



DWNTWN
REALTY ADVISORS
25.77°N -80.19°W

INCOME PROPERTY FOR SALE

MULTI FAMILY + COMMERCIAL

1960 SW 27th Avenue, Miami FL 33145

INCOME PROPERTY FOR SALE

1960 SW 27th Avenue, Miami , FL 33145



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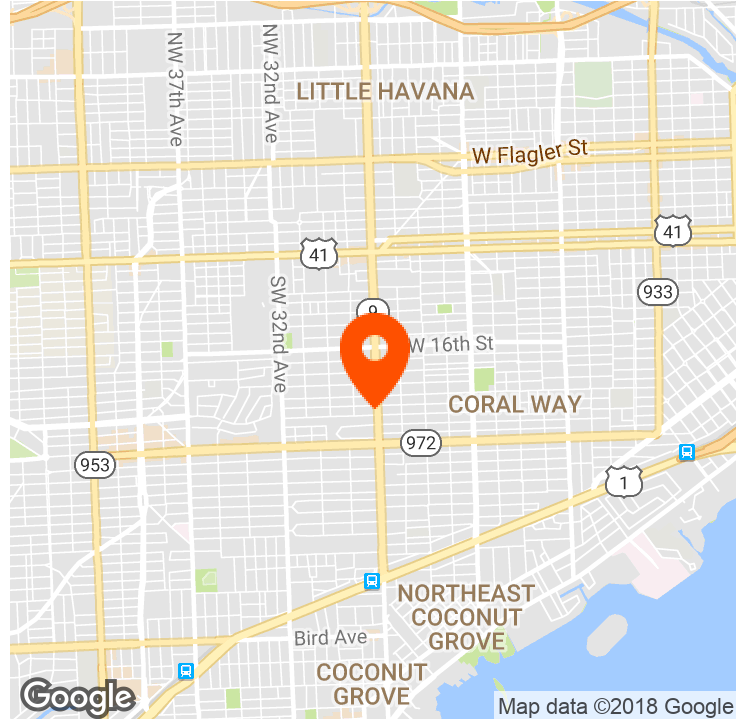
**PROPERTY
INFORMATION**

INCOME PROPERTY

1960 SW 27th Avenue, Miami , FL 33145



EXECUTIVE SUMMARY



SALE PRICE

\$1,740,000

OFFERING SUMMARY

Number Of Units:	4
Cap Rate	6.38%
Lot Size:	7500 SF
Building Size:	4,327 SF
Zoning:	T6-8 O
Price / SF:	\$402.13

PROPERTY OVERVIEW

1960 SW 27 Ave, a two-story, mixed-use income property, sits along SW 27th Avenue. Featuring 4,327 SF of Building and 7,500 SF of Land, with 10 parking spots.

The Property is a mixed use building, with office or retail on the ground floor, and multifamily on the second floor. Currently there's three apartment units on the second floor totaling 2,227 SF

PROPERTY HIGHLIGHTS

- Multi Family & Commercial Mixed Use Building
- 1st Class Complete Renovation
- Well Appointed Multi Family & Commerical Rental Units
- Quality Location & Asset
- Retail Is Owner Occupied and may be Vacated
- Cap Rate Assumes Re-Let Or Lease Back
- Seller may consider leasing back retail
- Value Add Income Property, Leasing.
- 3 Multi Family Units
- 1 Commercial Unit

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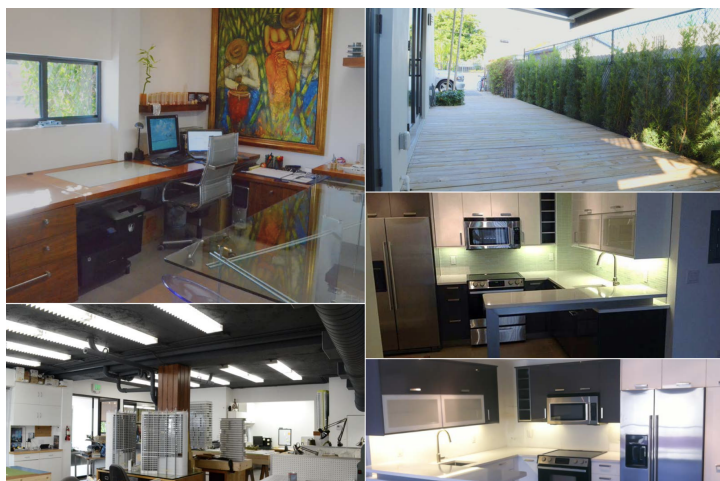
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INCOME PROPERTY

