term occupancy.

THE OPPORTUNITY

Acquire a fully renovated, cash-flowing 40-unit portfolio today. Capture market rents organically through lease-up and renewals.



02 LOCATION & MARKET

Local Neighborhood Profile
Neighborhood Connectivity
Neighborhood Mobility
Local Developments



URBAN NEIGHBORHOOD PROFILE

NEIGHBORHOOD

Little Havana and the surrounding urban core are characterized by dense residential neighborhoods, strong cultural identity, and continued infill development.

The area benefits from **proximity to major employment centers including the Health District, Downtown Miami, and Brickell**, supporting consistent rental demand and long-term population growth.

This centrally located neighborhood continues to attract workforce residents, young professionals, and service-sector employees seeking access to Miami's urban core.



CULTURE & LIFESTYLE

The surrounding area is anchored by vibrant cultural amenities, walkable retail corridors, and local dining destinations, creating an active live-work-play environment.

Nearby attractions such as **Calle Ocho, LoanDepot Park, and neighborhood parks** contribute to strong daily activity and enhance overall livability.

This combination of culture, accessibility, and employment proximity supports sustained residential demand and tenant retention.

Located within Miami's urban core, minutes from Brickell and Downtown

Strong connectivity via major east-west and north-south corridors

Proximity to the Health District, the second-largest medical district in the U.S.

Dense surrounding population supporting long-term housing demand

Continued investment and redevelopment across Little Havana and nearby submarkets

Dense, **high-demand urban submarket** supported by strong employment drivers, cultural amenities, and continued residential growth.

310K+

RESIDENTS IN
THE AREA

115K+

HOUSEHOLDS

\$58K

MEDIAN HOUSEHOLD
INCOME

Source: CCIM Institute / Esri Business Analyst (2025)

DEMOGRAPHICS

3 Mile Radius

A population of over 310,000 residents within a 3-mile radius supports a deep and stable renter pool in one of Miami's most active urban submarkets.

±310,000 POPULATION

±115,000 HOUSEHOLDS

±\$58,000 MEDIAN HOUSEHOLD INCOME

~36–38 MEDIAN AGE

~2.6 – 2.8 AVERAGE HOUSEHOLD SIZE

WORKFORCE-DRIVEN DEMAND

- Strong concentration of working-age residents
- Proximity to the Health District, Downtown, and Brickell
- Ideal for workforce and attainable housing

INCOME PROFILE SUPPORTS ABSORPTION

- Median household income of approximately \$58K
- Diverse renter base across healthcare, service, and professional sectors

ESTABLISHED URBAN HOUSING BASE

- High-density infill location with strong rental demand
- Consistent occupancy supported by employment proximity

NEIGHBORHOOD CONNECTIVITY

The property is strategically positioned along Calle Ocho — Miami's most culturally active commercial corridor — placing residents and tenants within direct reach of the city's major employment, dining, and lifestyle destinations. Both buildings sit on a unified two-folio assemblage spanning SW 8 ST and SW 7 ST, creating a dual-frontage asset with strong pedestrian visibility.



NEIGHBORHOOD CONNECTIVITY

- Both buildings located across SW 8 ST & SW 7 ST, Miami 33135, forming a unified assemblage with dual street presence
- Steps from acclaimed dining, live music venues, and Calle Ocho's renowned cultural corridor
- Direct connectivity to Brickell, Downtown Miami, Wynwood, and Coral Gables

RESIDENT ACCESS & MOBILITY

- Highly walkable urban location supporting strong pedestrian activity and daily tenant lifestyle
- Direct access to SW 8 ST arterial connecting to I-95, SR-836, and greater Miami-Dade
- Close proximity to Miami-Dade Transit bus routes serving the broader metro area

LOCATION ADVANTAGE

- Irreplaceable Calle Ocho address in one of Miami's most recognizable and evolving urban corridors
- Near-zero new mixed-use supply in Little Havana creates sustained long-term demand
- Cultural destination positioning drives tenant retention and consistent commercial foot traffic

LOCAL DEVELOPMENTS

A SUBJECT PORTFOLIO 701 SW 5 ST



B

MIAMI FREEDOM PARK

Large-scale mixed-use development including Nu Stadium (opened April 2026), retail, and public spaces, already driving significant economic activity and long-term demand.



D

RIVER LANDING

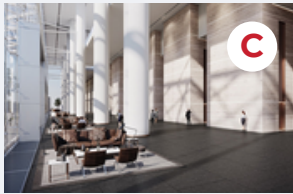
Established mixed-use development demonstrating sustained demand for residential and retail in the urban core.



