



EXCLUSIVE OFFERING MEMORANDUM

**STABILIZED 24-UNIT
MULTIFAMILY PORTFOLIO**
*LITTLE HAVANA'S PRIME
RENTAL CORRIDOR*

1521 SW 7 ST & 1529 SW 7 ST
MIAMI, FL 33135

MULTIFAMILY | 24 UNITS |
TWO-BUILDING PORTFOLIO



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

Fully Renovated Two-Building Multifamily Portfolio in the Heart of Little Havana. Located on SW 7th Street in Little Havana, this two-building portfolio consists of 24 residential units situated on a 15,000 SF lot, delivering stable in-place income with a renovated, turnkey asset profile and no immediate capital expenditure requirements.

Both buildings underwent a comprehensive gut renovation in 2015, including new plumbing, updated electrical infrastructure, and reinforced floor structures. With a current gross income of \$402,276 and a pro forma gross income of \$590,400, the portfolio presents a compelling value-add story with clear upside through rental rate normalization — units are currently averaging below market rents, offering an investor the opportunity to capture a 6.68% pro forma cap rate.

Little Havana continues to experience strong rental demand driven by its central location and direct connectivity to Miami's major employment hubs, including Downtown Miami, Brickell, the Health District, Coral Gables, and Miami International Airport. The neighborhood's affordability relative to surrounding submarkets, combined with ongoing private investment and revitalization, creates a resilient and growing tenant pool for multifamily investors seeking stable long-term returns.



\$590K

PRO FORMA GROSS INCOME

\$347K

PRO FORMA NOI

\$5,200,000

PORTFOLIO PRICE

24 UNITS

UNITS

INVESTMENT HIGHLIGHTS



UNIT MIX & DESIGN

- - Two-building portfolio totaling 24 residential units on a 15,000 SF lot
- Each building contains 8 one-bedroom/one-bath units and 4 studio units
- Zoned T5-O supporting multifamily residential configurations
- Buildings built in 1924 and fully gut-renovated in 2015

INCOME & OPERATIONS

- - Pro forma gross income projected at \$590,400 annually
- Current in-place gross income of \$402,276 with clear upside to market rents
- Residential demand sustained by a supply-constrained urban submarket
- Efficient expense structure with a 41% pro forma expense ratio

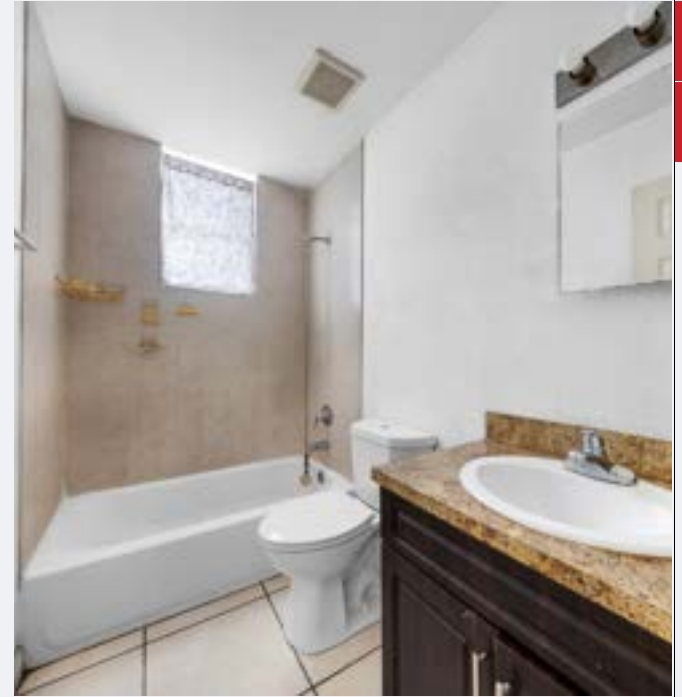
INVESTMENT PROFILE

- Turnkey asset with no immediate capital expenditure requirements
- 6.68% pro forma cap rate, below-market rents offer a natural value-add opportunity through lease renewals
- Rare two-building multifamily portfolio — difficult to replicate in this infill location

