

WEST HIALEAH REAL ESTATE PORTFOLIO

Incredible turnkey opportunity for Cash Investors of four strategic condo units sold together for immediate, stabilized cash flow in a high-demand submarket.

OFFERED AS A PACKAGE FOR \$1M



Nancy Sanabria
Team



5706 West 26th Avenue, Unit 5706

2 BD 1 BA 696 SF \$225,000
MLS: A12018601



1900 West 54th Street, Unit 220

2 BD 2 BA 1006 SF \$260,000
MLS: A12018600



1950 West 54th Street, Unit 406

2 BD 2 BA 1080 SF \$260,000
MLS: A12018559

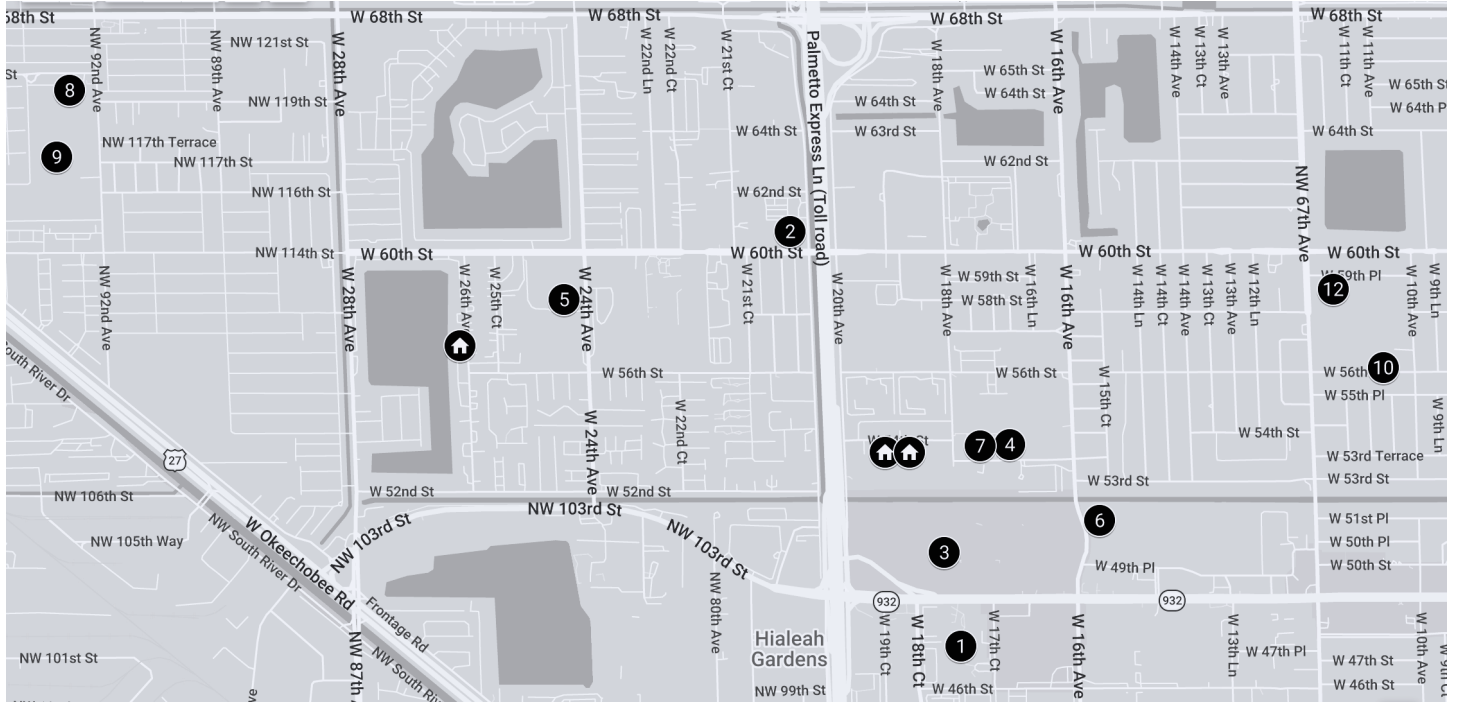


1950 West 54th Street, Unit 412

2 BD 2 BA 1080 SF \$260,000
MLS: A12018558

POINTS OF INTEREST

4-UNIT RESIDENTIAL PACKAGE



- | | |
|-------------------------------|-------------------------------------|
| 1. Miami Dade College | 7. Wilde Community Center |
| 2. Mount Sinai Medical Center | 8. W Hialeah Gardens Elementary |
| 3. Westland Mall | 9. Hialeah Gardens Middle School |
| 4. Sedano's Supermarket | 10. Palm Springs Middle School |
| 5. Publix West of Expressway | 11. Hialeah-Miami Lakes High School |
| 6. Publix East of Expressway | 12. John G. Dupuis Elementary |

PRO-FORMA

4-UNIT RESIDENTIAL PACKAGE

EXECUTIVE INVESTMENT SUMMARY

An exceptional turn-key acquisition featuring strong workforce tenant positioning and high physical asset concentration. This portfolio delivers strong immediate cash flow with updated and clean operational structures, localized management efficiencies, and minimized near-term capital expenditure exposure.

UNIT INVENTORY & PROFILE

UNIT #	BUILDING	RENT/MO	HOA/MO	TAXES/YR	STATUS
5706	Lago Azul	\$2,000	\$300	\$2,717	Leased Through '27
412	Westland Eden I	\$2,300	\$474	\$3,396	Leased Through '27
220	Westland Eden II	\$2,500	\$335	\$3,286	Leased Through '27
406	Westland Eden I	\$2,300	\$474	3,396	Leased Through '27
TOTALS		\$9,100	\$1,583	12,795	

PRO-FORMA INCOME STATEMENTS

LINE ITEM	ANNUAL TOTAL	PERCENT OF GSI
Gross Scheduled Income	\$109,200	100.00%
HOA Fees (Actual)	\$18,996	-17.39%
Property Taxes (Actual)	\$12,795	-11.72%
NOI	77,409	70.89%

\$1M INVESTMENT PRODUCING \$77,409 NOI
Exceptional Operational Performance Grid — 70.89% Net-to-Gross Conversion Efficiency

ADDITIONAL INFORMATION

Master Policies:
Main structural and exterior building insurance coverages are fully handled by condo associations, yielding minimal out-of-pocket insurance drag for the owner.

Turn-Key Turnaround:
Renovated units with core mechanical upgrades (including new 2025 & 2026 Rheem tankless systems) safeguard against upfront capital calls.

Associations:
3 well-funded, managed Associations with robust reserves and low maintenance fees. No pending special assessments. Unit #5706 carries a balance of \$2,568 special assess \$642/mo until Sept 2026.

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