1960 SW 27th Avenue, Miami , FL 33145



PROPERTY DESCRIPTION



LOCATION OVERVIEW

Located on SW 27th Avenue, a major North South corridor in Miami just north of Coral Way, minutes from Downtown, Coconut Grove, South Miami, Coral Gables, and Brickell.

CONSTRUCTION

Quality Comprehensive Renovation Featuring Modern Design Esthetics

ZONING

T6-80

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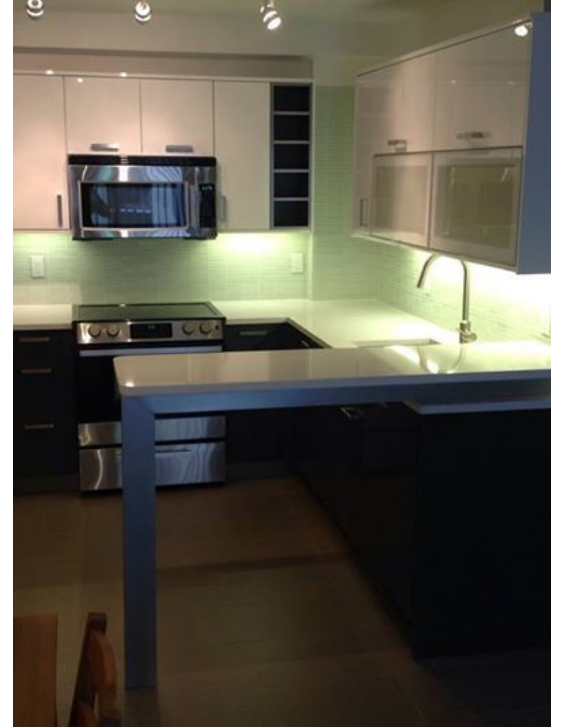
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INCOME PROPERTY

