

Offering Memorandum

16 units multifamily - Zoning T-5 Open

1553 SW 7TH ST
Miami, FL 33135
(Little Havana)

8,500 Sq Ft LOT



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AREA OVERVIEW – LITTLE HAVANA

Fully renovated in 2023 gem in the heart of the vibrant Little Havana neighborhood; This incredible property offers a unique blend of modern interiors and a nostalgic retro façade, capturing the essence of this iconic area.

Situated on an expansive 8,500 sq ft lot with T-5 Open zoning, this property is a rare find. Featuring four spacious 2-bedroom/1-bathroom units and twelve 1-bedroom/1-bathroom units, offering a total of 20 bedrooms and 16 bathrooms. The zoning permits short-term rentals, providing great income potential.

Convenience with just a block away from the buzzing entertainment district on Calle 8 and a short 8-minute drive to I-95, Brickell, Downtown, Coral Gables, and Miami International Airport. The location is unbeatable.

AREA OVERVIEW – LITTLE HAVANA

One of the most popular business is a bar and live music venue called Ball and Chain. The storied bar has become a main attraction. It originally opened in 1935 and once hosted the likes of Billie Holiday, Count Basie and Chet Baker. The property went through different owners during the following decades until the mid 1990s when the building stood empty. Fuller and his partners acquired the space and reopened it in 2014, after extensive renovations.

Adjacent to the Ball and Chain is an ice cream shop called Azucar, which always seems to have a queue going through the door. Cuban-American owner Suzanne Battle was a banker for 20 years until the Great Recession. Growing up, she and her family would have ice cream every night, so opening an ice cream shop seemed like a no brainer. The world famous Julio Cabrera and long time friend, Chef Michelle Bernstein, team up to bring Cafe La Trova to the heart of Little Havana, where the main goal is to provide one of the most fun, delicious and memorable evenings out in Miami.

