



**UNIT 1**  
1175 SE 1st St



**UNIT 2**  
1157 SE 1st Terr



**UNIT 3**  
1148 SE 2nd St



**UNIT 4**  
96 SE 11th Ct

# 4-Townhome Investment Portfolio

Florida City, Florida 33034 | Sold as a Complete Package — No Individual Sales

ASKING PRICE	CAP RATE	ANNUAL NOI	GROSS INCOME	TOTAL UNITS
<b>\$1,600,000</b>	<b>6.48%</b> <small>Current In-Place</small>	<b>\$103,718</b> <small>Net Operating Income</small>	<b>\$121,476</b> <small>Annual Rent Roll</small>	<b>4</b> <small>100% Occupied</small>

**PROPERTY ADDRESSES:**

- 1175 SE 1st Street, Florida City, FL 33034
- 1157 SE 1st Terrace, Florida City, FL 33034
- 1148 SE 2nd Street, Florida City, FL 33034
- 96 SE 11th Court, Florida City, FL 33034



## EXECUTIVE SUMMARY

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Samour Realty, through listing agent **Arturo Bendek**, is pleased to exclusively present a rare four-unit townhome portfolio in **Florida City, Florida** — the southernmost municipality in Miami-Dade County. This package offering delivers immediate, stabilized cash flow from four fully leased, well-maintained townhomes offered exclusively as a single commercial investment. With **100% occupancy**, a proven rent roll, and a current cap rate of **6.48%**, this asset is primed to deliver strong risk-adjusted returns from day one.

Strategically positioned near the Florida Turnpike and US-1, the properties benefit from robust workforce housing demand driven by proximity to Homestead employment corridors, Everglades National Park, and the Florida Keys. With rental growth momentum throughout South Florida's most affordable submarkets, this portfolio represents a compelling acquisition opportunity for value-add and income investors alike.

<b>Asking Price</b>	\$1,600,000	<b>Cap Rate</b>	6.48%
<b>Annual Gross Income</b>	\$121,476	<b>Net Operating Income</b>	\$103,718.25
<b>Total Units</b>	4 Townhomes	<b>Occupancy</b>	100% — All Leased
<b>Monthly Gross Rent</b>	\$10,123	<b>Annual Operating Expenses</b>	\$17,757.75

## INVESTMENT HIGHLIGHTS

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- **Attractive 6.48% Cap Rate:** Based entirely on current in-place rents and verified expenses — property taxes (\$7,601.43/yr) and HOA fees (\$211.59/unit/month) — this portfolio delivers a strong, documentable return with no pro forma assumptions required.
- **Turnkey — Complete Portfolio Only:** All four townhomes are exclusively offered as a single commercial package. No individual unit sales. The buyer acquires a fully income-producing portfolio at closing.
- **100% Occupancy, Established Tenancy:** Every unit is occupied and generating revenue. No lease-up risk, no vacancy exposure. Combined monthly gross rent of \$10,123.
- **New Construction Quality:** All four townhomes are newly built (2025), featuring modern finishes, open-concept floor plans, stainless steel appliances, and energy-efficient systems — minimizing near-term capital expenditure requirements.
- **South Florida Workforce Housing Demand:** Florida City is one of Miami-Dade County's last truly affordable communities. Constrained supply and population growth create persistent upward pressure on rents in this submarket.
- **Strategic Location — Gateway Market:** Positioned at the intersection of US-1 and the Florida Turnpike, residents enjoy direct access to Homestead, the Florida Keys, and Everglades National Park — generating sustained demand from service workers, park employees, and military personnel.
- **Commercial Financing & Tax Benefits:** Structured as a multifamily commercial transaction — eligible for commercial loan programs, 1031 exchange treatment, and accelerated depreciation schedules.
- **Rent Growth Upside:** Current rents are priced conservatively relative to comparable new-construction units in Homestead and Princeton, offering a clear trajectory to increased NOI at lease renewal.

## PROPERTY DESCRIPTIONS

The portfolio comprises four individual two-story townhomes located within established residential communities in Florida City, FL 33034. Each property is a 3–4 bedroom, 2.5–3 bath townhome unit, built in 2025, featuring modern layouts and finishes. All units carry individual Miami-Dade County folio numbers and are separately parceled, available exclusively as a unified commercial portfolio.



### Unit 1 1175 SE 1st Street

3 Bed / 2.5 Bath | 1,545 SF  
Folio: **16-7930-004-5130**

Monthly Rent	Annual Tax	HOA/Mo
\$2,327/mo	\$1,943.47	\$211.59/mo



### Unit 2 1157 SE 1st Terrace

3 Bed / 2.5 Bath | 1,545 SF  
Folio: **16-7930-004-4560**

Monthly Rent	Annual Tax	HOA/Mo
\$2,696/mo	\$1,943.48	\$211.59/mo



### Unit 3 1148 SE 2nd Street

4 Bed / 3 Full Bath | 1,615 SF  
Folio: **16-7930-004-4590**

Monthly Rent	Annual Tax	HOA/Mo
\$2,800/mo	\$1,887.09	\$211.59/mo



### Unit 4 96 SE 11th Court

3 Bed / 2.5 Bath | 1,545 SF  
Folio: **16-7930-004-4710**

Monthly Rent	Annual Tax	HOA/Mo
\$2,300/mo	\$1,827.39	\$211.59/mo

## FINANCIAL ANALYSIS

### Rent Roll Summary

PROPERTY ADDRESS	FOLIO	STATUS	MONTHLY RENT	ANNUAL RENT
1175 SE 1st Street	16-7930-004-5130	Occupied	\$2,327	\$27,924
1157 SE 1st Terrace	16-7930-004-4560	Occupied	\$2,696	\$32,352
1148 SE 2nd Street	16-7930-004-4590	Occupied	\$2,800	\$33,600
96 SE 11th Court	16-7930-004-4710	Occupied	\$2,300	\$27,600
<b>PORTFOLIO TOTAL</b>			<b>\$10,123</b>	<b>\$121,476</b>

