

JUST REDUCED ~~\$950,000~~
NEW PRICE \$875,000

3126 NW 28th Street Miami, FL 33142



Investment Highlights

- All Units Renovated With Rental Upside
- Favorable Unit Mix Of 2 Two-Bedrooms, 1 One-Bedroom And 1 Studio
- 40/50 Year Recertification Completed In 2026
- 8 Parking Spaces (2 Per Unit)
- Centrally Located In Red-Hot Allapattah, Miami

Price: **\$875,000** ~~\$950,000~~

Total Units SF: 2,409

Zoning: RU-3B

Units: 4

Type: Fourplex/Multifamily

Year Built: 1966



JAVIER UBEDA

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	INCOME	PRO FORMA INCOME
1 - 3126 - 2/1	\$1,600	\$2,000
2 - 3128A - 2/1	\$1,960	\$2,200
3 - 3128B - 1/1	\$1,320	\$1,500
4 - 3128C - Studio	\$1,000	\$1,000
Total Monthly Income	\$5,880	\$6,700
Total Annual Gross Income	\$70,560	\$80,400
EXPENSES		
Real Estate Taxes	\$10,668.20	\$10,668.20
Insurance	\$4,000	\$4,000
Electricity	\$4,668	\$4,668
Water & Sewer	\$984	\$984
Repairs & Maintenance	\$2,000	\$2,000
Landscaping	\$600	\$600
Total Annual Expenses	\$22,920.20	\$22,920.20
Net Operating Income	\$47,639.80	\$57,479.80
Cap Rate	5.01% 5.50% 6.05% 6.50%	