PROPERTY LOCATION

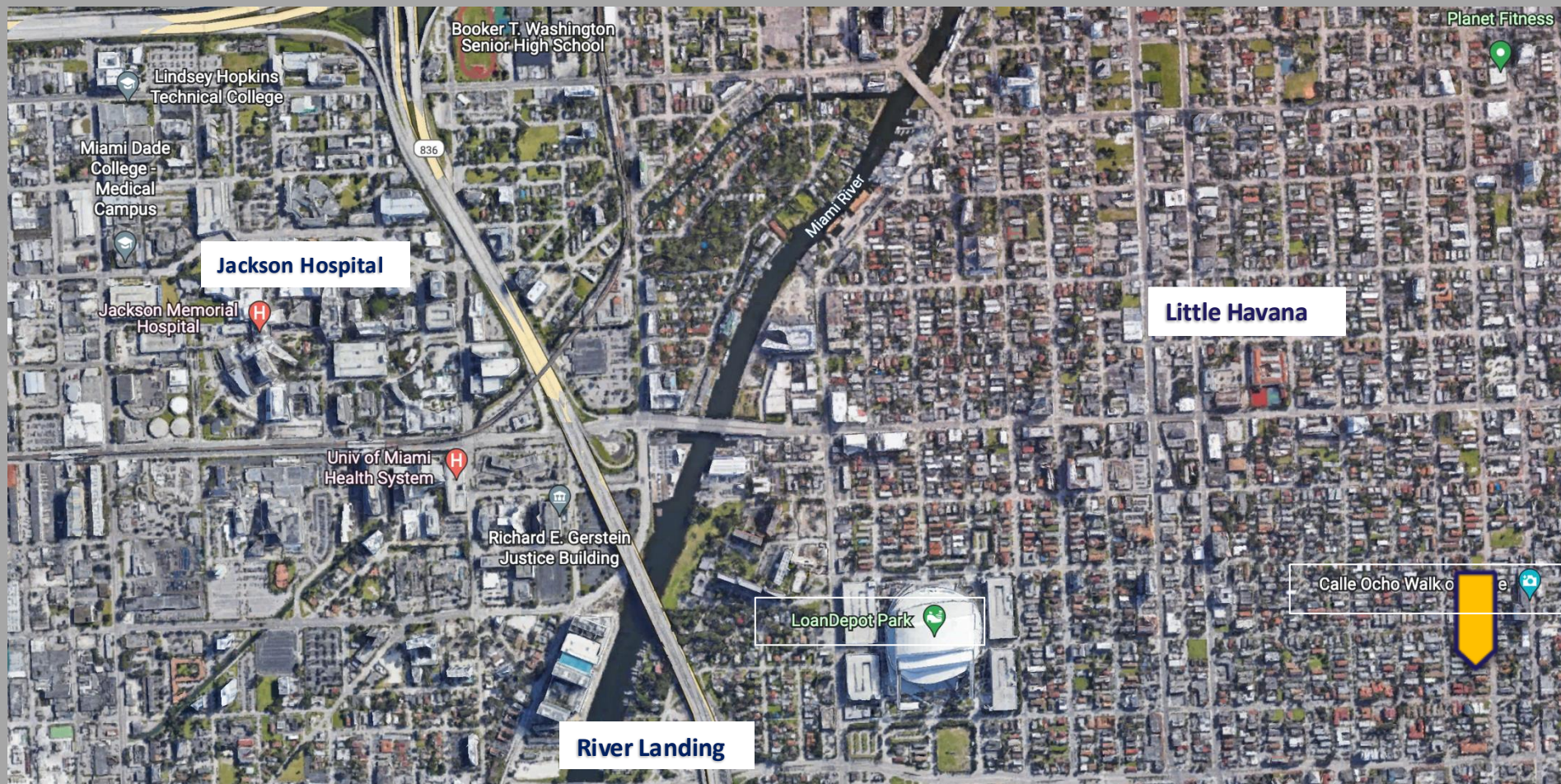
Downtown

Brickell

Little Havana

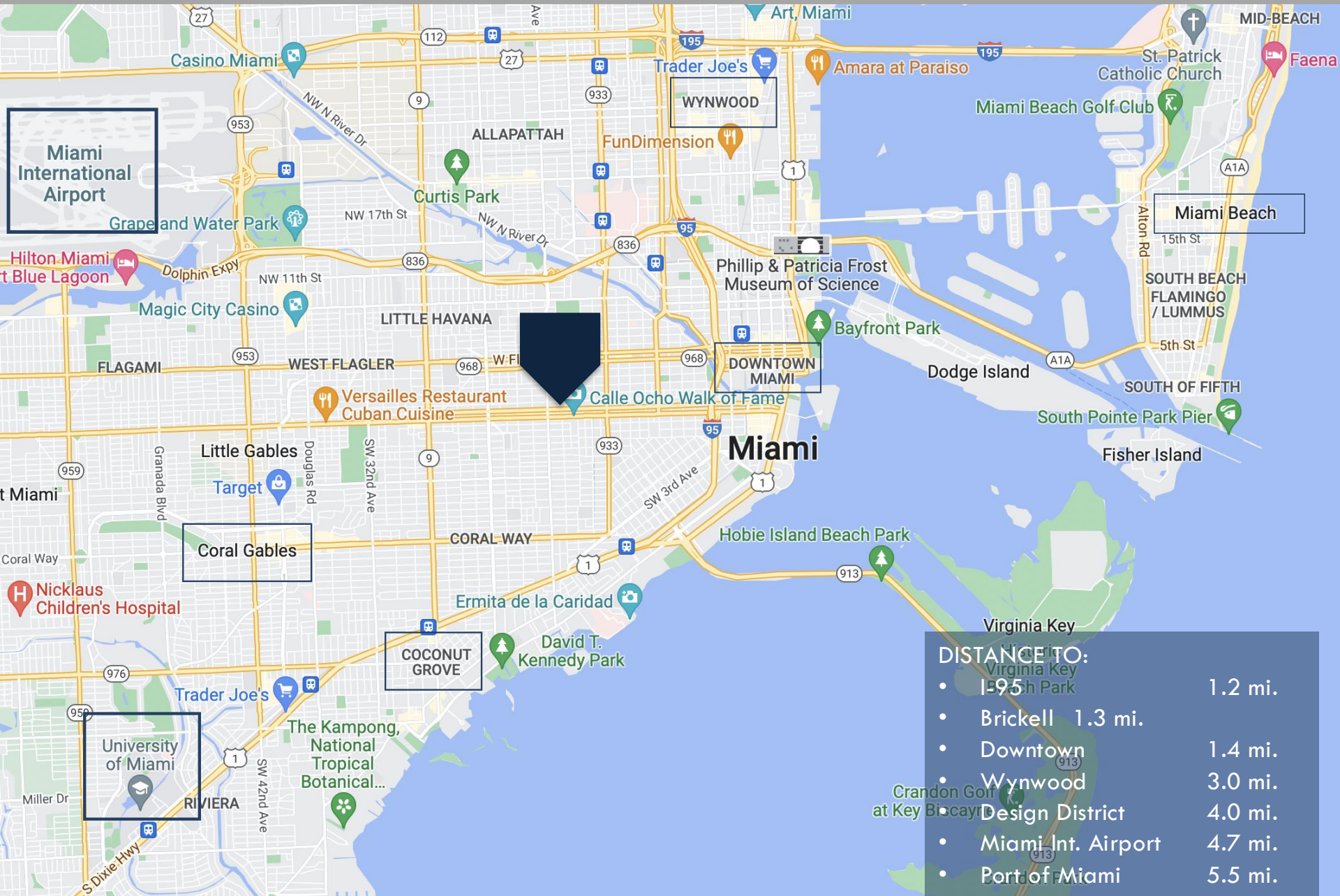


PROPERTY LOCATION



PROPERTY HIGHLIGHTS

- Rare to find 16 unit multifamily in the area.
- Completely reinforce and remodeled with a modern inside and old retro look outside.
- Structural and interior renovations, new impact windows, electrical, plumbing, mechanical, fire system, roof, kitchens, bathrooms and appliances.
- The Property consists of four 2 Bedrooms / 1 Bathrooms units and twelve 1 Bedrooms / 1 Bathroom units for a total of 20 Bedrooms and 16 Bathrooms .
- The Property sits on 8,500 Sq. Ft Lot with T-5 Open zoning.
- Exceptional location, one block from the entertainment area on Calle 8 and 8 minutes away from I95, Brickell, Downtown, Coral Gables, and Miami International Airport.
- Zoning allows short-term rents.



DISTANCE TO:

- Virginia Key 1.2 mi.
- 95th Park 1.3 mi.
- Brickell 1.3 mi.
- Downtown 1.4 mi.
- Wynwood 3.0 mi.
- Design District 4.0 mi.
- Miami Int. Airport 4.7 mi.
- Port of Miami 5.5 mi.
- Miami Beach 8.1 mi.

PROPERTY INFORMATION

ADDRESS	<u>1553 SW 7 ST. MIAMI, FL 33135</u>
TYPE/USE	Multifamily
Total Units	16 Units
Unit Description	Four (2 Bed / 1 Bath) and Twelve (1 Bed / 1 Bath)
Year	2023 (80%) – 1926 (20%)
Building Size	9,747 Sq. Ft.
Lot Size	8,500 Sq. Ft.
Zoning	T-5 Open
Allow per zoning	12.6 Residential or 25.3 Lodging/hotel Units

Asking Price	\$4,050,000
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Price per Sq. Ft.	\$415
Price per Unit.	\$253,125

PROPERTY PICTURES

















