

EXCLUSIVE OFFERING

2825 SW 3rd Avenue

Miami, FL 33129

"Villas of Brickell Estates"

Subject
Property

6 UNITS

100% OCCUPIED

2,280 SF

BUILDING AREA

6,250 SF

LOT SIZE

\$2,050,000

LISTING PRICE

~\$59,434

EST. PRO FORMA NOI

T6-8-O

ZONING

2825 SW 3RD AVENUE

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T6-8-O	Zoning
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SECTION ONE

OFFERING OVERVIEW

6 Units	100% Occupied
2,280 SF	Building
6,250 SF	Lot Size
T6-8-O	Zoning
~\$59,434	Est. PF NOI

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01 EXECUTIVE SUMMARY

The Porosoff Group at Compass Commercial is pleased to present the exclusive offering of 2825 SW 3rd Avenue, Miami, FL 33129 — known as "Villas of Brickell Estates" — a rare opportunity to acquire a fully stabilized 6-unit multifamily property in one of Miami's most coveted neighborhoods, directly on Coral Way (SW 3rd Avenue) at the intersection of Brickell, Coconut Grove, and Coral Gables. The property is offered at a listing price of \$2,050,000.

The property consists of a 2,280 SF building situated on a 6,250 SF lot in the Brickell Estates subdivision. Originally built in 1951 with improvements added in 1990, the property features six studio/1-bath units, all currently occupied with strong rental demand driven by the prime location. The municipal zoning is T6-8-O and the PA zone is 6100 (Commercial-Neighborhood), offering potential for future redevelopment under Miami 21 code.

The property is 100% occupied by six tenants generating \$9,725 per month in gross rental income. The unit mix consists entirely of studio/1-bath apartments averaging \$1,621/month, which remains competitive for the Brickell/Coral Way corridor. Recent lease-ups in mid-2025 at \$1,625-\$1,700/month confirm strong market demand and upward rent trajectory.

Per the actual operating P&L (January through October 2025), total income was \$90,464 against total operating expenses of \$28,919 (excluding debt service). Key expense categories include repairs and maintenance (\$9,211 annualized), utilities (\$3,198 annualized), and waste management (\$2,040 annualized). Real estate taxes (\$28,207) and property insurance (~\$10,500 est.) are paid directly by the owner outside the management P&L. Underwriting assumes 4% management fees and \$960 in normalized annual leasing costs, yielding a current NOI of approximately \$53,714 based on the in-place rent roll.

At the listing price of \$2,050,000, a buyer's post-sale property tax will reset to approximately \$30,750 (75% of 2% of the purchase price). With pro forma rents of \$1,800/month per unit, the stabilized pro forma NOI is approximately \$59,434. The location benefits from its exceptional position on Coral Way with immediate access to US-1, Metrorail, and the dense employment, dining, and entertainment offerings of the Brickell financial district.

The 2025 market value per the Miami-Dade Property Appraiser is \$1,727,326 with a land value of \$1,593,750, reflecting the extraordinary underlying land value. The T6-8-O zoning designation supports future redevelopment optionality, making this a compelling opportunity for an investor seeking a stabilized, income-producing multifamily asset in a prime Miami location with significant long-term upside.

01 PROPERTY OVERVIEW

\$2,050,000

LISTING PRICE

\$59,434

PRO FORMA NOI

2,280 SF

TOTAL BUILDING AREA

6 Studios

UNIT COUNT

6,250 SF

TOTAL LOT AREA

PROPERTY SUMMARY

Property Type	Multifamily
Property Name	Villas of Brickell Estates
Listing Price	\$2,050,000
Gross Building Area	2,280 SF
Site Area	6,250 SF
Units	6 Studios
Year Built	1951 / 1990
Folio	01-4138-009-1160
Zoning	T6-8-O
PA Zone	6100 (Commercial-Neighborhood)
PA Market Value (2025)	\$1,727,326
PA Assessed Value	\$1,202,551
PA Land Value (2025)	\$1,593,750
PA Land Value / SF	\$255/SF

FINANCIAL SNAPSHOT

Gross Scheduled Rent	\$116,700
Vacancy & Credit Loss (3%)	(\$3,501)
Effective Gross Income	\$113,199
Total Operating Expenses	(\$59,485)
Current Net Operating Income	\$53,714
Pro Forma Gross Rent (\$1,800/mo)	\$129,600
PF Vacancy (3%)	(\$3,888)
PF Effective Gross Income	\$125,712
PF Total Operating Expenses	(\$66,278)
Pro Forma NOI	\$59,434
Avg Current Rent / Unit	\$1,621/mo
Occupancy	100%
Management Fee Rate	4%
Operating Expense Ratio	52.5%

01 INVESTMENT HIGHLIGHTS

1 100% Occupied Stabilized Asset

Six studio/1-bath units fully leased with average rents of \$1,621/month. Recent 2025 lease-ups at \$1,650-\$1,700 confirm strong demand and upward rent trajectory in the Brickell/Coral Way corridor. All units generate consistent monthly cash flow with minimal vacancy risk.

2 Prime Brickell Estates Location

Situated directly on Coral Way (SW 3rd Avenue), one of Miami's primary east-west corridors, at the convergence of Brickell, Coconut Grove, and Coral Gables — three of South Florida's most desirable neighborhoods. Minutes to Downtown Miami's financial core and employment centers.

3 Exceptional Land Value

The 6,250 SF lot carries a PA land value of \$1,593,750 (\$255/SF) per the Miami-Dade Property Appraiser, reflecting the premium location within a T6-8-O zoning district. The underlying land value provides a strong floor for any investment.

4 Favorable T6-8-O Zoning

The T6-8-O (Urban Core - Open) zoning designation is one of Miami's most desirable, supporting a wide range of uses and providing long-term optionality for ownership. The zoning enhances the property's position within a rapidly growing corridor.

5 Strong Value-Add Upside

Current NOI of \$53,714 with in-place rents averaging \$1,621/mo. Pro forma rents of \$1,800/mo with post-sale tax reset yield a stabilized NOI of \$59,434. Annual rent upside of +\$12,900.

6 Proven Rental Demand

The Brickell/Coral Way submarket continues to experience strong rental demand driven by employment growth, population density, and walkability. Four of six units were re-leased in 2025 at higher rents, demonstrating the property's ability to attract tenants quickly and push rents upward over time.

LISTING PRICE: \$2,050,000 | CURRENT NOI: \$53,714 | PF NOI: \$59,434 (POST-SALE) | 4% MGMT | \$1,621/MO AVG RENT | 100% OCCUPIED | 6,250 SF LOT

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SECTION TWO

FINANCIAL ANALYSIS

6 Units	100% Occupied
\$53,714	Current NOI
\$59,434	PF NOI
\$2,050,000	Listing Price
\$341,667	Price / Unit

Subject
Property

FINANCIAL OVERVIEW

RENT ROLL

\$53,714

CURRENT NOI

\$1,621/mo

CURRENT AVG RENT

100%

OCCUPANCY

\$59,434

PF NOI (POST-SALE)

\$1,800/mo

PRO FORMA RENT

2,280 SF

BUILDING AREA

UNIT	BD/BA	TENANT	CURRENT	PRO FORMA	ANNUAL	PF ANNUAL	DEPOSIT	LEASE START
Unit 1	Studio/1	Vishan Lingam	\$1,700	\$1,800	\$20,400	\$21,600	\$1,700	Jul 2025
Unit 2	Studio/1	Naohiro Higuchi	\$1,450	\$1,800	\$17,400	\$21,600	\$1,450	Feb 2014
Unit 3	Studio/1	Maria Teran	\$1,650	\$1,800	\$19,800	\$21,600	\$1,650	Jun 2025
Unit 4	Studio/1	HanAngela N. Phan	\$1,625	\$1,800	\$19,500	\$21,600	\$1,625	May 2025
Unit 5	Studio/1	Dyossana Fernandez	\$1,650	\$1,800	\$19,800	\$21,600	\$1,650	Jun 2025
Unit 6	Studio/1	Yolanda Arias	\$1,650	\$1,800	\$19,800	\$21,600	\$1,650	Jul 2025
TOTALS	6 Units		\$9,725	\$10,800	\$116,700	\$129,600	\$9,725	

\$116,700

CURRENT ANNUAL RENT

\$129,600

PF ANNUAL RENT

+\$12,900

ANNUAL UPSIDE

\$1,621/mo

CURRENT AVG RENT

11 yrs

LONGEST TENANCY

Rent roll as of December 2025. Pro forma rents at \$1,800/unit/month. Listing price: \$2,050,000.

