

# Commercial Sale

- 981 SW 3rd St, Miami, Florida 33130



Unit	Unit Type	Sqft	Current Rent	Rent/SP	Market Rent	Market Rent/SP
1	2 Bedroom + 1 Bathroom	788	\$1,700	\$2.16	\$2,200	\$2.79
2	2 Bedroom + 1 Bathroom	788	\$2,000	\$2.54	\$2,200	\$2.79
3	2 Bedroom + 1 Bathroom	788	\$1,800	\$2.28	\$2,200	\$2.79
4	2 Bedroom + 1 Bathroom	788	\$1,800	\$2.28	\$2,200	\$2.79
5	2 Bedroom + 1 Bathroom	788	\$1,800	\$2.28	\$2,200	\$2.79
6	2 Bedroom + 1 Bathroom	788	\$1,800	\$2.28	\$2,200	\$2.79
Amenity: Storage & Parking			\$2.79			
Total		4,728	\$11,200	\$2.32	\$13,670	\$2.79

FINANCIAL ANALYSIS			
Line Item:	11,155,000	Cap Rate:	6.4%
Market Value:	8,728	Price/Cash:	\$125,000
Year Built:	1988	Price/Sqft:	\$25,940

Current Actual Income and Expenses			
	\$/Unit/yr	% of EGI	\$/Sqft
Gross Potential Rent:	\$142,240	100.0%	\$29.67
Less Vac/Loss:	\$0	0.0%	\$0.00
Effective Gross Income:	\$142,240	100.0%	\$29.67
EXPENSES IN RELATION TO GROSS INCOME			
	\$/Unit/yr	% of EGI	\$/Sqft
Real Estate Taxes:	\$14,812	10.4%	\$3.09
Insurance:	\$2,780	1.9%	\$0.57
Electric:	\$278	0.2%	\$0.06
Water and Sewer:	\$2,480	1.7%	\$0.51
Trash Removal:	\$480	0.3%	\$0.10
Landscaping:	\$600	0.4%	\$0.12
Utilities:	\$0	0.0%	\$0.00
Repairs & Replacements:	\$1,480	1.0%	\$0.31
Management:	\$1,200	0.8%	\$0.25
Reserve:	\$1,200	0.8%	\$0.25
Total Expenses:	\$34,948	24.5%	\$7.35
Net Operating Income:	\$107,292	75.5%	\$22.32

## Basic Details

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

Country:	US
State:	FL
County:	Miami-Dade County
City:	Miami
Zipcode:	33130
Street:	981 SW 3rd St
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:	Sw
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