Additional Photos

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ADDITIONAL PHOTOS



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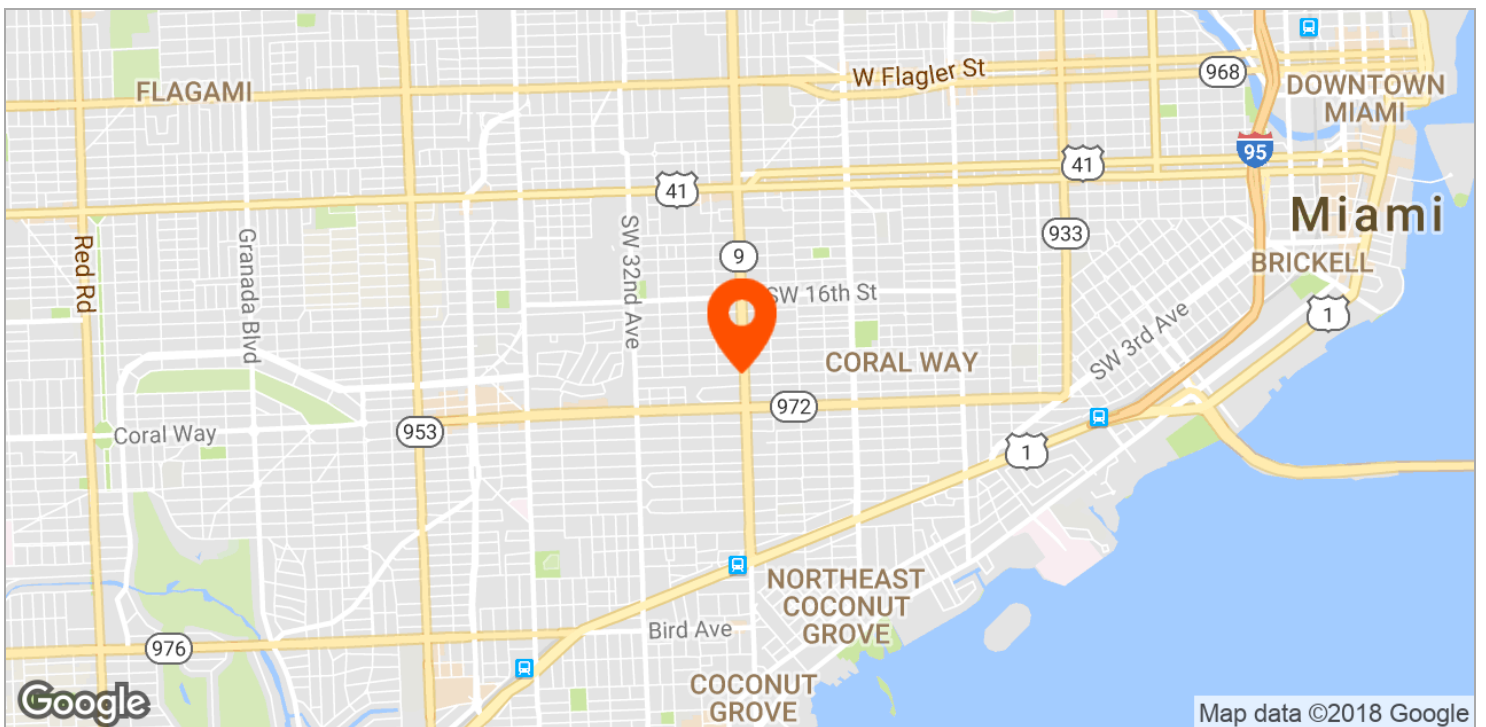
**LOCATION
INFORMATION**

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LOCATION MAPS



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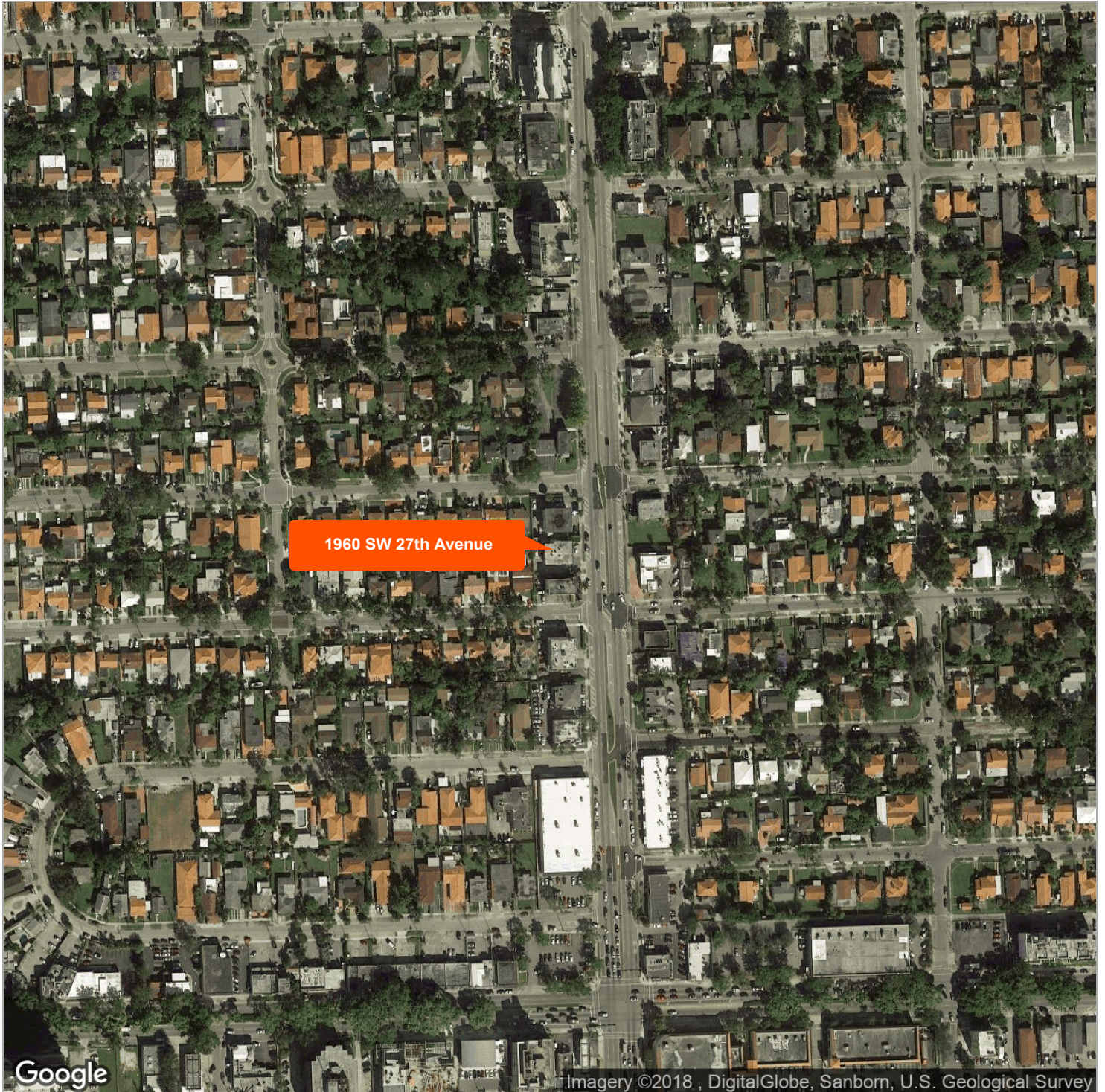
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AERIAL MAP



