

EXCLUSIVE OFFERING

2012 SW 24TH STREET
MIAMI, FL 33145



PROPERTY SUMMARY

2012 SW 24th Street is a totally renovated building located in a very desirable Shenandoah neighborhood next door to Silver Bluff Park. The property offers an investor the opportunity to acquire a completely updated building with the opportunity to add value by increasing the rental income to market levels. The current rents are about \$650 below market rents for similar buildings. The building is a 24-unit, three-story residential building with all two-bedroom & one-bathroom units with about 682 SF. The property has impact windows, central air-conditioning & heat, updated electric, lighting, signage, interiors, fire sprinklers etc. The building has a T3-R zoning and is situated on a .18 acre lot. The tenants are responsible for electric and the owner pays for water, sewer and trash removal.



OFFERING SUMMARY

Price: \$6,250,000

Assessor's Parcel Number(s): 01-4115-012-3250

Price Per Unit: \$260.417

Price Per Square Feet: \$381.84

Cap Rate: 4.88%

SITE DESCRIPTION

No. of Units: 24

Year Built: 1924

Avg. Unit Size: 682 SF

Rentable Square Footage: 16,368 SF

No. of Stories: 3

Lot Size: .18 Acres



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INVESTMENT HIGHLIGHTS

- Well located Shenandoah Submarket
- Close to Coconut Grove
- Completely renovated building
- Updated Electric
- Impact windows
- Central air-conditioning & heat

LEAD AGENTS

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