

8-UNIT MULTIFAMILY



A Jewel in the HEART of

Buena Vista / MIAMI Design District

MIAMI
DESIGN
DISTRICT

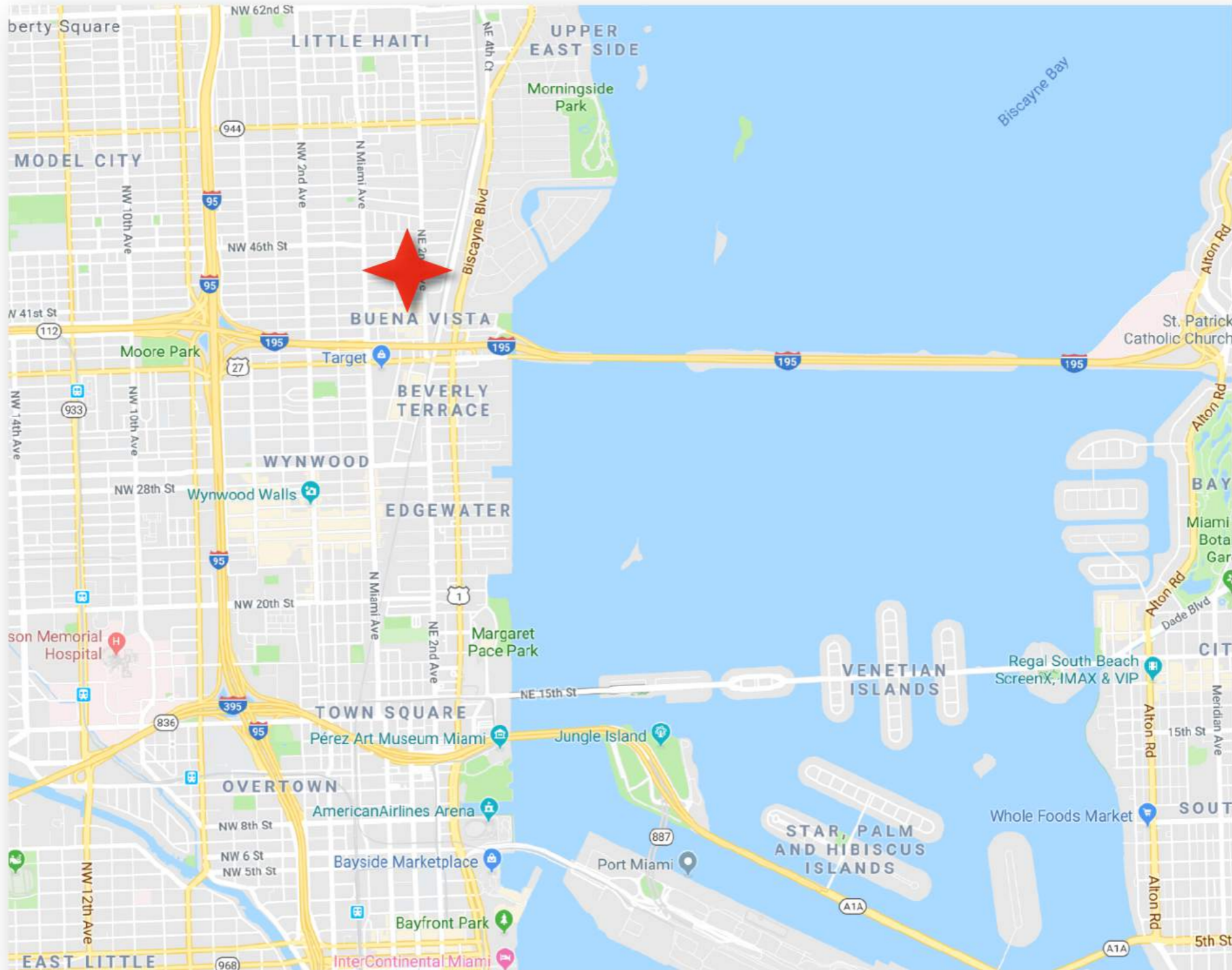
A RARE INVESTOR OPPORTUNITY
in one of the most desirable areas in Miami.