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FINANCIAL ANALYSIS

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RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	MARKET RENT	MARKET RENT/SF
Commercial			2,163			
1	2	2	665	\$1,675	\$1,700	\$2.56
2	2	2	705	\$1,800	\$1,850	\$2.62
3	1	1	500	\$1,300	\$1,350	\$2.70
Totals/Averages			4,033	\$4,775	\$4,900	\$2.63

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INCOME & EXPENSES

INCOME SUMMARY

Commercial Unit 1	\$96,000
Residential Unit 2	\$21,000
Residential Unit 3	\$21,600
Residential Unit 4	\$16,200
Gross Income	\$154,800

PRO-FORMA RENT ROLL

EXPENSE SUMMARY

Tax Reset Estimate	\$37,813
Insurance	\$1,000
Maintenance	\$5,000
Gross Expenses	\$43,813

PRO-FORMA RENT ROLL

Net Operating Income	\$110,987
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,740,000
CAP Rate	6.38%
Total Return (yr 1)	\$110,987

PRO-FORMA RENT ROLL

OPERATING DATA

Vacancy Cost	\$7,000
Gross Income	\$154,800
Operating Expenses	\$43,813
Net Operating Income	\$110,987

PRO-FORMA RENT ROLL

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**SALE
COMPARABLES**

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SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
	 1960 SW 27th Avenue 1960 SW 27th Avenue Miami , FL 33145	\$1,740,000	4,327 SF	\$402.13	\$435,000	6.38%	-	4	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	2151 SW 27th AVE Miami , FL 33145	\$1,880,000	4,000 SF	\$470.00	-	-	-	-	02/01/ 2015
2	2626 SW 18th Street Miami , FL 33145	\$720,000	3,447 SF	\$208.88	-	-	-	-	06/01/ 2016
3	2638 SW 12 ST Miami , FL 33145	\$850,000	1,624 SF	\$523.40	-	-	-	-	05/01/ 2015
4	1059 SW 27th Ave Miami , FL 33145	\$1,600,000	5,105 SF	\$313.42	-	-	-	-	-
5	1953 SW 27 AVE Miami , FL 33145	\$1,100,000	1,997 SF	\$550.83	-	-	-	-	10/01/ 2017
		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	Totals/Averages	\$1,230,000	3,235 SF	\$380.22	-	-	-	-	

