

Properties for Sale

1 2331 Adams Street, Hollywood, FL 33020



| | |
|-------------------|-----------------|
| Price | \$2,300,000 |
| Building Size | 14,593 SF |
| No. Units | 26 |
| Cap Rate | 8% |
| Property Sub-type | Garden/Low-Rise |
| Status | Active |

Property Notes

Property Description

26 unit property offered at 8.0% cap rate, property consists of 12 one bedroom one bath apartments, 12 two bedroom one bath apartments and two studios. All units have been upgraded with new kitchens, bathrooms and tile floors, central air conditioning, new roof, swimming pool, 100% occupied. Great location, residential neighborhood east of 95 a few minutes from the Hollywood circle, parking, big upside.

2 Garden View Apartments, Miami, FL 33157



| | |
|-------------------|-----------------|
| Price | \$1,250,000 |
| Building Size | 12,481 SF |
| No. Units | 20 |
| Cap Rate | 9% |
| Property Sub-type | Garden/Low-Rise |
| Status | Active |

Property Notes

Property Description

This Multifamily Property has 20 recently renovated units with brand new kitchens, bathrooms, ceramic floors, new appliances, and ac units. It is 100% leased, with a 50% Section 8 tenants

3 433 NE 82nd St, Miami, FL 33138



| | |
|-------------------|-----------------|
| Price | \$3,250,000 |
| Building Size | 16,351 SF |
| No. Units | 32 |
| Cap Rate | 7.26% |
| Property Sub-type | Garden/Low-Rise |
| Status | Active |

Property Notes

Property Description

Three Buildings, 433 & 437 NE 82nd St and 460 NE 82 Terrace along with an optional parking lot parcel connecting the properties that is 11,440 SF. The buildings consist of 2BR/1BA, 1BR/1BA and Studio apartments units

4 1050 NW 2 Street, Miami, FL 33128



| | | |
|-------------------|-----------------|----------------|
| Price | \$1,552,521 | Property Notes |
| Building Size | 12,870 SF | |
| No. Units | 24 | |
| Cap Rate | 9.83% | |
| Property Sub-type | Garden/Low-Rise | |
| Status | Active | |

Property Description

THE SUBJECT PROPERTY IS A THREE-STORY BUILDING LOCATED AT 1050 NW 2 STREET. THE BUILDING WAS BUILT IN 1926. AND REMODELED IN 2010. THE PROPERTY'S UNIT MIX IS COMPRISED OF TWO BEDROOM, ONE BEDROOM AND STUDIO APARTMENTS OFFERING INDIVIDUAL WALL UNITS AIR-CONDITIONING. IN ADDITION WATER, SEWER AND TRASH ARE INCLUDED IN THE MONTHLY RENT.

5 317 SW 2nd / AVONDALE ROAD AREA, Pompano Beach, FL 33060



| | | |
|-------------------|-----------------|----------------|
| Price | \$2,850,000 | Property Notes |
| Building Size | 20,000 SF | |
| No. Units | 41 | |
| Cap Rate | 8.42% | |
| Property Sub-type | Garden/Low-Rise | |
| Status | Active | |

Property Description

41 Units in 11 buildings: One Eight plex; Seven Tri plexes; and Three Four plexes. 18 1 bedroom; 17 2 bedroom, and 6 Studio/Efficiency Units. All units have separate Electric Meters (except 3 of the efficiencies) Landlord pays - water trash & sewer. Most tenants are month to month - cash - with one unit rented to Section 8. Traditionally Low Vacancy and Turnover rates. Vacant units are generally rented out very quickly. Most tenants are long term tenants. Laundry facilities produce approximately \$10,000 per year. No deferred maintainance. Newer Roofs. Window AC's in most Units. Ample Off Street Parking. Buildings and Lot Sizes are approximates. Great Property for hands on type with potential for increase in rental income.

6 13199 NW 30th Ave, Opa Locka, FL 33054

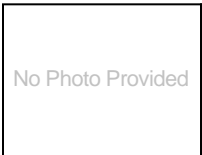


| | | |
|-------------------|-----------------|----------------|
| Price | \$4,000,000 | Property Notes |
| Building Size | 40,785 SF | |
| No. Units | 54 | |
| Cap Rate | 8.20% | |
| Property Sub-type | Garden/Low-Rise | |
| Status | Active | |

