5 BUILDING DUPLEX ASSEMBLAGE

Miami/Sweetwater, FL

FIVE PROPERTIES | 10 UNITS | FLEXIBLE ACQUISITION OPTIONS

The Property consists of a ±36,400 SF land assemblage improved with five (5) duplex buildings totaling ±11,461 SF. This rare infill site offers meaningful scale and an efficient configuration, supporting both stable in-place income and long-term redevelopment within a supply-constrained submarket. The duplexes may be acquired as a portfolio or individually, offering flexibility and multiple investment strategies.

COVERED LAND PLAY WITH INCOME DURING HOLD PERIOD

In-place income from existing duplex units allows ownership to offset carrying costs while pursuing entitlement and redevelopment strategies, creating a highly efficient path to long-term value creation.

PROXIMATE TO FIU WITH BUILT-IN DEMAND DRIVER

Located within blocks of Florida International University (FIU), the Property benefits from a deep and stable tenant base driven by students, faculty, and university-related employment, supporting long-term occupancy and rental stability.

IDEAL FOR MULTIFAMILY OR STUDENT HOUSING DEVELOPMENT

The assemblage's size and layout are well-suited for multifamily, student housing, or build-to-rent product. The Property offers flexibility to align a future development strategy with evolving market demand and demographic trends in the surrounding area.

STRATEGIC SWEETWATER LOCATION WITH STRONG REGIONAL CONNECTIVITY

The Property offers excellent regional connectivity with immediate access to SR 836, SR 826, and Florida's Turnpike, providing efficient access throughout Miami-Dade County and to major employment and logistics hubs.

MULTIPLE EXIT STRATEGIES WITH LONG-TERM UPSIDE

The combination of in-place income, land scale, and redevelopment flexibility supports a variety of exit strategies. Investors may pursue a build-and-hold approach, sell entitled land or execute a phased development strategy to maximize long-term value.

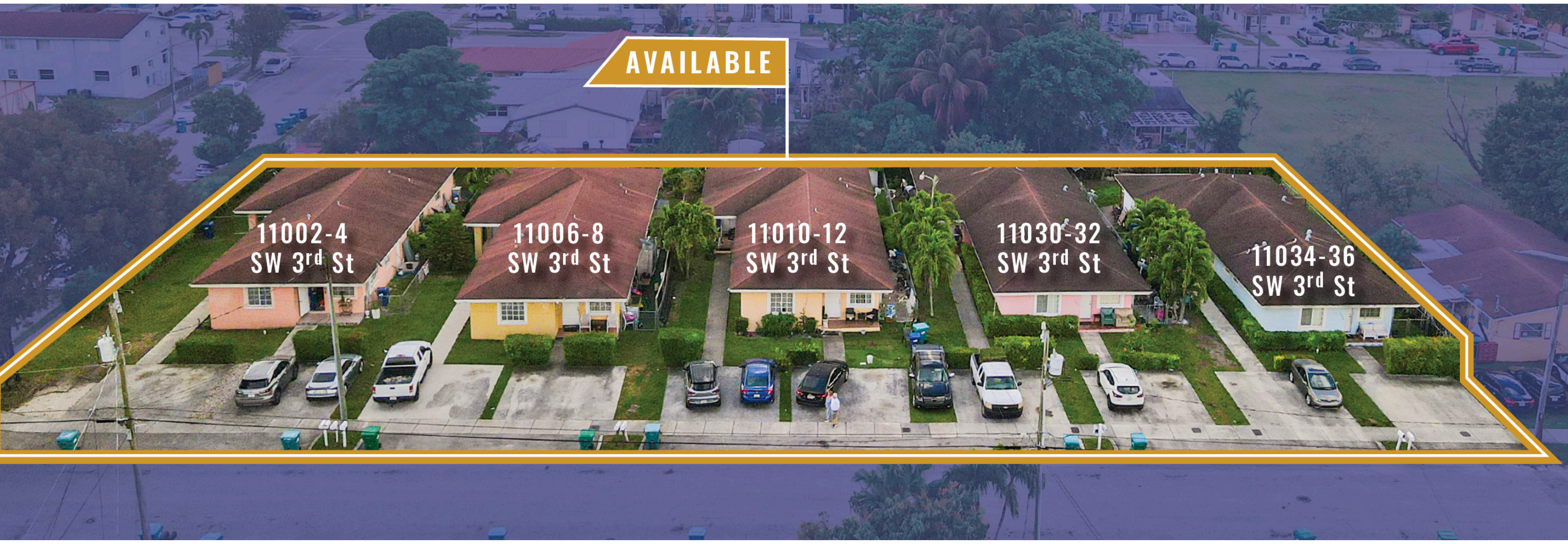
RENT ROLL

FIVE FREESTANDING BUILDINGS WITH 10 TOTAL UNITS

FULLY LEASED WITH STABLE IN-PLACE CASH FLOW

The Property is currently 100% occupied across ten residential units, generating consistent and reliable rental income. This stabilized occupancy provides immediate cash flow from day one of ownership, while also demonstrating strong underlying demand fundamentals within the submarket.

Address	Year Built	Bldg Size (SF)	Lot Size (SF)	Asking Price	Bedrooms	Bath	Monthly Income
11002-4 SW 3rd Street	2003	2,413	8,400	$1,200,000	4	2	$4,450.00
11006-8 SW 3rd Street	2004	2,262	7,000	$1,200,000	6	4	$4,650.00
11010-12 SW 3rd Street	2004	2,262	7,000	$1,200,000	6	4	$4,600.00
11030-32 SW 3rd Street	2011	2,262	7,000	$1,200,000	6	4	$4,450.00
11034-36 SW 3rd Street	2011	2,262	7,000	$1,200,000	6	4	$3,900.00
TOTALS		**11,461 SF**	**36,400 SF**	**$6,000,000**	**28**	**18**	**$22,050.00**



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SCAN FOR MORE INFORMATION

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