



FOR SALE

**635 SW 16TH AVENUE
MIAMI, FL 33135**

**CALLE OCHO (LITTLE HAVANA)
4-UNIT MULTIFAMILY**

STL
COMMERCIAL

OVERVIEW

This fourplex, located just steps from Calle Ocho in the heart of Little Havana, offers a unique investment opportunity. Calle Ocho, celebrated as a “national treasure” by the National Trust for Historic Preservation, is renowned for its authentic Cuban restaurants, vibrant ventanitas (takeout windows), lively nightlife, famous bars, warm Cuban bakeries, and colorful street festivals.

The property sits on a spacious 5,000 square foot lot and features a generous backyard. Each apartment has been recently renovated with new kitchens, bathrooms, flooring, and updated electrical and plumbing systems. The building also boasts a new pitched roof and impact windows throughout.

This property presents an attractive option for investors looking to own a valuable asset in a highly sought-after Miami location. It offers stability and potential for long-term growth. The setup is ideal for an investor who wishes to reside on-site while the rental income covers expenses, allowing the owner to benefit from both cash flow and property appreciation without traditional out-of-pocket costs associated with homeownership. The commercial zoning allows for short-term rentals.

SITE SUMMARY

TYPE: ONE-STORY MULTI-FAMILY APT

NO. UNITS: 4

UNIT MIX: (3) ONE-BEDROOMS & (1) STUDIO

BUILDING SIZE: 1,800 SF

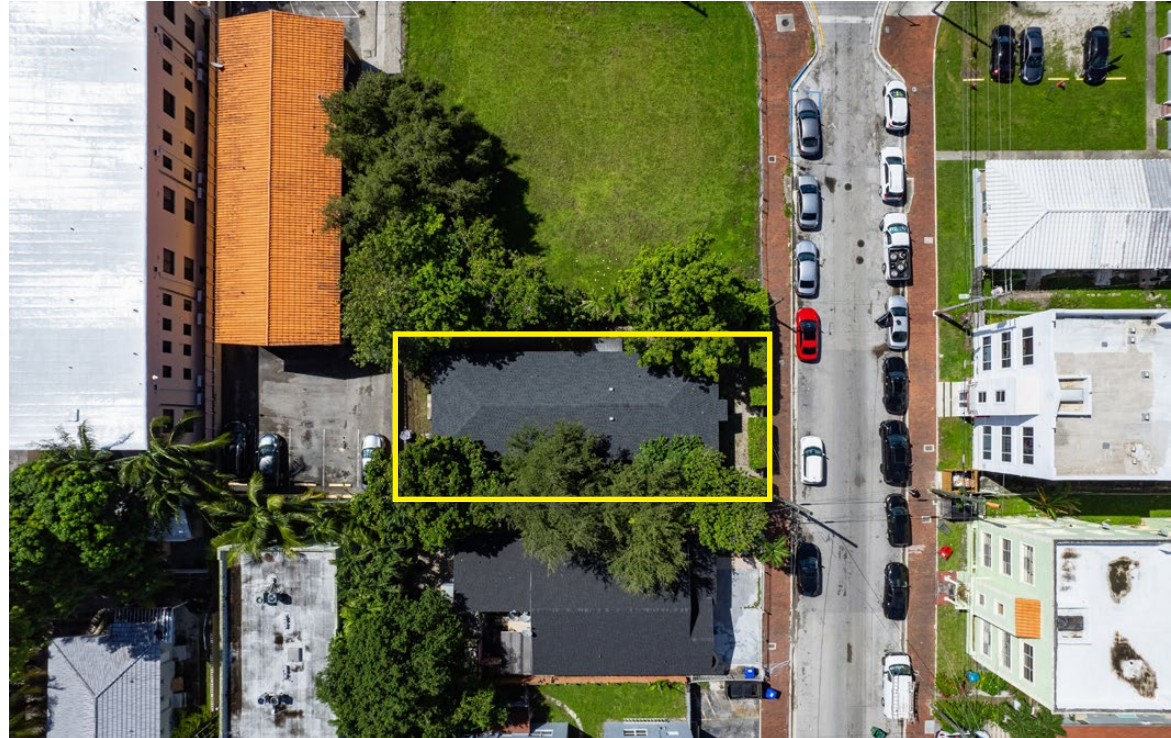
LAND SIZE: 5,000 SF

ZONING: T5-O

NOI: \$74,600

CAP RATE: 5.53%

ASKING PRICE: \$1,350,000



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SAM SCHWARTZ | SENIOR DIRECTOR | 773.750.3320