### Pro Forma Income & Expense Statement

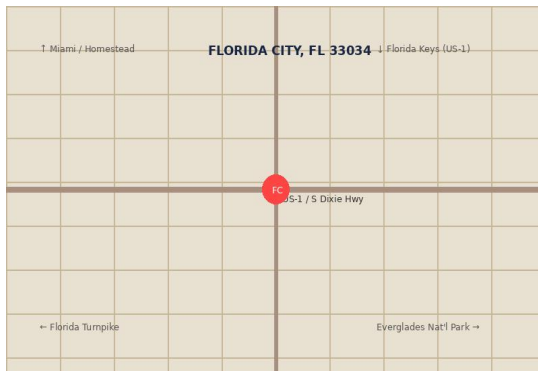
The statement below reflects current in-place rents and the two verified operating expenses: property taxes and HOA fees (updated to **\$211.59/unit/month**). Buyer should independently estimate additional costs such as insurance, maintenance reserves, and property management.

INCOME	
Gross Potential Rent (12 months)	\$121,476.00
Vacancy & Credit Loss (0% — 100% Occupied)	\$0.00
Effective Gross Income	\$121,476.00
OPERATING EXPENSES	
Property Taxes (4 parcels combined)	\$7,601.43
HOA Fees (\$211.59/unit x 4 units x 12 months)	\$10,156.32
Total Operating Expenses	\$17,757.75
<b>NET OPERATING INCOME (NOI)</b>	<b>\$103,718.25</b>
VALUATION METRICS	
Asking Price	\$1,600,000.00
Cap Rate (NOI ÷ Price)	6.48%
Gross Rent Multiplier (Price ÷ Annual Gross)	13.17x
Price Per Unit	\$400,000

### Property Tax & Folio Detail by Parcel

ADDRESS	FOLIO NUMBER	ANNUAL PROPERTY TAX
1175 SE 1st Street	16-7930-004-5130	\$1,943.47
1157 SE 1st Terrace	16-7930-004-4560	\$1,943.48
1148 SE 2nd Street	16-7930-004-4590	\$1,887.09
96 SE 11th Court	16-7930-004-4710	\$1,827.39
<b>PORTFOLIO TOTAL</b>		<b>\$7,601.43</b>

## MARKET OVERVIEW & LOCATION



**Florida City, FL** is the southernmost city in Miami-Dade County and the last major municipality before the Florida Keys. With approximately 13,000 residents, the city sits at the nexus of US-1 (South Dixie Highway) and the Florida Turnpike, providing unmatched regional access. As Miami-Dade's workforce housing market tightens, Florida City has emerged as a key destination for essential workers, military families from Homestead ARB, and hospitality employees servicing the Everglades and Keys corridors.

New construction activity across the area is accelerating, with thousands of townhomes and single-family homes underway. Yet demand continues to outpace supply as Miami-Dade's southern tier absorbs population overflow from high-cost northern submarkets. This structural dynamic underpins strong rent fundamentals and low vacancy rates for well-located workforce housing assets.

### Key Market Drivers

- **Rent Growth:** Miami-Dade County workforce housing rents have posted above-average growth over the past five years, with Florida City and Homestead submarkets leading gains.
- **Supply Constraints:** Environmental protections bordering the Everglades severely limit developable land, creating a structural cap on future supply and supporting existing rental valuations.
- **Infrastructure Access:** Direct access to the Florida Turnpike and US-1 enables efficient commutes to Homestead, Cutler Bay, Kendall, and greater Miami employment centers.
- **Everglades & Keys Tourism:** Proximity to Everglades National Park and the start of the Florida Keys Overseas Highway (US-1) generates consistent, year-round rental demand from tourism and hospitality workers.
- **Demographic Tailwinds:** Young families and essential workers priced out of northern Miami-Dade are migrating southward, driving sustained absorption of workforce rental stock in Florida City.

## DUE DILIGENCE & OFFERING PROCESS

Qualified investors are invited to conduct thorough due diligence prior to submitting an offer. All information has been provided by the Seller and has not been independently verified by Samour Realty or Arturo Bendek. Buyers are solely responsible for verifying all financial, physical, and legal information.

- **Physical Inspection:** Showings are available by appointment only and must be coordinated through Arturo Bendek at Samour Realty.
- **Financial Documentation:** Current lease agreements, rent payment history, HOA invoices, and tax records are available to qualified buyers under executed NDA.
- **Financing:** This offering is structured for commercial multifamily financing. Eligible for conventional commercial loans, SBA programs, and 1031 exchange purchases.
- **Offer Submission:** Best and final offers to be submitted in writing with proof of funds or lender pre-approval letter. Seller reserves the right to accept, reject, or counter any offer.

- **Closing:** Seller prefers a 30-45 day close. Standard commercial title and escrow to be coordinated through mutually agreed closing agent.

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**CONFIDENTIALITY:** This Offering Memorandum has been prepared solely for informational purposes for the exclusive use of qualified prospective purchasers. Recipients may not copy, reproduce, or distribute this document without prior written consent of Samour Realty. All figures reflect data as of March 2026, as provided by the Seller. Cap rate is calculated on in-place income and stated expenses only. Additional operating costs (insurance, maintenance, management) are not reflected. Samour Realty acts exclusively as agent for the Seller.