



**943 SW 9TH AVE
MIAMI, FL 33130**

TURNKEY TRIPLEX WITH STRONG LONG-TERM UPSIDE

Renovated and well-maintained triplex with immediate upside. All units are occupied month-to-month, allowing an investor to bring rents to market from day one with minimal friction. The unit mix includes one 2BD/2BA, one 1BD/1BA, and one studio, plus on-site laundry and additional rentable storage for supplemental income. Located on the edge of The Roads, the property offers a quiet, residential setting with exceptional proximity to major employment hubs—approximately 5 minutes to Brickell, 8–10 minutes to Downtown Miami, 5 minutes to Little Havana, and 10 minutes to Coral Gables. A clean, easy-to-operate multifamily asset in a high-demand location with strong long-term upside.

PRICE: \$875,000

Building Size: 2,000 SF

Lot Size: 4,850 SF

Zoning: T3-O

Proforma

Units	Monthly	Annual
2BR / 2BA Rent	\$2,375.00	\$28,500.00
1BR / 1BA Rent	\$1,850.00	\$22,200.00
Studio Rent	\$1,550.00	\$18,600.00
Other Income (Laundry/Storage)	\$150.00	\$1,800.00
Total Gross Income		\$71,100.00
Water / Insurance / RE Taxes		\$14,332.00
Repairs & Maintenance		\$2,000.00
Management (6%)		\$4,266.00
Reserves / Misc		\$1,500.00
Total Operating Expenses		\$22,100.00
Net Operating Income (NOI)		\$49,000.00
Asking		\$875,000.00
Cap		5.60%

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