Property Description

Price: \$4,000,000 NOI: \$328,000 Cap: 8.2% Year Built: 1972 Building Structure: CBS Units: 54 2 bedroom/1 bath Unit SF: 715 Building SF: 40,785 Lot SF: 62,138 (1.43 Acres) Parking Spaces: 62 Occupancy: 96% Monthly Rent Unit: \$900 Property was fully renovated in 2013. Stainless Steel Appliances, Cabinets, Tops, Tile Floors, Bathrooms, Recessed Lighting, Crown Molding, Plumbing, Central AC & Rooftop Units, Hot Water Heaters, Exterior Property Cameras & Lighting. This asset is a private offering. The NCND must be signed and returned to: artsnow44@gmail.com Once received we will forward the offering memorandum. You may contact us to discuss the asset prior to signing the NCND

7 13405 ne 3 ct, North Miami, FL 33161



| | | |
|-------------------|-----------------|----------------|
| Price | \$3,650,000 | Property Notes |
| Building Size | 53,500 SF | |
| No. Units | 56 | |
| Cap Rate | 9% | |
| Property Sub-type | Garden/Low-Rise | |
| Status | Active | |

Property Description

Great investment property!!! Below market rents. Great for a passive investor. Nice large units. Huge potential. Principals only!!!!

8 1117-1125 NW 3rd Ave, Miami, FL 33136



| | | |
|-------------------|-----------------|----------------|
| Price | \$3,900,000 | Property Notes |
| Building Size | 22,000 SF | |
| No. Units | 31 | |
| Cap Rate | 7% | |
| Property Sub-type | Garden/Low-Rise | |
| Status | Active | |

Property Description

2 MULTI FAMILY AND RETAIL IN PRIME LOCATION. OVER 22,000 SQ WITH 100% LEASE. INQUIRE FOR RENT ROLLS AND EXPENSES. WELL MAINTAINED.

9 742 SW 3rd Place, Dania Beach, FL 33004



| | | |
|-------------------|-----------------|----------------|
| Price | \$4,000,000 | Property Notes |
| Building Size | 44,000 SF | |
| No. Units | 48 | |
| Cap Rate | 8% | |
| Property Sub-type | Garden/Low-Rise | |
| Status | Active | |

Property Description

OUR BUSINESS MODEL DEALS ONLY WITH BUYERS AND SELLERS DIRECTLY.PLEASE CALL TO INQUIRE ABOUT THE PROPERTY BEFORE DRIVING BY.WELL MAINTAINED

10 1521 & 1529 SW 7 ST, Miami, FL 33135



| | | |
|-------------------|-----------------|----------------|
| Price | \$1,690,000 | Property Notes |
| Building Size | 14,038 SF | |
| No. Units | 24 | |
| Cap Rate | 8% | |
| Property Sub-type | Garden/Low-Rise | |
| Status | Active | |

Property Description

This property has been renovated, rented and fully stabilized as an income producer. Excellent management, and great units have garnered a reputation for quality. With tenants waiting to live in this urban core apartment building in the heart of Little Havana, one won't have to think twice when considering the value of this asset. New PVC plumbing throughout, electrical, and cabinets have elevated the stature of this classic building. Actual income is currently \$178,000 gross, however rents have been raised. Near Brickell, tourism nodes, and centers of employment, this is an excellent acquisition for any portfolio investor.

11 1821 THOMAS STREET, Hollywood, FL 33020



| | | |
|-------------------|-----------------|----------------|
| Price | \$1,925,000 | Property Notes |
| Building Size | 12,951 SF | |
| No. Units | 29 | |
| Cap Rate | 8.10% | |
| Property Sub-type | Garden/Low-Rise | |
| Status | Active | |

Property Description

There have been significant capital improvements to this exclusively listed turn-key property. Boasting 95% occupancy Hollywood Sherman and Thomas Apartments is comprised of two buildings that total 29 units, 2 two bedroom, 6 one bedroom one bathrooms and 21 efficiencies. The property amenities include patio area, pool, laundry room and a lush landscaping throughout. Electricity is directly metered and paid by the tenants. The owner pays for common area electricity, water, sewer, landscaping and trash. Hollywood Sherman and Thomas Apartments offers an investor a rare opportunity to acquire a fully stabilizez property that has undergone extensive renovations while maintaining 95% occupancy and being primly located in an excellent Hollywood location that provides excellent access to: jobs, stores, shopping, transportation, beach and major highways.



