



FOR SALE

TURNKEY MULTIFAMILY
BELOW REPLACEMENT
COST

LITTLE HAVANA | MIAMI, FL

1553 SW 2 ST

LOFT-STYLE UNITS | GATED PARKING

\$6,500,000

LIST PRICE

21 UNITS

TOTAL UNITS

2009

YEAR BUILT

\$291

PRICE / SF



FAUSTO COMMERCIAL PRESENTS

This well-built rental asset trades far below the cost to build new in East Little Havana. It sits one block from loanDepot Park and minutes from Brickell, Downtown, and the Health District via SR-836. The submarket holds sub-5% vacancy with some of Miami's most affordable rents, leaving clear runway to grow income. Investor appetite across Little Havana is accelerating — a rare opportunity to own scale in Miami's cultural core.

INVESTMENT HIGHLIGHTS

- Spacious 1BR / 1.5BA homes with in-unit washer & dryer
- Central A/C and sub-metered individual water meters
- Move-in ready with no deferred maintenance or capex overhang
- Two Metrorail stations within a mile — Culmer & Civic Center

CURRENT PERFORMANCE

GROSS INCOME	\$396,912
NOI	\$199,401
CAP RATE	3.07%

PRO FORMA PERFORMANCE

GROSS INCOME	\$541,800
NOI	\$275,172
CAP RATE	4.23%

EXCLUSIVELY LISTED BY



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