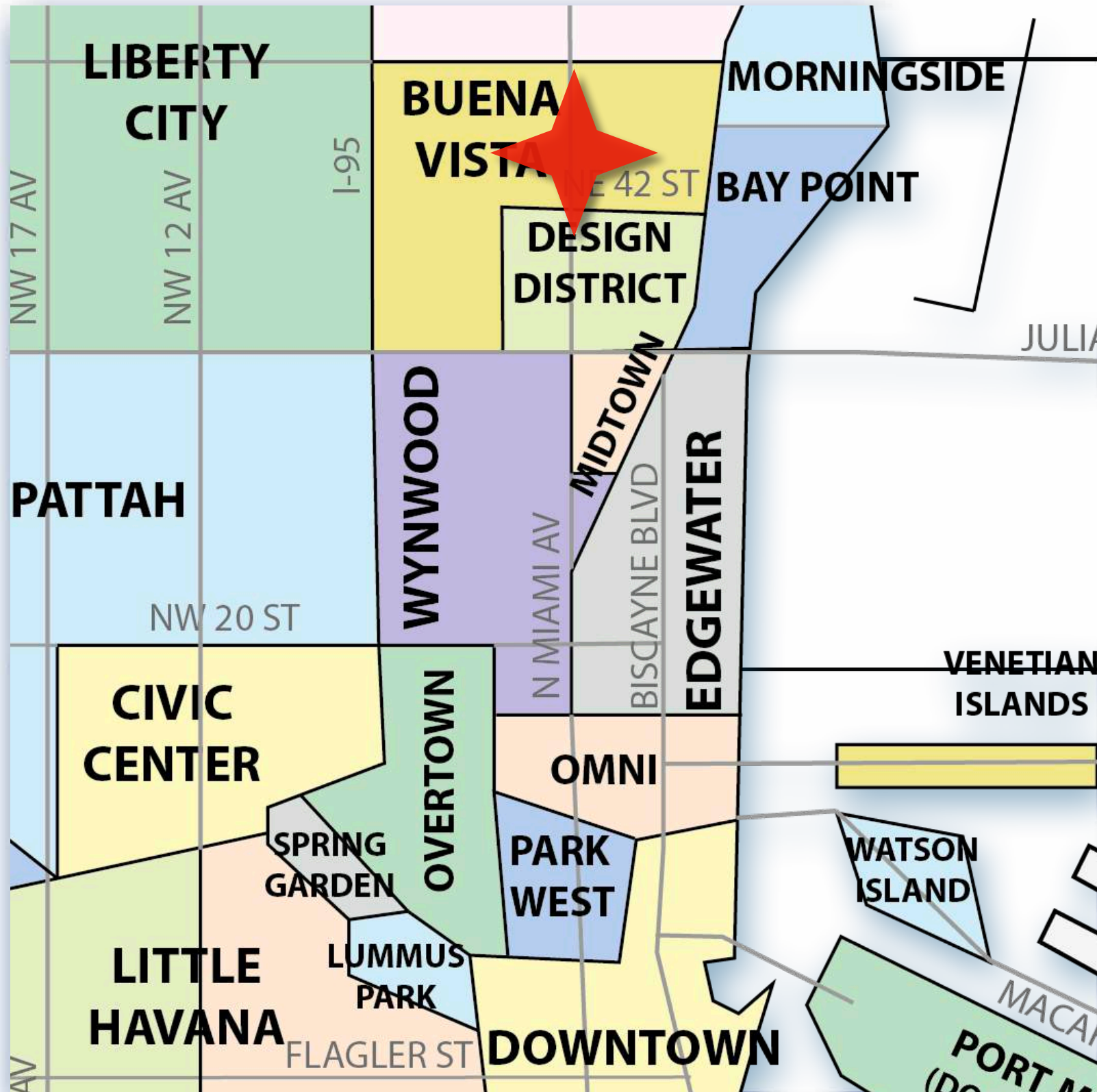
**TWO FLOOR 1920'S HISTORICAL SPANISH 8-UNIT MULTIFAMILY,
WITH 2 LOVELY BALCONIES AND COZY COMMON AREAS.**

Just 2 blocks to Design District, shops, restaurants, cafes & galleries.