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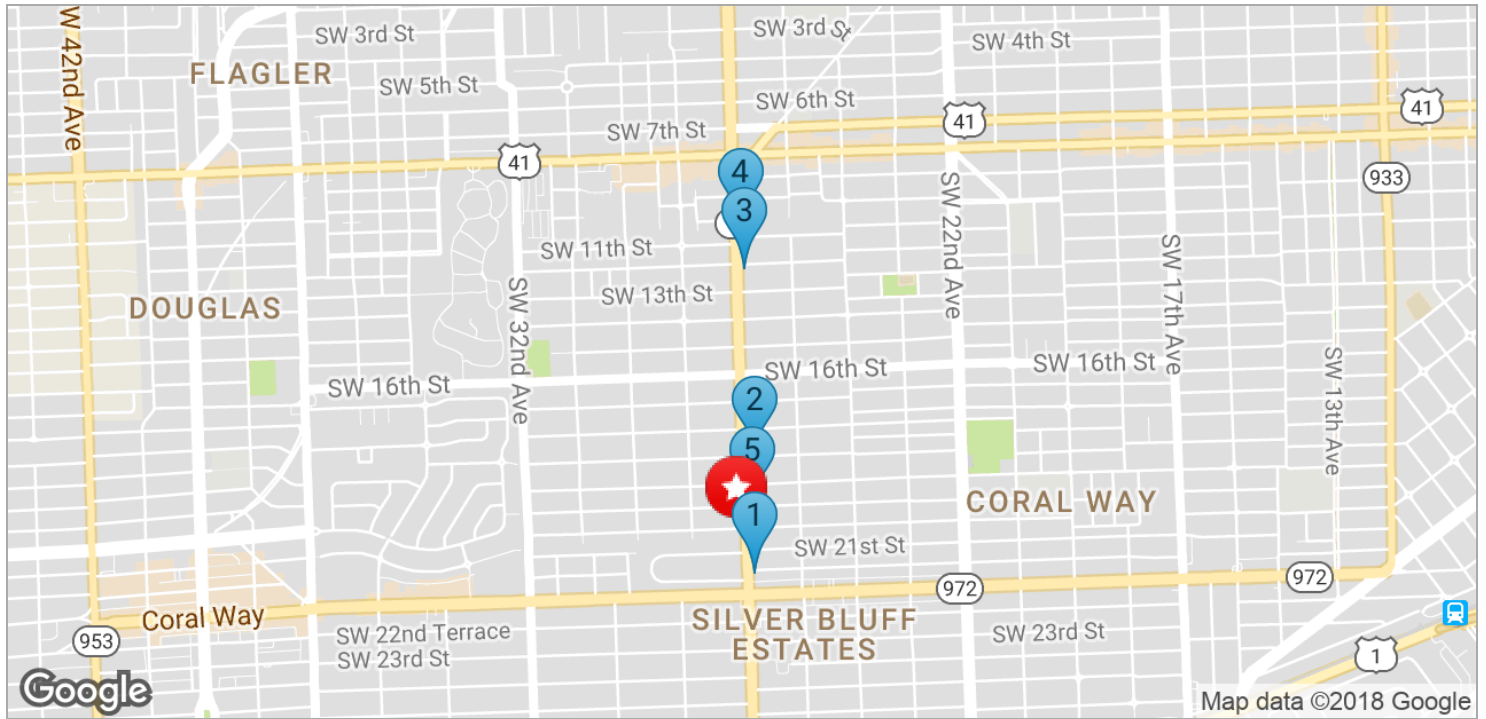
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SALE COMPS MAP



SUBJECT PROPERTY

1960 SW 27th Avenue | Miami , FL 33145

1	2151 SW 27TH AVE Miami , FL 33145	2	2626 SW 18TH STREET Miami , FL 33145
3	2638 SW 12 ST Miami , FL 33145	4	1059 SW 27TH AVE Miami , FL 33145
5	1953 SW 27 AVE Miami , FL 33145		

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