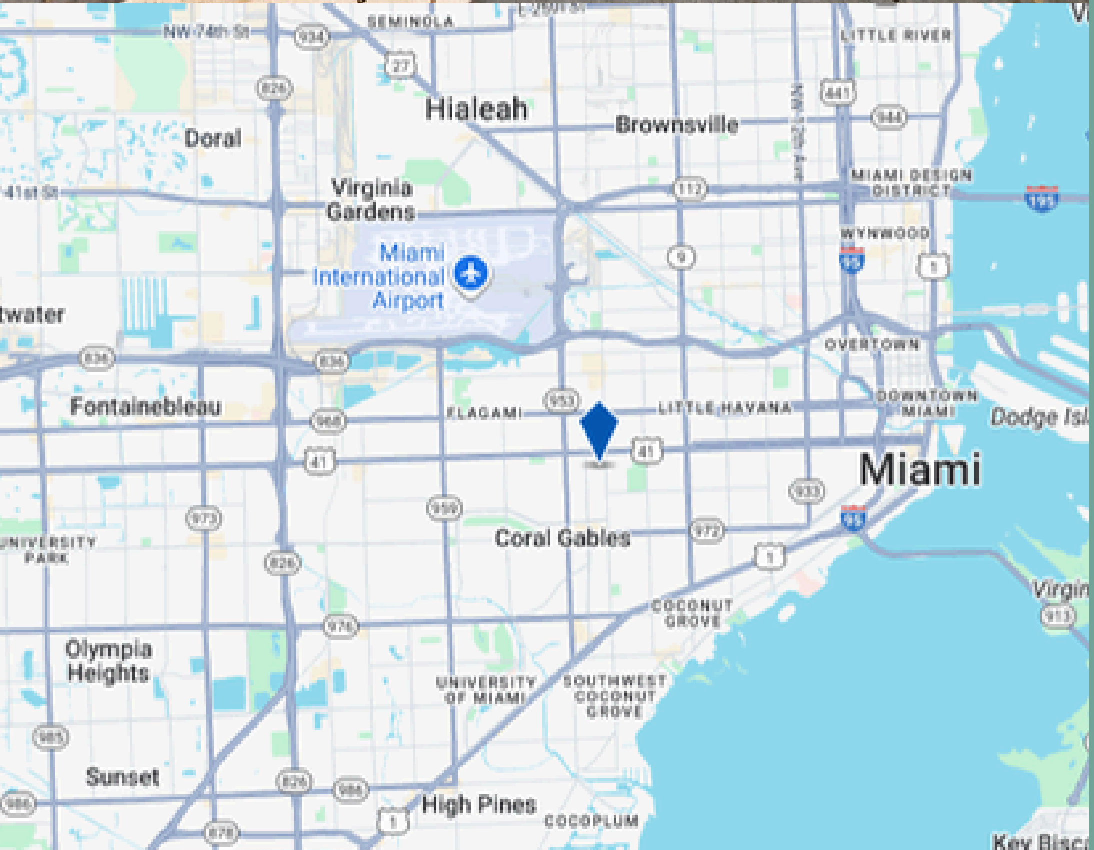

UNITED
Realty Group
CASA CORAL
SHORT-TERM RENTAL WITH LICENSE

36 PHOENETIA AVE CORAL GABLES, FL 33134

WELCOME TO
36 Phoenetia Ave Coral Gables, FL 33134

PROPERTY OVERVIEW

Welcome to Casa Coral, your exclusive key to the Coral Gables market. As the only STR with a legal Bed & Breakfast permit, this investment is proven. This Spanish-style villa has been successfully operating for 4+ years, generating strong revenue with a loyal customer base. The 6-unit, turnkey property offers a perfect blend of historic charm and modern convenience, situated in a walkable area just moments from premier dining and shopping on Miracle Mile. Explore the potential of the expansive outdoor space and inquire about attractive seller financing options. This is more than a property —it's a rare business opportunity.



