



**VALUE-ADD MULTIFAMILY
5-STORY UPSIDE
MIAMI RIVER GROWTH PATH**

LITTLE HAVANA | MIAMI, FL

840 NW 4 ST

CBS | ON-SITE PARKING | T4-R

\$2,600,000

LIST PRICE

9

TOTAL UNITS

15,000 SF

LOT SIZE

8,312 SF

BUILDING SF



FAUSTO COMMERCIAL PRESENTS

Positioned at the nexus of Little Havana's next development wave, this 9-unit CBS asset sits on a 15,000 SF T4-R lot just steps from the Miami River — a land hold few can replicate. The rare unit mix — six 2BR/1BA flats and three 3BR/2BA townhouses — commands consistent demand in a submarket where vacancy runs below 3%. Capital improvements are in place: new roof, modern windows, PVC plumbing, and on-site parking, an increasingly scarce amenity. With 1BR rents averaging \$1,800-\$2,200 and value-add operators posting 5.4% rent growth citywide, the income upside is measurable.

HIGHLIGHTS

- T4-R Zoning, Permits Up to 5 Stories by Right
- Townhouse-Style 3BR Unit Premium Rent Separation
- Less Than 1 Mile to Brickell, River District & Metrorail
- Little Havana Submarket, Sub-3% Vacancy, Rising Rents
- Below Replacement Cost — Infill Miami Land Basis

QUANTITY	BR/BA
6	2BR/1BA
3	3BR/2BA
9 TOTAL UNITS	

EXCLUSIVELY LISTED BY



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OPERATING EXPENSES

840 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
Cleaning / Maintenance	\$4,478.89
Pest Control	\$1,008.41
Repairs / Maintenance	\$4,463.61
Replacement Costs	\$1,138.31
Waste / Trash Removal	\$42,479.85
Total Operating Expenses	\$47,945.15
Net Income (Annual)	\$131,226.04