

2540 NW 90TH ST MIAMI, FL 33147

7-UNIT MULTIFAMILY
VALUE-ADD / REDEVELOPMENT OPPORTUNITY

12 BEDROOMS | 7 BATHROOMS



7 UNITS	4,703 SF BUILDING SIZE	1952 YEAR BUILT	28.6% OCCUPIED	NCUAD – UC EDGE ZONING (URBAN CENTER EDGE)	5.91% CAP RATE @ \$1.4M
-------------------	----------------------------------	---------------------------	--------------------------	---	--------------------------------------

INVESTMENT SUMMARY

7 Units
4,703 SF Building
Built in 1952
28.6% Occupied
Pro Forma Rent \$133,800 / year
Pro Forma NOI \$82,760
Cap Rate 5.91% @ \$1.4M
Zoning NCUAD – UC EDGE
(Urban Center Edge)

VALUE PROPOSITION

- ✔ Significant upside through rent stabilization
- ✔ Underutilized asset with strong in-place structure
- ✔ Ability to increase income 3X+
- ✔ Redevelopment potential for an affordable housing project

RENT ROLL (CURRENT)

UNIT	BD/BA	STATUS	MARKET RENT	CURRENT RENT
Apt 1	2 / 1	Vacant	\$1,700	\$0
Apt 2	2 / 1	Occupied	\$1,700	\$1,700
Apt 3	2 / 1	Vacant	\$1,700	\$0
Apt 4	2 / 1	Vacant	\$1,700	\$0
Apt 5	1 / 1	Vacant	\$1,450	\$0
Apt 6	1 / 1	Occupied	\$1,450	\$1,450
Apt 7	1 / 1	Vacant	\$1,450	\$0
TOTAL / AVERAGES	7 UNITS	—	\$11,150 / MONTH	\$3,150 / MONTH

FINANCIAL SUMMARY (PRO FORMA)

INCOME

Gross Potential Rent (Annual)	\$133,800
Vacancy (5%)	\$6,690
Effective Gross Income	\$127,110

EXPENSES (ESTIMATED)

Taxes	\$25,000
Insurance	\$2,500
Utilities (Common Areas)	\$2,000
Repairs & Maintenance	\$5,000
Property Management (8%)	\$9,850
Total Expenses	\$44,350

PRO FORMA NOI (YEAR)

\$82,760

AFFORDABLE HOUSING DEVELOPMENT POTENTIAL

PROPOSED DEVELOPMENT

- ✔ Expand to 14 total units
- ✔ Add one additional level above existing 7-plex
- ✔ Designed for Section 8 / affordable housing
- ✔ Eligible for Live Local Act (SB102) incentives
- ✔ Near Rapid Transit Zones (RTZ)
- ✔ Buyer to verify all development potential and requirements



Conceptual Rendering – Two Levels (Up to 14 Units)

DEVELOPMENT SUMMARY

TOTAL UNITS (PROPOSED)	14 Units
UNIT MIX	(12 x 1BD/1BA) + (2 x 2BD/1BA)
GROSS POTENTIAL RENT (EST.)	\$267,600 / YEAR

INCOME INCREASE (EST.) 2X

IDEAL FOR SECTION 8 HOUSING

- ✔ Higher and Stable Rental Income
- ✔ Consistent Government Payments
- ✔ Long-Term Occupancy Stability
- ✔ Supports Affordable Housing Goals

CONTACT US

📞 305 522 6005
📍 8400 NW 33rd Street, Suite 310
Doral, FL 33122
✉ roel@keyrentermiamiwest.com