

**Exclusive offering**

**Price \$3,775,000**



**Florida Home Sales and Investments, Inc.** is proud to present the **18 unit apartment building** on 440 SW 5<sup>th</sup> Avenue in Little Havana.

The property is an attractive mix of **10 one bedroom units** and **8 two bedroom units** in a great location, just off I-95 and very close to both Downtown and Brickell. All the units are rented and have experienced very little turnover. Most of the units are rented below the market value, so there is room for an increase in rent.

**Number of units: 18**

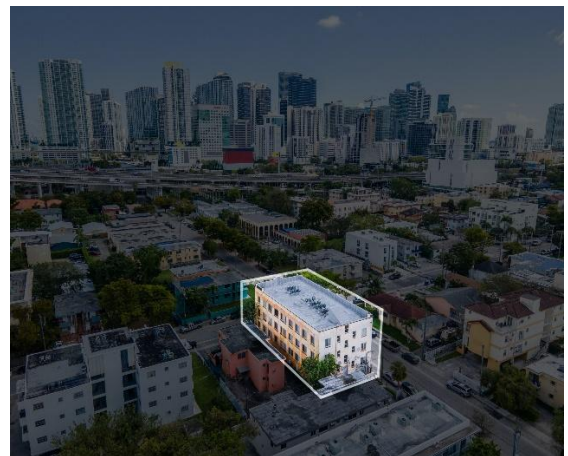
**Stories 3**

**Lot Size 12,825.00 sq.ft.**



### **Highlights:**

- Renovated in 2010
- Roof redone in 2006 and 2020
- Impact windows
- Central AC
- Proximity to downtown and Brickell
- Zone T4-R
- All trusses have been reinforced resulting in a structurally sound and stable building



## Rent roll 440 SW 5<sup>th</sup> Avenue

Unit	Bed/Bath	Rent per Month	Year rent	Proforma month Rent	Proforma Yearly Rent
Unit 101	2/1	\$ 1,650	\$ 19,800	\$ 1,750	\$ 21,000
Unit 102	2/1	\$ 1,800	\$ 21,600	\$ 1,900	\$ 22,800
Unit 103	1/1	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000
Unit 104	1/1	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000
Unit 105	2/1	\$ 1,750	\$ 21,000	\$ 1,900	\$ 22,800
Unit 106	1/1	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000
Unit 201	1/1	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000
Unit 202	2/1	\$ 1,800	\$ 21,600	\$ 1,900	\$ 22,800
Unit 203	1/1	\$ 1,450	\$ 17,400	\$ 1,500	\$ 18,000
Unit 204	1/1	\$ 1,450	\$ 17,400	\$ 1,500	\$ 18,000
Unit 205	2/1	\$ 1,800	\$ 21,600	\$ 1,900	\$ 22,800
Unit 206	1/1	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000
Unit 301	1/1	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000
Unit 302	2/1	\$ 1,800	\$ 21,600	\$ 1,900	\$ 22,800
Unit 303	1/1	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000
Unit 304	2/1	\$ 1,800	\$ 21,600	\$ 1,900	\$ 22,800
Unit 305	2/1	\$ 1,800	\$ 21,600	\$ 1,900	\$ 22,800
Unit 306	1/1	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000
Other income			\$ 3,400		\$ 3,400
<b>Total</b>			<b>\$ 343,000</b>		<b>\$ 364,000</b>
<b>Expenses</b>					
Taxes			\$ 51,900		\$ 67,500
Utilities			\$ 16,000		\$ 16,000
Insurance			\$ 13,257		\$13,257
Management			\$ 9,600		\$9,600
Misc. exp.			\$ 5,000		\$ 5,000
<b>Total</b>			<b>\$ 95,757</b>		<b>\$ 111,357</b>
<b>Net Operating Income</b>			<b>\$ 247,243</b>		<b>\$ 252,643</b>