Minutes from Miami Airport, Biscayne Bay, Wynwood, Downtown Miami and the Beach!



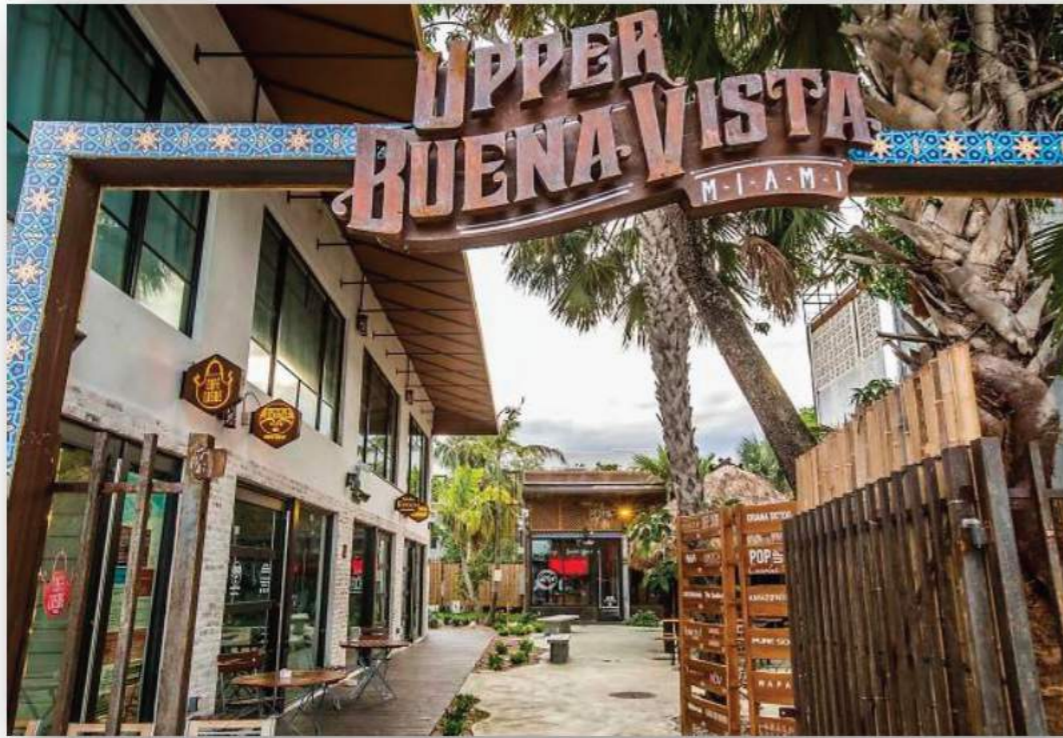
LOCATION, LOCATION, LOCATION!



PRIME BUENA VISTA EAST LOCATION

Walk amidst quiet and safe streets full of flowering trees close to restaurants, cafes & galleries.





BUENA VISTA – DESIGN DISTRICT NEIGHBORHOOD



MIAMI DESIGN DISTRICT

The Miami Design District is a neighborhood dedicated to innovative fashion, design, architecture and dining experiences. The Miami Design District is owned by a global real estate development and investment fund, specializing in creating luxury shopping destinations. They have actively transformed the once-overlooked area of Miami into a vibrant destination for residents and visitors by presenting the best shopping, cultural and culinary experiences within an architecturally significant context. The vision for a rejuvenated Design District — responsive to its historic, urban and tropical context — was codified in an urban master plan developed by the award-winning master planners Duany Plater-Zyberk, with the additional participation of architects including Walter Chatham, Hariri and Hariri, Juan Lezcano, Terence Riley, and Alison Spear. The Miami Design District embodies a singular dedication to the unity of design, fashion, art and architecture, and a commitment to encourage a neighborhood comprised of creative experiences.