PROPERTY DETAILS

-Price: $2,500,000

-Price Per Unit: $441,667

-Sale Type: Investment

-Cap Rate: 6.3%

-No. Units: 6

-Property Type: Multifamily

-Property Subtype: Apartment

-Apartment Style: Low-Rise

-Building Class: B

-Lot Size: 0.18 AC

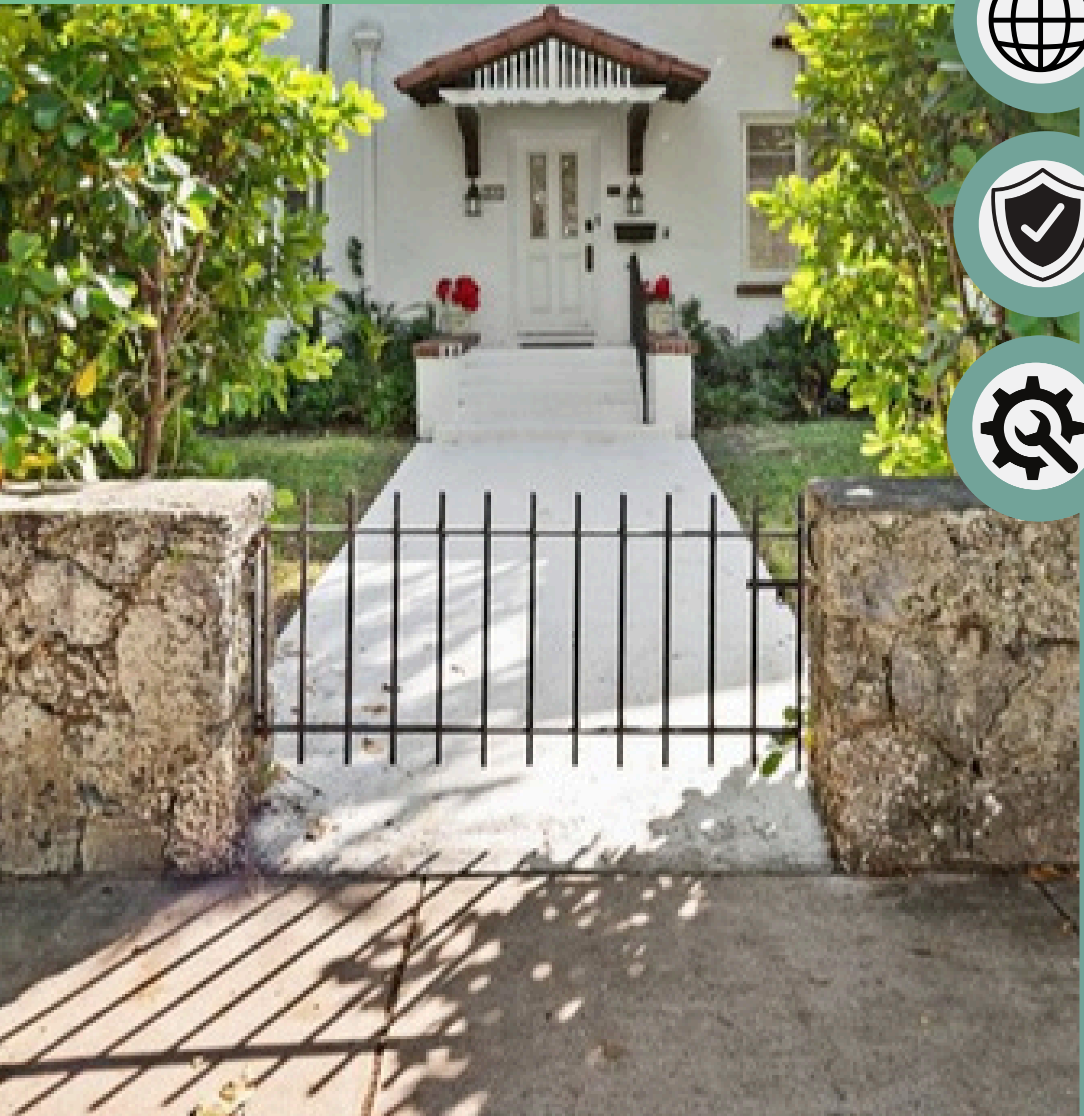
-Building Size: 3,824 SF

-Average Occupancy: 85%

-No. Stories: 2

-Year Built: 1926

BREAKDOWN OPERATING/ MAINTENANCE EXPENSES



	Annual Cost	Monthly Average
Electic	$4,723.11	$393.59
Water	$3,487.17	$290.60
Internet	$2,398.53	$199.88
Insurance	$9.148.18	$762.35
Property Maintenance	$21,959.00	$1,829.92

TOTAL ESTIMATED EXPENSES

Annual Cost	Monthly Average
$41,765.99	$3,476.34

INTERIOR PHOTOS

INTERIOR PHOTOS

BUSINESSES NEAR THE PROPERTY

CASA CORAL APARTMENTS 2024

	JAN	FEB	MAR	APR	MAY
TOTAL INCOME	$27,894.17	$22,984.63	$21,936.97	$22,573.48	$16,493.44
TOTAL OPERATING EXPENSES	$9,063.1	8,289.25	$7,344.03	$11,820.36	$8,050.16
NET OPERATING INCOME (NOI)	$18,831.07	$14,695,38	$14.592.94	$10,752.92	$8.443.28

	JUN	JUL	AUG	SEP	OCT
TOTAL INCOME	$15,882,12	$8,394.66	$11,456.35	$15,610.42	$12,579.63
TOTAL OPERATING EXPENSES	$5,610.93	$5,427.04	$4.097,97	$4,509.03	$5,439.53
NET OPERATING INCOME (NOI)	$10,271.79	$2,967.62	$7,358.98	$11,101.39	$7,140.10