F

LOANDEPOT PARK DISTRICT

Continued investment and infrastructure improvements surrounding the stadium, enhancing long-term growth.



C

HEALTH DISTRICT EXPANSION

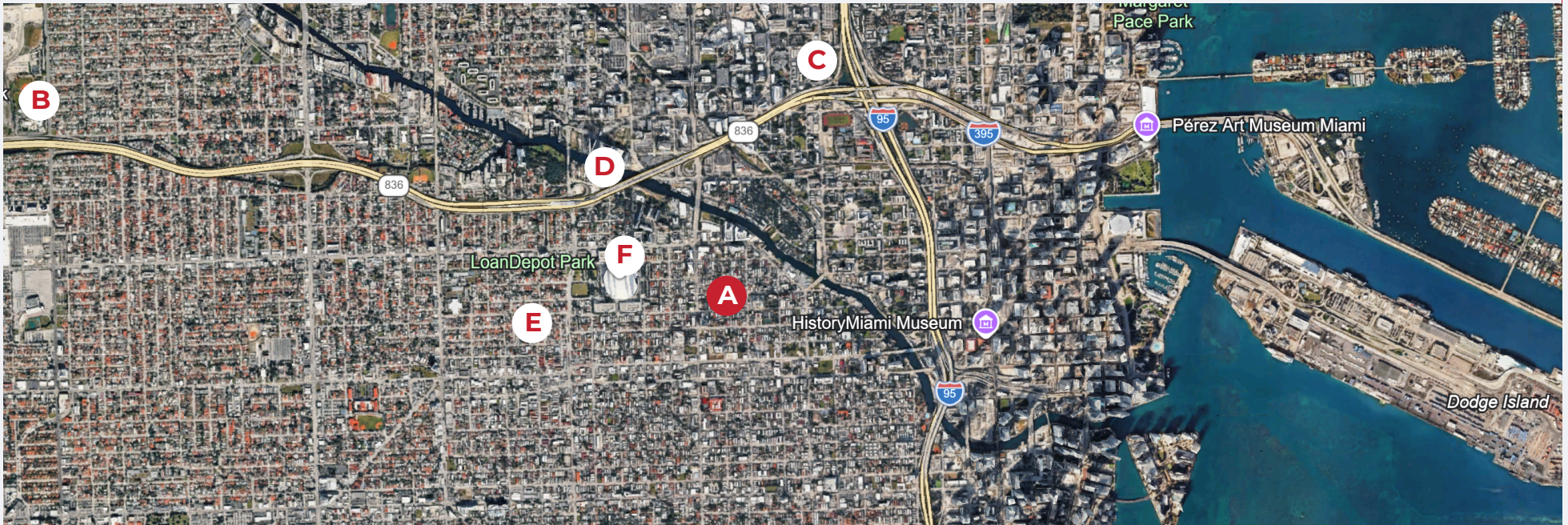
The second-largest medical district in the U.S., supporting a growing workforce and sustained housing demand.



E

LITTLE HAVANA INFILL

Ongoing redevelopment of older housing stock into modern residential and mixed-use assets.





03

FINANCIALS & OFFERING

Profit & Loss Statements

Rent Roll Snapshot

Sales Comparables



MARKET ANALYSIS

Urban Rental Market Trends Little Havana / Civic Center

POPULATION & DEMAND

Current Population

The area is characterized by a dense urban population with **strong workforce demographics**, supporting consistent rental demand.

Demand Drivers

- Proximity to the **Health District, Downtown, and Brickell**
- Strong renter base driven by **workforce housing demand**
- Continued migration toward centrally located, **accessible neighborhoods**

Tenant Profile

- Predominantly **working-age population (20–54)**
- Mix of healthcare, service, and professional sectors
- Strong preference for proximity to employment and transit

RENT TRENDS

Current Rents

As of 2024–2025, residential rents in **Little Havana** and surrounding urban neighborhoods reflect strong demand driven by proximity to employment centers and limited new supply.

The area offers a relative **affordability advantage compared to Brickell and Downtown**, supporting continued absorption and tenant demand.

Historical Increases

Over the past several years, the submarket has experienced **significant rent growth**, driven by migration into Miami’s urban core and displacement from higher-priced neighborhoods. This trend has positioned Little Havana as a key workforce housing submarket.

