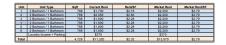
Commercial Sale

- 981 SW 3rd St, Miami, Florida 33130







List Price: Restable SF: Your Built:	4,726	r of Units Price / Units Price / SR:	5325,000 \$412.44						
	Current Actual Income and Expenses				П	Pro Forma Income and Expenses			
		S/Unit/Yr	% of EGI	\$/SF			S/Unit/Yr	% of EGI	\$/SF
Grass Petential Rent:	\$140,290	\$23,350	100.0%	\$29.67		\$167,290	\$27,890	100.0%	\$35.36
(Loss to Leave):	50	50	0.0%	\$0.00		50	50	0.0%	\$0.00
(Vacancy Look:	\$0	50	0.0%	\$0.00	ш	50	50	0.0%	\$0.00
Effective Grass Income:	5140,293	\$23,390	100.0%	\$29.67	Н	\$167,290	\$27,890	100.0%	\$35,36
A11555012 O Maryl Mc90 2	Q4	S/Usit/Yr	% of EGI	5/57			S/Usit/Yr	% of EGI	5/57
Real Estate Taxes:	515,812	\$3,133	13.4%	53.56		534,400	\$5,733	20.6%	57.25
Insurance	52,700	\$450	1.5%	50.57	ш	52,790	\$450	1.6%	50.57
Electric	5276	546	0.2%	50.06	ш	5276	546	0.2%	50.06
Water and Sewen	52,600	8433	1.5%	50.55	ш	52,600	8433	1.6%	50.55
Trash Remaral:	52,400	8400	1.7%	50.51	ш	52,400	5400	1.4%	50.51
Landscaping	\$600	\$100	0.4%	50.33	ш	\$600	\$100	0.4%	50.13
Licenses	50	80	0.0%	50.00	ш	50	80	0.0%	50.00
Repairs & Replacements:	\$2,400	\$400	1.7%	80.51	ш	\$2,400	5400	1.4%	\$0.51
Management:	\$0	50	0.0%	\$0.00	ш	\$0	\$0	0.0%	\$0.00
Reserves	\$1,200	\$200	0.5%	\$0.25		\$1,200	\$200	0.7%	\$0.25
Total Expenses:	\$30,555	\$5,165	22.1%	\$6.55		\$46,576		27.8%	\$9.55

Basic Details

Commercial Sale Property Type: **Property Sub Income/multifamily** Type: For Sale Listing Type: Listing ID: A11555612 Price: \$1,950,000 Year Built: 1988 4,728 Sqft Built up area: Type of Business: Commercial/residential Income, Apartments

Features

✓ Heating System: Central Individual A/c
 ✓ Cooling System: Central Individual A/c

√ Roof Deck: Shingle

√ Sewer: Public Sanitation

Water Front: 1

Address Map

US Country: State: \mathbf{FL} County: **Miami-Dade County** Miami City: Zipcode: 33130 981 SW 3rd St Street: Street Number: 981 Floor Number: 0 Longitude: W81° 47' 20.7"

 Latitude:
 N25° 46' 15.7"

 Parcel Number:
 01-41-38-003-1371

 Zoning:
 3900

 ✓
 Street pre Direction: