



FOR SALE

**8-UNIT VALUE-ADD —
BELOW MARKET RENTS**

LITTLE HAVANA | MIAMI, FL

1035 NW 4 ST

T4-R ZONING

\$1,500,000

ASKING PRICE

8

TOTAL UNITS

1926

YEAR BUILT

\$187,500

PRICE/UNIT



FAUSTO COMMERCIAL PRESENTS

8-unit multifamily one block from the Miami River in one of Miami's most active infill corridors. Situated on 7,500 SF of T4-R zoned land with direct access to Brickell, Downtown, and the Health District, this asset offers a rare entry point where vacancy sits below 3% and effective rents continue to climb. Current rents are below market, creating clear upside through a focused renovation and re-lease program. At \$187,500/unit on T4 land surrounded by institutional-grade demand drivers, the pricing reflects replacement cost discipline at a moment of sustained momentum.

OPERATING EXPENSES SUMMARY	PROFORMA
Total Expenses	\$42,479.85
Net Operating Income	\$47,945.15

INVESTMENT HIGHLIGHTS

- Coin laundry income
- On-site management office
- Corner lot location
- Concrete construction
- Impact windows
- On-site parking

EXCLUSIVELY LISTED BY



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OPERATING EXPENSES

1035 NW 4TH STREET

OPERATING EXPENSES	PRO FORMA
R.E. Taxes	\$19,304.65
Insurance	\$2,606.10
Licenses	\$483.00
Gas	-
Utilities - Water/Sewer	\$5,519.45
Electricity	\$3,477.43
Pest Control	\$4,478.89
Repairs / Maintenance	\$1,008.41
Replacement Costs	\$4,463.61
Waste / Trash Removal	\$1,138.31
Total Operating Expenses	\$42,479.85
Net Income (Annual)	\$47,945.15