Projected Growth

Rent growth is expected to stabilize but remain positive, supported by:

- Continued population growth
- Limited attainable housing supply
- Proximity to major employment hubs

This outlook supports long-term occupancy and stable cash flow performance.

Year	Avg Rent	% Change
2021	~\$1,750	—
2022	~\$2,150	+22%
2023	~\$2,300	+7%
2024	~\$2,450	+6%
2025	~\$2,500+	+2–4%

Submarket	Avg Rent (2025)
Little Havana	~\$2,300 – \$2,500
Allapattah	~\$2,200 – \$2,400
Brickell	~\$3,200+

OPERATING EXPENSES	CURRENT	PROFORMA
Gross Income	\$575,444	\$936,000
Vacancy 17%	\$28,772	\$46,800
R.E. Tax	\$90,546	\$144,000
Insurance	\$62,871	\$84,000
Utilities- W&S, + Gas	\$19,929	\$19,929
Waste Collection	\$23,800	\$23,800
Administrative	\$3,640	\$3,640
Maintenance & Repairs	\$34,519	\$34,519
Management	\$23,018	\$37,440
Total Expense	\$287,095	\$394,128
Expense Ratio	49.9%	42.1%
NOI	\$288,349	\$541,872
CAP RATE	3.2%	6.0%

PROFIT & LOSS STATEMENT

701, 711, 721 & 731 SW 5 ST

STATUS	UNITS	MONTHLY INCOME
Occupied Residential	39	~\$50,650
Vacant	1	\$1,450 (upside)
Total	40	~\$50,650

T-12 INCOME & EXPENSE STATEMENT

701-731 SW 5TH STREET | MIAMI, FL 33130 | March 2025 – February 2026

	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	TOTAL
REVENUE													
Gross Potential Rent	\$50,955	\$49,712	\$51,571	\$51,815	\$51,428	\$50,748	\$51,378	\$51,542	\$50,822	\$50,872	\$51,274	\$51,080	\$613,197
Vacancy Loss	-\$1,261	-\$3,308	-\$3,435	-\$3,193	-\$8,142	-\$6,340	-\$4,956	-\$8,721	-\$1,597	-\$2,927	-\$4,852	-\$3,418	-\$52,150
Other Income	\$1,328	\$1,148	\$2,446	\$503	\$1,198	\$658	\$787	\$994	\$1,221	\$1,143	\$1,154	\$1,818	\$14,397
Total Revenue	\$51,021	\$47,552	\$50,582	\$49,125	\$44,484	\$45,066	\$47,208	\$43,816	\$50,446	\$49,088	\$47,576	\$49,480	\$575,444
EXPENSES													
Maintenance	\$1,755	\$638	\$832	\$3,358	\$8,234	\$2,250	\$3,621	\$1,375	\$4,642	\$4,692	\$2,430	\$591	\$34,420
Utilities	\$1,754	\$1,394	\$3,109	\$316	\$1,558	\$1,373	\$1,768	\$1,735	\$2,008	\$1,797	\$1,658	\$1,459	\$19,929
Wages & Salaries	\$6,483	\$6,496	\$5,425	\$1,565	\$6,483	\$6,483	\$6,483	\$6,483	\$6,483	\$4,898	\$6,151	\$6,151	\$69,582
Administration	\$380	\$3	\$422	\$293	\$360	\$177	\$255	\$408	\$333	\$461	\$182	\$366	\$3,640
Realty Taxes	\$7,486	\$7,486	\$7,486	\$7,486	\$7,486	\$7,486	\$7,486	\$7,486	\$7,486	\$6,966	\$8,103	\$8,103	\$90,547
Insurance	\$6,525	\$6,525	\$6,525	\$6,223	\$6,223	\$6,223	\$6,223	\$6,223	\$6,223	-\$3,820	\$4,889	\$4,889	\$62,871
Management & Other	\$8,435	\$8,387	\$10,034	\$9,494	\$9,643	\$3,977	\$9,008	\$8,100	\$7,744	-\$1,474	\$5,944	\$6,921	\$86,211
Total Expenses	\$26,294	\$24,404	\$27,308	\$22,512	\$33,764	\$21,746	\$28,621	\$25,587	\$28,696	\$17,340	\$24,467	\$23,592	\$304,328
Net Operating Income	\$24,728	\$23,148	\$23,274	\$26,613	\$10,720	\$23,320	\$18,588	\$18,229	\$21,750	\$31,749	\$23,109	\$25,888	\$271,116



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