FINANCIAL OVERVIEW

OPERATING STATEMENT & NOI ANALYSIS

CURRENT OPERATIONS

\$53,714

NOI · \$1,621/MO AVG · 52.5% EXP. RATIO



PRO FORMA @ \$1,800/MO

\$59,434

NOI · POST-SALE TAXES · 52.7% EXP. RATIO

	CURRENT	PRO FORMA
INCOME		
Gross Scheduled Rent	\$116,700	\$129,600
Vacancy Loss (3%)	(\$3,501)	(\$3,888)
EFFECTIVE GROSS INCOME	\$113,199	\$125,712
OPERATING EXPENSES		
Real Estate Taxes*	\$28,207	\$34,500
Insurance (est.)*	\$10,500	\$10,500
Management Fees (4%)	\$4,528	\$5,028
Repairs & Maintenance	\$9,211	\$9,211
Leasing & Commission	\$960	\$960
Utilities (Elec + Water/Sewer)	\$3,198	\$3,198
Waste Management	\$2,040	\$2,040
License & Permits	\$457	\$457
Other Admin (Bank/Office/PR/Sec)	\$384	\$384
TOTAL OPERATING EXPENSES	(\$59,485)	(\$66,278)
NET OPERATING INCOME (NOI)	\$53,714	\$59,434

52.5%

CURRENT EXP. RATIO

52.7%

POST-SALE EXP. RATIO

\$8,952/UNIT

CURRENT NOI/UNIT

\$9,906/UNIT

PF NOI/UNIT

\$341,667

PRICE / UNIT

\$899/SF

PRICE / SF

Source: Urbanea Management Group P&L (Jan-Oct 2025), annualized. *RE taxes from tax records; insurance estimated (not in mgmt P&L).

Pro forma: \$1,800/mo rents, post-sale RE tax reassessment at 75% of 2% of \$2,050,000 purchase price (\$30,750). Management at 4% of EGI. Leasing normalized to \$960/yr.



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SECTION THREE

PROPERTY PHOTOGRAPHY

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PHOTOGRAPHY

BUILDING EXTERIORS



FRONT FACADE — ENTRY GATE



AERIAL VIEW — 2825 SW 3RD AVE



REAR ELEVATION — UNIT AWNINGS



UNIT ENTRANCES — REAR VIEW



FRONT FACADE — 2825 SW 3RD AVENUE



AERIAL VIEW — VILLAS OF BRICKELL ESTATES



REAR ELEVATION — UNIT AWNINGS



UNIT ENTRANCES — REAR VIEW

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03 AREA OVERVIEW

2825 SW 3rd Avenue enjoys an exceptional position at the nexus of three of South Florida's most desirable neighborhoods: Brickell, Coconut Grove, and Coral Gables.

The property sits directly on Coral Way (SW 3rd Avenue), one of Miami's primary east-west arterials, providing seamless connectivity to Downtown Miami's financial core, the upscale retail and dining of Coconut Grove, and the established residential corridors of Coral Gables.

The Brickell Estates subdivision represents a pocket of quiet, tree-lined residential streets situated just south of the Coral Way commercial corridor. The neighborhood benefits from the explosive growth and investment that has transformed Brickell into one of the country's fastest-growing urban cores.

Transportation access is outstanding, with US-1 and Metrorail within immediate reach, connecting residents to major employment centers throughout Miami-Dade County.

The 2025 market value assessment of \$1,727,326 from the Miami-Dade Property Appraiser — with land alone valued at \$1,593,750 (\$255/SF) — underscores the extraordinary underlying value of this location.

The Coral Way corridor continues to attract significant new development, with multiple residential and mixed-use projects underway within a one-mile radius.

KEY LOCATION METRICS

Walk Score:	82 (Very Walkable)
Transit Score:	68 (Excellent Transit)
Nearest Metrorail:	Vizcaya Station — 0.8 mi
Downtown Brickell:	1.2 miles north
Coconut Grove Center:	0.7 miles south
Miami Int'l Airport:	5.2 miles west

NEIGHBORHOOD CONTEXT



SOUTH MIAMI

CORAL GABLES

US-1

CORAL WAY

SW 3 AVE/CORAL WAY

2825 SW 3RD AVE



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