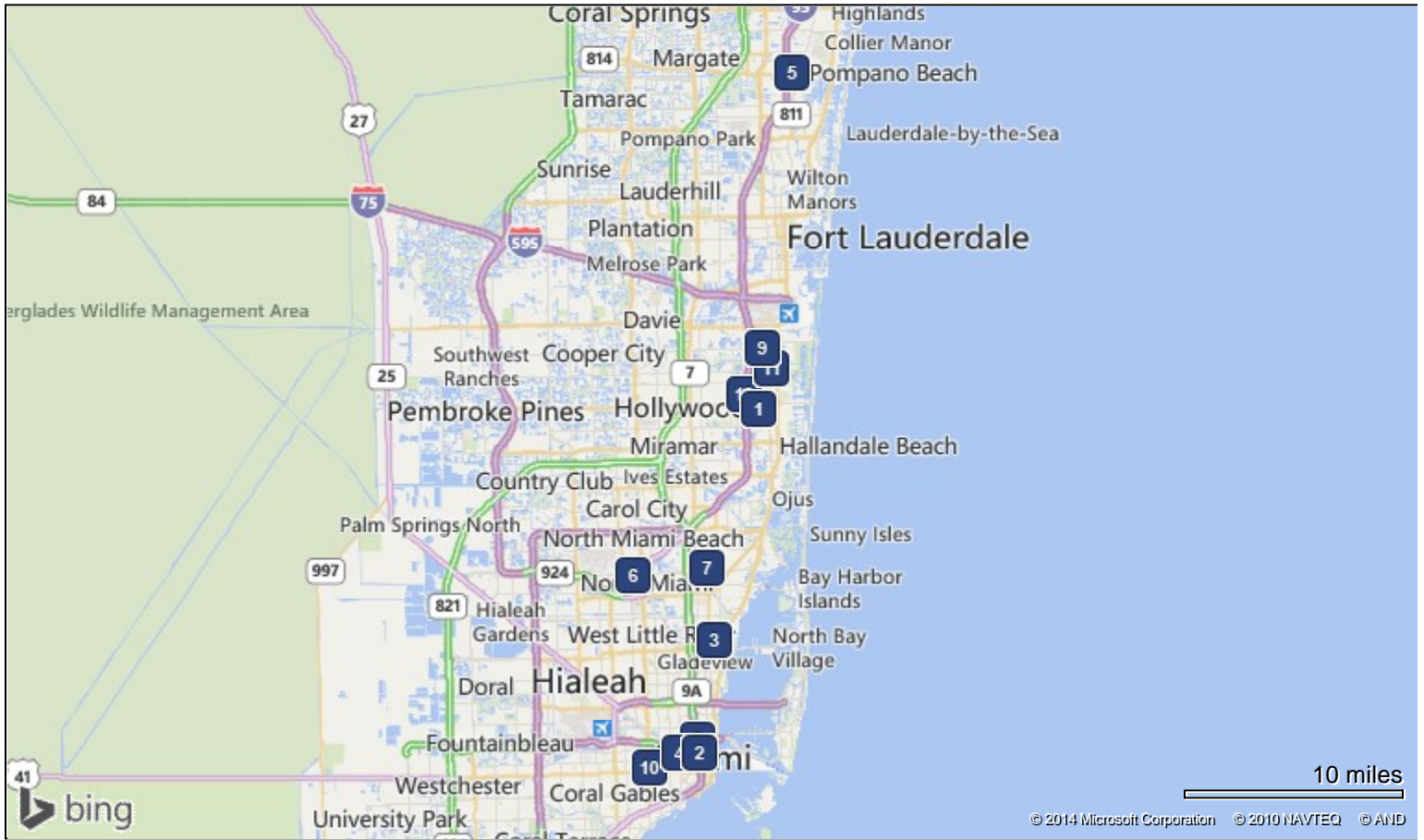
| | |
|-------------------|-----------------|
| Price | \$3,700,000 |
| Building Size | 39,550 SF |
| No. Units | 48 |
| Cap Rate | 7.43% |
| Property Sub-type | Garden/Low-Rise |
| Status | Active |

Property Notes

Property Description

Palm Tree Garden Apartments is a portfolio of three apartment buildings totaling 48 units located at 2840 and 2843 Fillmore Street and 2910 Pierce Street in Hollywood, Florida which is in Southeastern Broward County.

Map



1 2331 Adams Street
Hollywood, FL 33020

2 Garden View Apartments
Miami, FL 33157

3 433 NE 82nd St
Miami, FL 33138

4 1050 NW 2 Street
Miami, FL 33128

5 317 SW 2nd / AVONDALE ROAD AREA
Pompano Beach, FL 33060

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Dania Beach, FL 33004

10 1521 & 1529 SW 7 ST
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11 1821 THOMAS STREET
Hollywood, FL 33020

12 2840 Fillmore Street
Hollywood, FL 33020