

FOR SALE

STABILIZED MULTIFAMILY

Fully Remodeled!

16 UNITS | ALL 2 BED / 1 BATH



FULLY OCCUPIED!



FOUR STRUCTURES



PARKING ASSIGNED
PER UNIT



TOTAL LOT SIZE:
15,299 SQ.FT + 15,274 SQ.FT



YEAR BUILT 1955



FULLY REMODELED

7.51%

CAP RATE

AT \$4,995,000 SALE PRICE

IDEAL FOR INVESTORS



1031
EXCHANGE

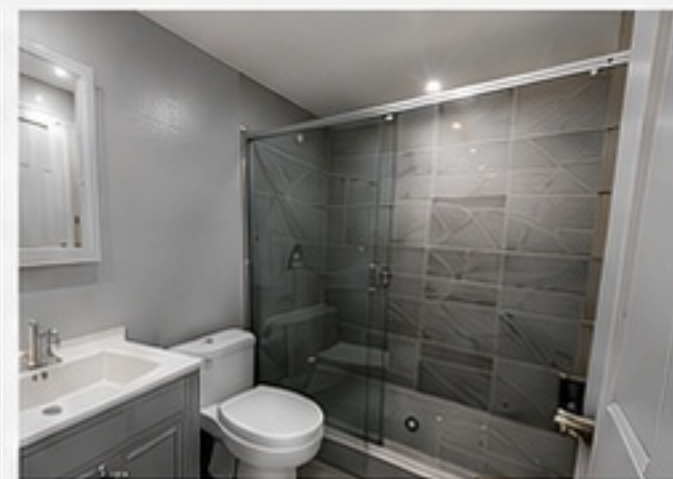
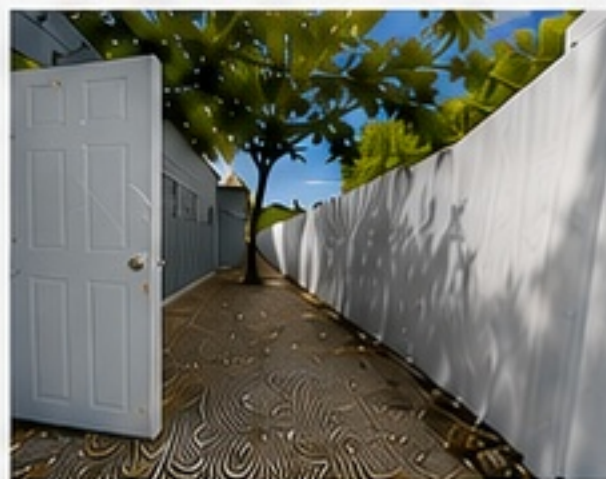
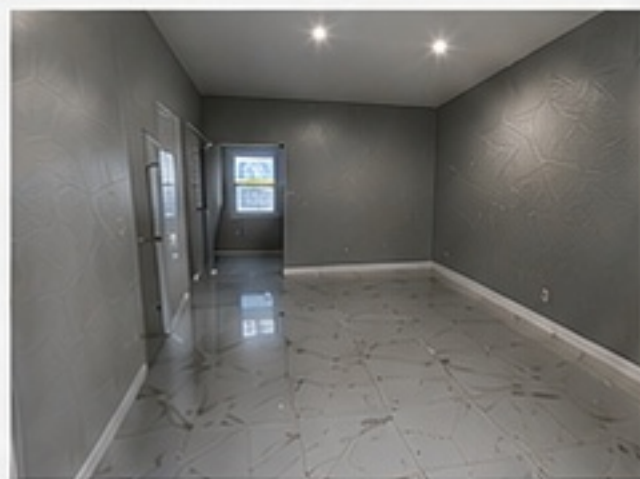


E2 VISA
ELIGIBLE

SALE PRICE
\$4,995,000



ALLAPATAH
MIAMI, FL 33142



FINANCIAL OVERVIEW

MONTHLY GROSS RENT \$38,480

ANNUAL GROSS INCOME \$461,760

NET OPERATING INCOME (NOI) \$375,235.56

* Buyer to verify all financial information.

PROPERTY HIGHLIGHTS

- ★ Stabilized multifamily asset
- ★ All units 2 Bed / 1 Bath
- ★ Fully occupied
- ★ Four structures
- ★ Parking assigned per unit
- ★ Prime Allapattah location
- ★ Strong cash flow from day one
- ★ Tenants pay directly via Zelle



IDEAL FOR INVESTORS

1031 EXCHANGE



E2 VISA ELIGIBLE

Defer capital gains tax and reinvest
in a high-performing multifamily asset.

LIFESTYLE
— INTERNATIONAL REALTY —



DM FOR MORE INFO OR
TO SCHEDULE A SHOWING