PROPERTY DESCRIPTION



2 BUILDINGS

Located at 143 NE 43 Street
Property ID: 01-3124-024-0540

Building #1:

2 Story - 3,272 SQ FT. CBS
4, 2/1 Units

Building #2:

2 Story - 1,703 SQ FT. CBS.
4, 1/1 Units

- LOT SIZE: 5,250 sf
- Built 1926
- 40 Year Certification Granted on August 2016
- Electrical Updated: July 2016
- USE CODE: Multifamily 2 to 9 Units

PRICE: \$1,500,000

PROPERTY INFORMATION

PROPERTY INFORMATION

PID # 01-3124-024-0540 [🔗](#)

Property Type: Multi-Unit

Property Address:

143 NE 43RD ST
MIAMI, FL 33137-3451

Current Owner:

MADAGIO INC

Tax Mailing Address:

Property Use:

Use Code: 08 / MULTIFAMILY 2-9 UNITS

Land Use:

MULTIFAMILY 2-9 UNITS : MULTIFAMILY
3 OR MORE UNITS (0803)

Zoning: 0104

Frontage: 50 ft **Depth:** 105 ft

Lot Size: 0.1205 acres / 5,250 sf

Waterfront: No

Subdivision:

BILTMORE SUB

Census Tract/Block: 002201 / 2011

Twn: 53 / **Rng:** 41 / **Sec:** 24

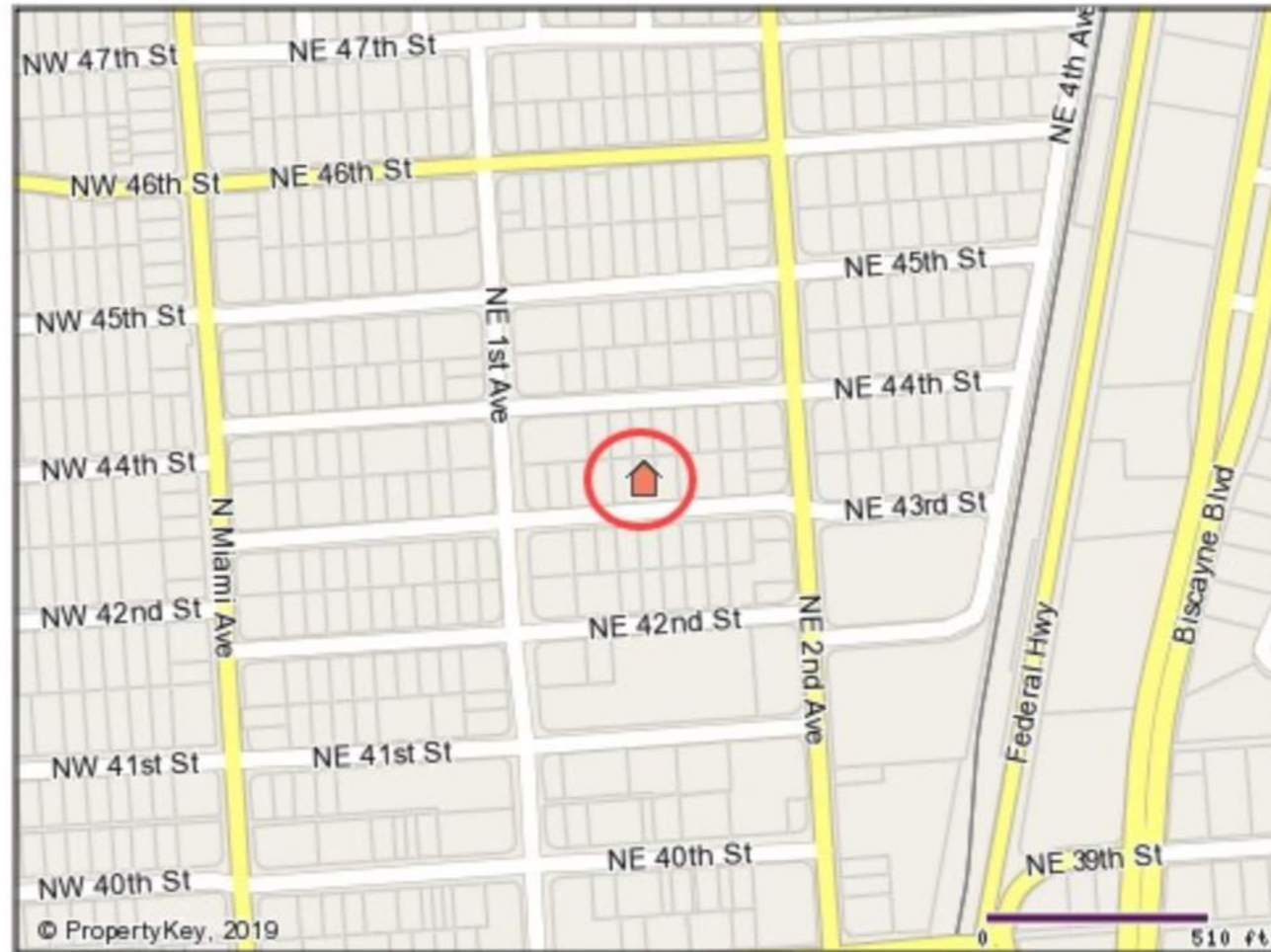
Block: / **Lot:**

Latitude: 25.815811

Longitude: -80.192554

Legal Description:

24 53 41 BILTMORE SUB PB 6-67 LOT 20 BLK 3 LOT
SIZE 50.000 X 105 OR 16537-0265 0994 1



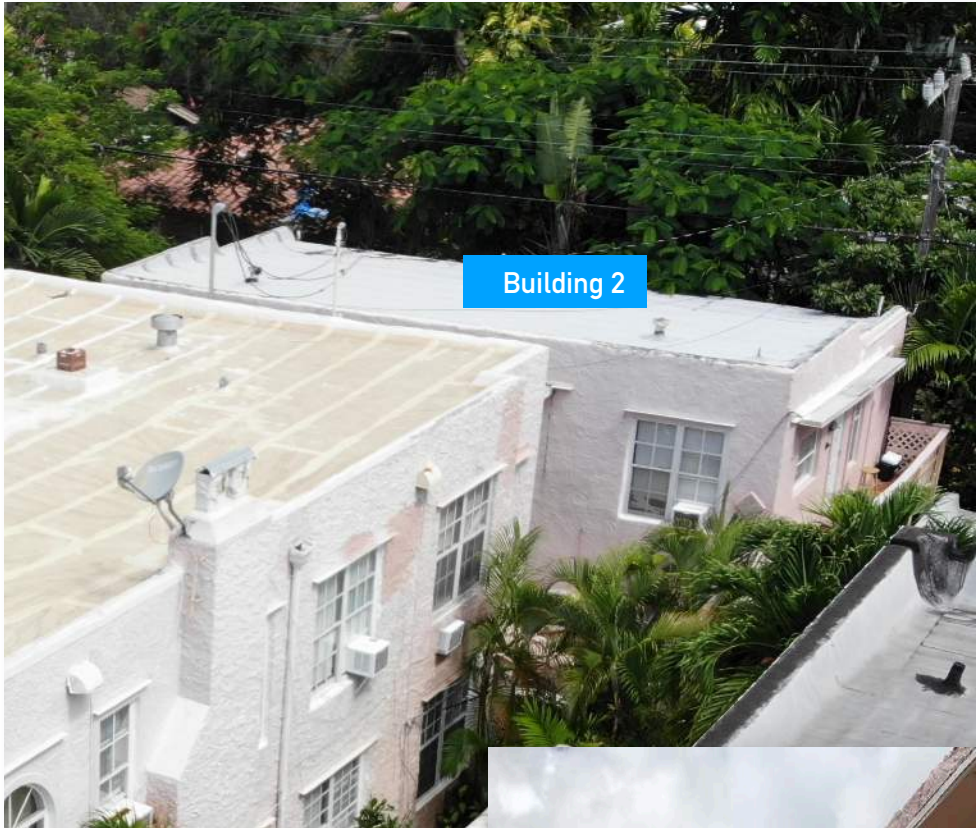
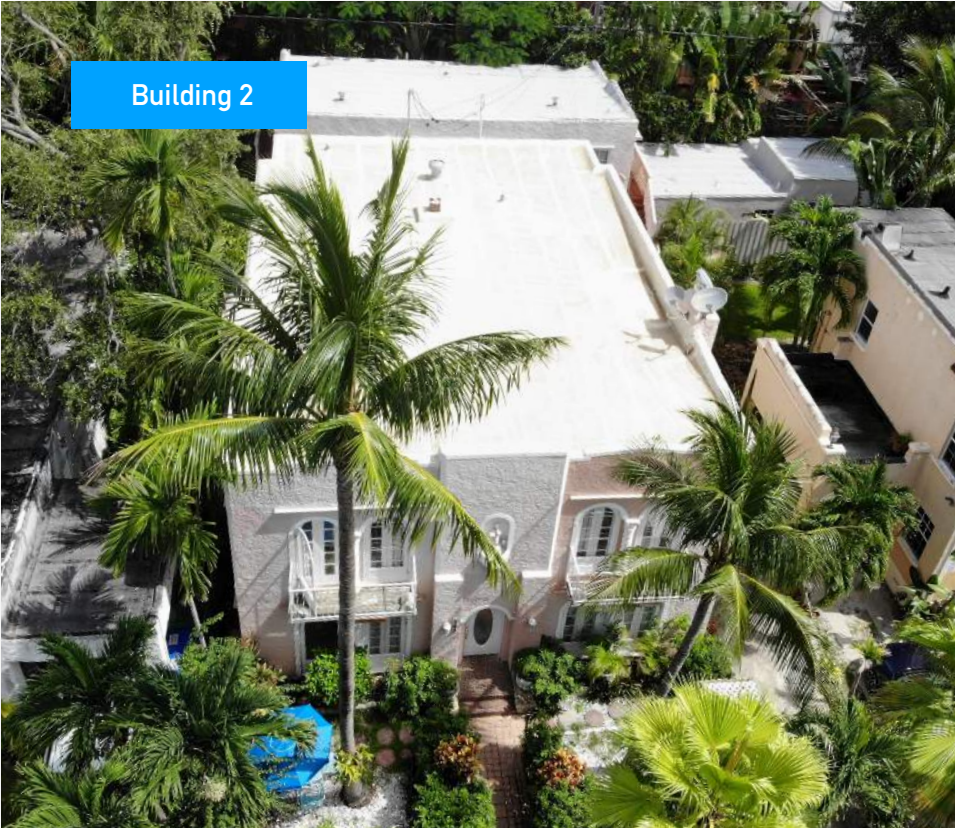
BUILDING INFORMATION

1. MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	Beds: 8	Bldg Area: 3,272 sf	Year Built: 1926	Units: 4
	Baths: 4.0	Living Area: 3,272 sf	Adjusted Area: 3,272 sf	Stories: 2.0
Building Subareas:	BAS - BASE AREA 1ST OR 4TH FL (3,272 sf)			
2. MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	Beds: 4	Bldg Area: 1,703 sf	Year Built: 1926	Units: 4
	Baths: 4.0	Living Area: 1,703 sf	Adjusted Area: 1,703 sf	Stories: 2.0
Building Subareas:	BAS - BASE AREA 1ST OR 4TH FL (1,703 sf)			

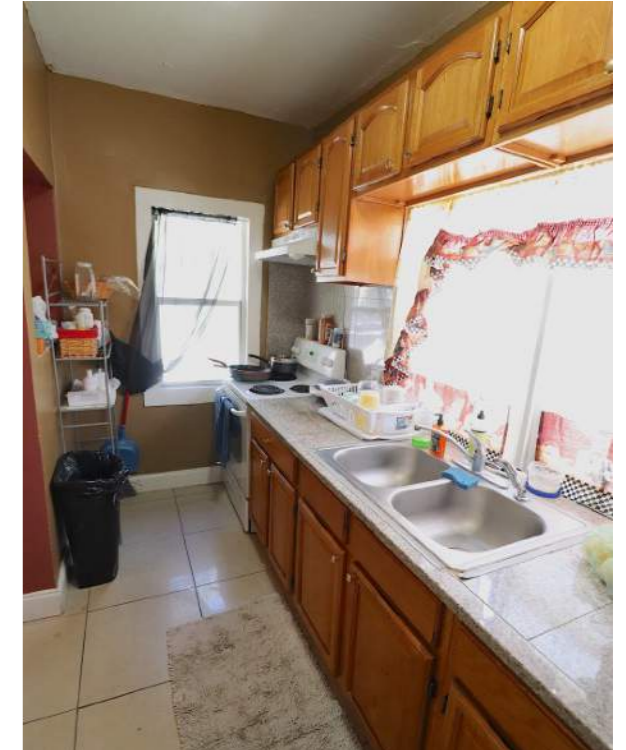
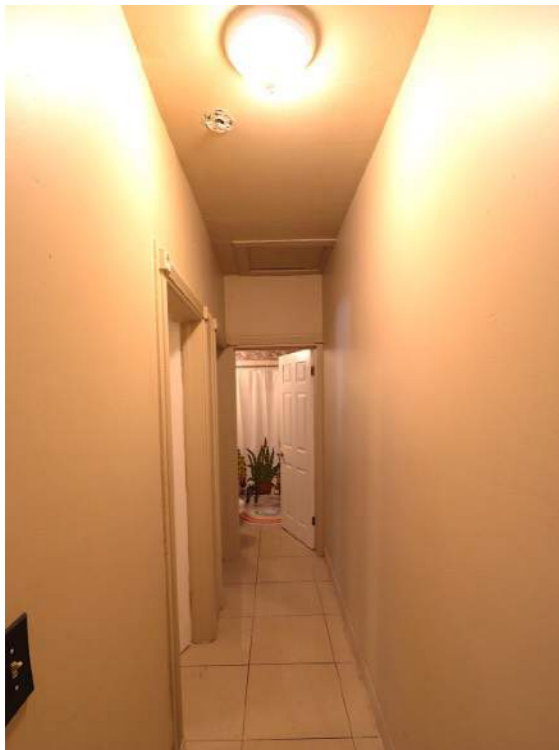
BUILDING 1 - FRONT



BUILDING 2 - BACK



FRONT UNIT # 4



BACK UNIT # 6



FINANCIALS

		RENT ROLL			EXPENSES			
		ACTUAL	PROFORMA	PROFORMA WITH IMPROVEMENTS	INSURANCE	\$18,825	May be reduced up to 30%	
					UTILITIES	\$7,368	Tenants pay for their own electricity	
APT #		MONTHLY RENT			LICENSES	\$773		
	Bed/Baths				MAINTENANCE	\$4,800		
1	2 Beds/ 1 Bath	\$1,250	\$1,450	\$1,950	TAXES	\$9,648		
2	2 Beds/ 1 Bath	\$1,250	\$1,450	\$1,950				
3	2 Beds/ 1 Bath	\$1,250	\$1,450	\$1,950	TOTAL	\$41,414		
4	2 Beds/ 1 Bath	\$1,185	\$1,450	\$1,950				
5	1 Bed/ 1 Bath	\$910	\$1,150	\$1,450				
6	1 Bed/ 1 Bath	\$900	\$1,150	\$1,450				
7	1 Bed/ 1 Bath	\$950	\$1,150	\$1,450				
8	1 Bed/ 1 Bath	\$970	\$1,150	\$1,450				
					CAP			
						ACTUAL	PROFORMA 1 Increasing Rents to Market	PROFORMA 2 With \$150K Improvements Investment (*)
TOTAL MONTHLY		\$8,665	\$10,400	\$13,600	INCOME	\$103,980	\$124,800	\$163,200
TOTAL YEARLY		\$103,980	\$124,800	\$163,200	EXPENSES	\$41,414	\$41,410	\$41,410
					NOI	\$62,566	\$83,390	\$121,790
					Purchase Price	\$1,500,000	\$1,500,000	\$1,650,000
					CAP	4.2	5.6	7.4

(*) \$150K Improvements investment may include:
Central AC, Floors, Washer & Dryer and 1/2 Bath in each Unit.
Landscaping & Repaint Exterior Building.