



14-UNIT MULTIFAMILY INVESTMENT OFFERING

1700 SW 3rd Street

Miami, Florida

Price Upon Request

14

Total Units

13 + 1

2/1's + one 1/1

\$294,600

Gross Annual Income

\$220,594

Net Operating Income

Net operating income is stated before water/sewer, management, maintenance, reserves and vacancy. See page 2.

THE OPPORTUNITY

This 14-unit building, made up of thirteen 2 bed / 1 bath apartments and one 1 bedroom apartment, sits in a dynamic and rapidly evolving area of Miami. Positioned in a zone with mixed-use potential — residential, multifamily and commercial — the property offers excellent flexibility for investors and developers alike. Just minutes from the Miami River, Downtown, Brickell, Calle Ocho, the Medical Health District, Miami International Airport, Coral Gables and Coconut Grove, this prime location is at the heart of Miami's most vibrant and connected neighborhoods. A 29,250 SF lot is available to the north of this property, offering a rare assemblage opportunity.

Please do not disturb tenants. Showings with an accepted offer and 48 hours' notice.

INVESTMENT HIGHLIGHTS

- 13 of 14 units currently producing income
- Upside: Apt 6 currently occupied rent free
- Mixed-use zone: residential, multifamily, commercial
- Consistent 2/1 mix with workforce-renter demand
- Adjacent 29,250 SF lot offers assemblage potential
- Central to Brickell, Coral Gables and the Airport

UNIT	TYPE	MONTHLY RENT
Apt 1	2 / 1	\$1,950
Apt 2	2 / 1	\$2,200
Apt 3	2 / 1	\$1,800
Apt 4	2 / 1	\$1,800
Apt 5	1 / 1	\$1,500
Apt 6	2 / 1	<i>Handyman – no rent</i>
Apt 7	2 / 1	\$1,950
Apt 8	2 / 1	\$1,800
Apt 9	2 / 1	\$1,950
Apt 10	2 / 1	\$1,800
Apt 11	2 / 1	\$1,900
Apt 12	2 / 1	\$1,800
Apt 13	2 / 1	\$1,900
Apt 14	2 / 1	\$2,200
TOTAL — 14 UNITS		\$24,550 / MO

OPERATING EXPENSES

Real estate taxes	\$43,726
Trash removal	\$19,200
FPL — common area / hall lights	\$1,980
Insurance	\$9,099
TOTAL ANNUAL EXPENSES	\$74,006

FINANCIAL SNAPSHOT

Gross scheduled monthly income	\$24,550
Gross scheduled annual income	\$294,600
Total operating expenses (annual)	(\$74,006)
Net operating income (annual)	\$220,594
Operating expense ratio	25.1%
Rent-paying units	13 of 14
Pro forma NOI (Apt 6 leased at \$1,900)	\$243,394

Apt 6 is occupied by the building handyman and produces no rent; the pro forma figure assumes it is leased at \$1,900 and is an estimate only. Net operating income is stated before water/sewer, property management, repairs and maintenance, capital reserves and any vacancy or collection loss allowance. Expense figures other than taxes are per the seller and described by the seller as approximate.

LOCATION

- Miami River
- Downtown Miami & Brickell
- Calle Ocho / Little Havana
- Medical Health District
- Miami International Airport
- Coral Gables & Coconut Grove

ADJACENT 29,250 SF LOT AVAILABLE TO THE NORTH

Mixed-use potential — residential, multifamily and commercial. Details on request.



Kenny Raymond, PA

Team Leader | The Raymond International Group

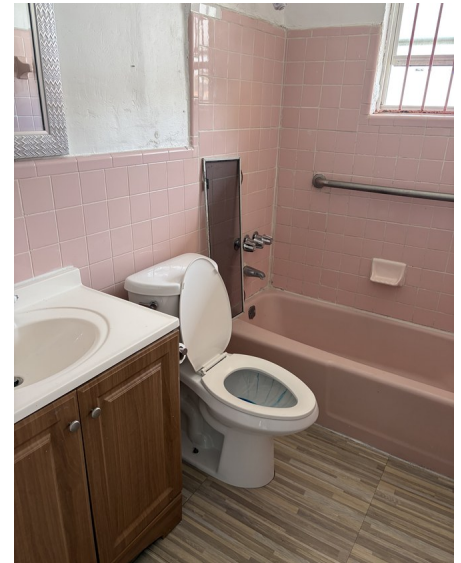
Berkshire Hathaway HomeServices EWM Realty | Miami Beach, Florida

786-443-9649 | raymond.k@ewm.com | FL License #0613345

31+ years and 900+ transactions in South Florida real estate.



Berkshire Hathaway HomeServices EWM Realty. Equal Housing Opportunity. All information is from sources deemed reliable but is not warranted and is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. Rents are as reported by the seller and must be verified against leases and estoppel certificates. Buyer to verify all measurements, zoning and permitted use. Page 2 of 3
This is not an offer to solicit property already listed.



Interior photographs are representative of the unit type and are not necessarily of the unit offered for lease. Please do not disturb tenants.



Kenny Raymond, PA

Team Leader | The Raymond International Group

Berkshire Hathaway HomeServices EWM Realty | Miami Beach, Florida

786-443-9649 | raymond.k@ewm.com | FL License #0613345

Showings by appointment with an accepted offer and 48 hours' notice.