CASA CORAL APARTMENTS 2024

	NOV	DEC
TOTAL INCOME	$14,946.11	$22,106.29
TOTAL OPERATING EXPENSES	$6,826.58	$8,122.35
NET OPERATING INCOME (NOI)	$8,119.53	$13,983.94

	TOTAL 2024
TOTAL INCOME	$212,858.87
TOTAL OPERATING EXPENSES	$84,600.53
NET OPERATING INCOME (NOI)	$128,258.94

CASA CORAL APARTMENTS 2025

	JAN	FEB	MAR	APR	MAY
TOTAL INCOME	$22,779.09	$21,567.12	$23,626.19	$19,494.83	$15,060.59
TOTAL OPERATING EXPENSES	$8,560.07	$6,774.35	$8,958.23	$8,178.67	$4,683.48
NET OPERATING INCOME (NOI)	$14,219.02	$14,792.77	$14,667.90	$11,316.16	$10,337.12

	JUN	JUL	AUG	SEP	OCT
TOTAL INCOME	$16,397.75	$19,487.40	$16,546.64	$10,775.57	$20,665.05
TOTAL OPERATING EXPENSES	$5,920.25	$5,793.53	$4,577.49	$4,218.29	$$7,408.88
NET OPERATING INCOME (NOI)	$10,477.50	$13.693.87	$11,969.15	$6,557.28	$13,256.17

CASA CORAL APARTMENTS 2025

	NOV	DEC
TOTAL INCOME	13,865.54	$23,074.61
TOTAL OPERATING EXPENSES	$6,160.44	$8,381.01
NET OPERATING INCOME (NOI)	$7,705.10	$14,693.60

TOTAL INCOME	$223,340.38
TOTAL OPERATING EXPENSES	$79,614.68
NET OPERATING INCOME (NOI)	$143,725.70

CASA CORAL APARTMENTS 2025

TOTAL INCOME	$223,340.38
TOTAL OPERATING EXPENSES	$79,614.68
NET OPERATING INCOME (NOI)	$143,725.70

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