STRUCTURAL & INTERIOR RENOVATION



STRUCTURAL & INTERIOR RENOVATION



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INVESTMENT ANALYSIS

PROJECT 1553 LLC					
1553 SW 7th ST, MIAMI, FL 33135					
ACTUAL RENT ROLL - JUNE 2026					
APT #	LAYOUT	RENT	STATUS	START	END
1	2B - 1B	\$ 2,165	RENTED	12/30/25	12/29/26
2	2B - 1B	\$ 2,065	RENTED	9/30/25	9/29/26
3	1B - 1B	\$ 1,650	RENTED	5/1/26	4/30/27
4	1B - 1B	\$ 1,550	RENTED	1/29/26	1/28/27
5	1B - 1B	\$ 1,565	RENTED	11/21/25	11/20/26
6	1B - 1B	\$ 1,650	RENTED	10/4/25	10/3/26
7	1B - 1B	\$ 1,765	RENTED	6/1/26	5/31/27
8	1B - 1B	\$ 1,800	RENTED	9/15/25	9/14/26
9	2B - 1B	\$ 2,000	RENTED	5/1/26	4/30/27
10	2B - 1B	\$ 2,015	RENTED	8/25/25	8/24/26
11	1B - 1B	\$ 1,625	RENTED	10/1/25	9/30/26
12	1B - 1B	\$ 1,665	RENTED	6/1/25	M to M
13	1B - 1B	\$ 1,640	RENTED	8/25/25	8/24/26
14	1B - 1B	\$ 1,665	RENTED	10/15/25	10/14/26
15	1B - 1B	\$ 1,695	VACANT		
16	1B - 1B	\$ 1,750	RENTED	1/20/26	1/19/27
TOTAL		\$ 28,265			
ANNUAL GROSS INCOME		100%	\$ 339,180		
Annual Vacancies		2.0%	\$ 6,784		
ANNUAL NET INCOME		98.0%	\$ 332,396		
EXPENSES					
1	Property Tax	14.2%	\$ 47,262		
2	Property Insurance	7.7%	\$ 25,693		
3	Waste	1.7%	\$ 5,592		
4	FPL common areas	0.8%	\$ 2,633		
5	Water and Sewer	1.1%	\$ 3,566		
6	Cleaning Comm Areas	0.9%	\$ 2,880		
7	Fire Alarm	0.3%	\$ 1,091		
8	Landscaping	0.4%	\$ 1,200		
TOTAL EXPENSES		27.1%	\$ 89,917		
NET OPERATING INCOME		72.9%	\$ 242,480		
ASKING PRICE / CAP RATE		\$ 4,050,000	6.0%		
PRICE PER DOOR		\$ 253,125			

CONTACT US

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