

DOMINION

PRIVATE CLIENT GROUP

435 SW 12TH AVE, MIAMI, FL 33130



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PORT ST LUCIE, FLORIDA

TELEPHONE: (772) 204-0741

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MAY LOSE VALUE. READ ALL OFFERING DOCUMENTS CAREFULLY BEFORE INVESTING.

PROPERTY DETAILS

A fully occupied multi-family property built in 2011 with thirty-five income units in a central location close to downtown Miami

SUMMARY

Price:	\$6,950,000
No. Units:	35
Building Size:	52,241 SF
Price/Unit:	\$198,571.43
Property Type:	Multifamily
Property Sub-type:	Garden/Low-Rise
Additional Sub-types:	Mid/High-Rise
Property Use Type:	Investment
Occupancy:	100%
No. of Stories:	6
Year Built:	2011
Lot Size:	0.41 AC
Location:	West Brickell, Miami

DESCRIPTION

- Twenty 1-Bed, 1-Bath Units
- Five 2-Bed 1-Bath Units
- Five 2-Bed, 1 ½ Bath Units
- Five 2-Bed, 2-Bath Units
- All units have private balconies or oversized terraces
- Secure and gated parking
- Adjusted square footage of 52,241. under 199k per door
- Floor plans, historical data and projections available

HIGHLIGHTS

- Rental income \$461,640+
- Historically low vacancy
- Newly built (2011) impeccable condition
- 20 (1) bedroom, 15 (2) bedrooms
- Great PSF
- 35 income producing units
- Impeccable turnkey building
- High demand with wait list

FINANCIAL SUMMARY

Actual Year 2013

- Gross Income: \$475,640
- Operating Expenses: \$138,000
- Net Operating Income: \$337,640

SUMMARY

TURN KEY WITH EXISTING RETURNS & FUTURE POTENTIAL FOR INCREASED CASH FLOW AND INCOME

CONTACT

DOMINION
REAL ESTATE INVESTMENT GROUP

David Pope, Senior Vice President
(425) 429-2906 Bus.
(267) 992-1424 Cell.