ASSET CONDITION & COMPLIANCE

- Comprehensive gut renovation completed in 2015 including plumbing, electrical, and structural upgrades
- Two separate folios offering operational flexibility and independent management
- All permits and compliance status to be confirmed during due diligence

GALLERY



AERIAL VIEW



VALUE-ADD RENTAL UPSIDE

BELOW-MARKET RENT ANALYSIS

The portfolio's current in-place rents average \$1,433/unit against a pro forma market rent of \$2,050/unit — representing \$617/unit of untapped monthly income per unit. With 24 units, this translates to \$188,124 in additional annual gross income achievable through natural lease renewals alone, requiring zero capital expenditure.

CATEGORY	CURRENT	PROFORMA
AVG RENT/UNIT	\$1,433/mo	\$2,050/mo
GROSS INCOME	\$402,276/yr	\$590,400/yr
NOI	\$232,438/yr	\$347,470/yr
CAP RATE	4.47%	6.68%

THE UPSIDE CASE

Rent Growth Runway — Units are currently leased an average of \$617 below pro forma market rents, offering immediate upside through lease renewals without any renovation or capital investment required.

Fully Renovated Asset — Both buildings were gut-renovated in 2015 with new plumbing, electrical, and structural upgrades eliminating near-term capex risk and protecting investor cash flow from day one.

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

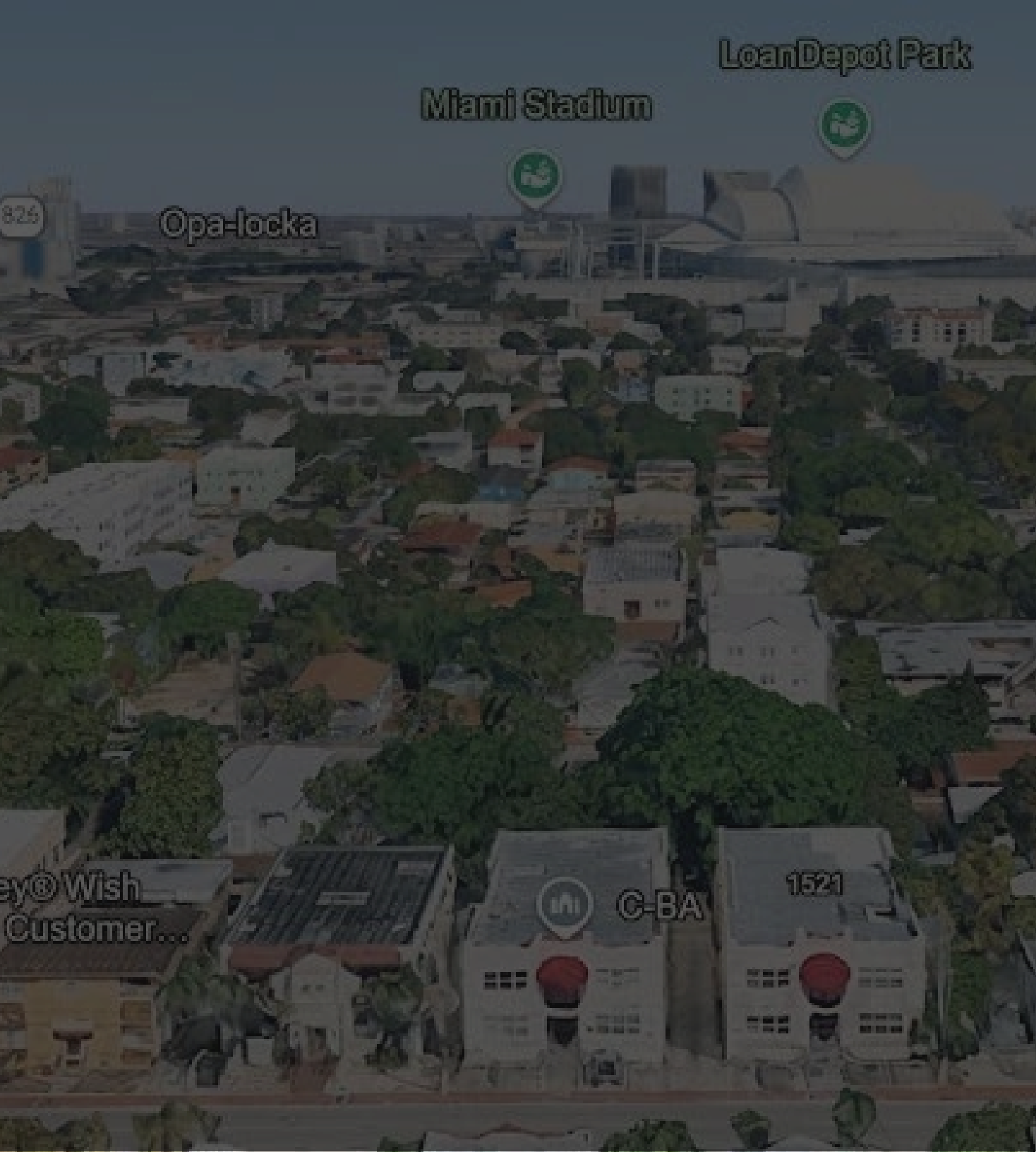
THE OPPORTUNITY

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

ZONING & LIVE LOCAL DEVELOPMENT POTENTIAL

USE & ELIGIBILITY T5-O ZONING + LIVE LOCAL ACT

Development Feature	Opportunity
Zoning	T5-O on SW 7 ST, supporting multifamily residential development with urban center density allowances.
Live Local Act Eligibility	Eligible for Florida Live Local Act (SB102 / SB136) incentives enabling increased residential 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	T5-O zoning permits a range of residential configurations including market-rate and workforce housing, supporting a broad development strategy.
Urban Infill Location	15,000 SF two-building portfolio on SW 7 ST, located within Miami's Little Havana urban core with strong connectivity to Downtown, Brickell, and Coral Gables.
Existing Improvements	Two fully renovated income-producing buildings (built 1924, renovated 2015) generating stable cash flow during any redevelopment planning period.
Development Strategy	Opportunity for workforce housing or market-rate multifamily development leveraging Live Local Act incentives and T5-O density rights.



Loan Depot Park

Miami Stadium

Opa-locka

826

Wish
Customer...

C-BA

1521

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

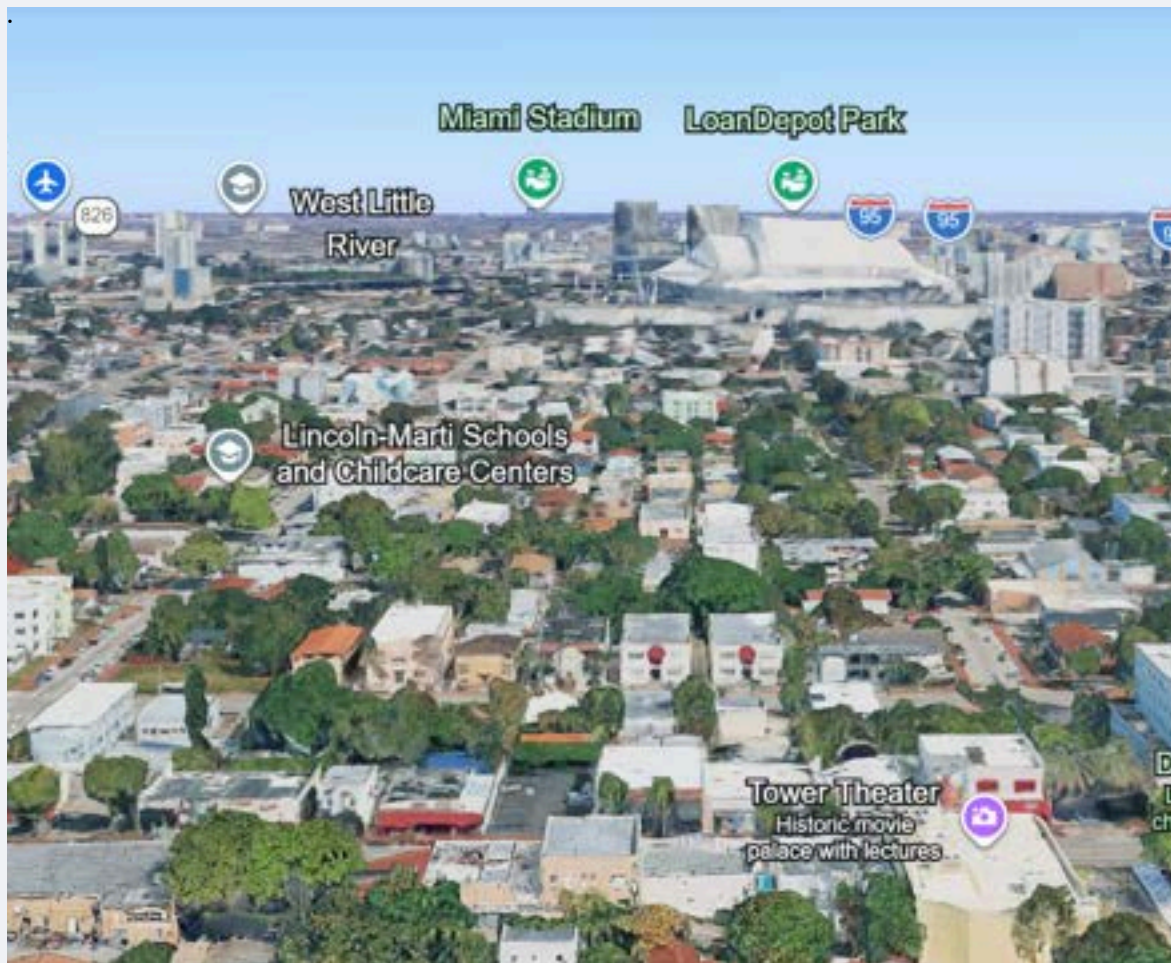
- Median household income of approximately \$58K
- Diverse renter base across healthcare, service, and professional sectors

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 1521 - 1529 SW 7 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+

Sources: Zillow Observed Rent Index (ZORI), Apartments.com, RentCafe, and publicly available market reports. Data reflects market averages and broker estimates; deemed reliable but not guaranteed. Tables reflects market-observed averages and broker-reported ranges

RENT ROLL 1521 - 1529 SW 7 ST

UNITS	CURRENT	PROFORMA
1	\$1,350	\$2,050
2	\$1,450	\$2,050
3	\$1,156	\$2,050
4	\$1,379	\$2,050
5	\$1,519	\$2,050
6	\$1,350	\$2,050
7	\$1,550	\$2,050
8	\$1,446	\$2,050
9	\$1,186	\$2,050
10	\$1,343	\$2,050
11	\$1,422	\$2,050
12	\$1,636	\$2,050
13	\$1,601	\$2,050

RENT ROLL 1521 - 1529 SW 7 ST

OPERATING EXPENSES	CURRENT	PROFORMA
14	\$1,406	\$2,050
15	\$1,252	\$2,050
16	\$1,302	\$2,050
17	\$1,600	\$2,050
18	\$1,482	\$2,050
19	\$1,448	\$2,050
20	\$1,056	\$2,050
21	\$1,243	\$2,050
22	\$1,446	\$2,050
23	\$1,450	\$2,050
24	\$1,450	\$2,050

OPERATING EXPENSES 1521 - 1529 SW 7 ST

OPERATING EXPENSES	CURRENT	PROFORMA
Gross Income	\$402,276	\$590,400
Vacancy 17%	\$20,114	\$29,520
R.E. Tax	\$48,125	\$83,200
Insurance	\$30,914	\$52,000
Utilities- W&S	\$15,149	\$15,149
Waste Collection	\$8,800	\$8,800
Administrative	\$6,191	\$6,191
Maintenance & Repairs	\$24,454	\$24,454
Management	\$16,091	\$23,616
Total Expense	\$169,838	\$242,930
Expense Ratio	42.2%	41.1%
NOI	\$232,438	\$347,470
CAP RATE	4.5%	6.7%



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