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INVESTMENT HIGHLIGHTS

- COMMERCIAL ZONING
- SHORT TERM RENTALS ALLOWED
- PRIME LOCATION (BORDERING CALLE OCHO)
- NEW ROOF
- NEW HURRICANE IMPACT WINDOWS
- UPDATED KITCHENS
- UPDATED BATHROOMS
- NEW HARDWOOD VINYL FLOORING
- UPDATED PLUMBING
- NEW ELECTRICAL
- LARGE LOT



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NORTHEAST AERIAL VIEW



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EAST AERIAL VIEW



DOWNTOWN

BRICKELL

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NORTH AERIAL VIEW

MARLINS STADIUM



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UNIT INTERIORS

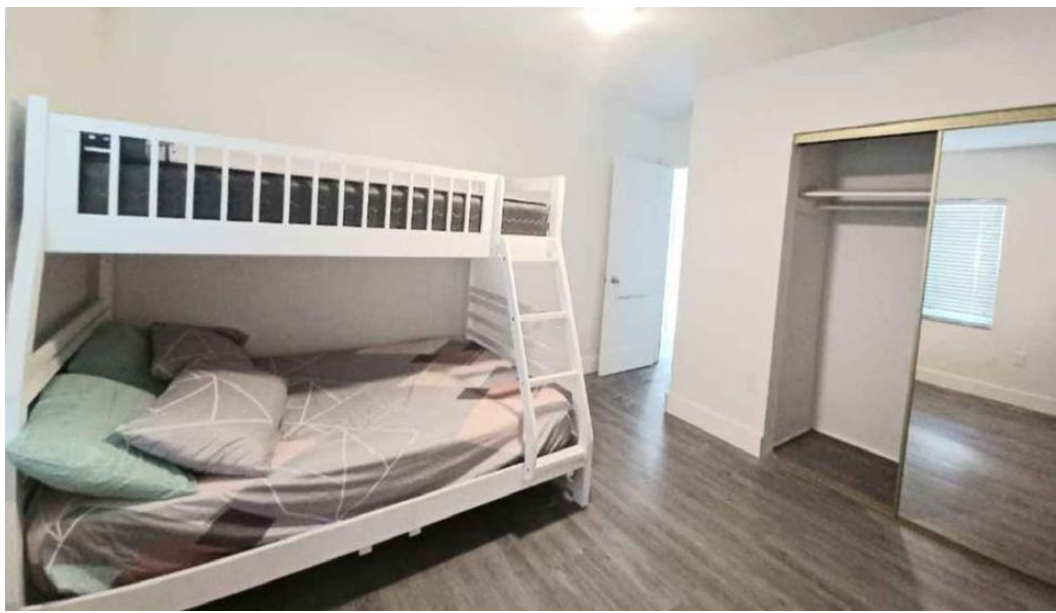


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EXTERIOR PHOTOS



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FINANCIAL SUMMARY

Calle Ocho Lofts: Valuation

A Renovated Apartment Community in Little Havana: 635 SW 16th Ave

Unit #	Unit Type	Rent	Appx SF	Pro Forma Rent
Apartment #1	1 BEDROOM 1 BATH	\$2,000.00	500	\$2,000.00
Apartment #2	1 BEDROOM 1 BATH	\$1,800.00	450	\$2,000.00
Apartment #3	STUDIO	\$1,800.00	400	\$1,900.00
Apartment #4	1 BEDROOM 1 BATH	\$1,900.00	450	\$2,000.00
4 units		\$7,500.00	1,800	\$7,900.00

#3 is recently vacant but can be leased prior to closing

Current (stabilized)	
Rent	\$ 90,000.00
Washing Machine Revenue	\$ 1,100.00
Misc Fees	\$ 1,000.00
Vacancy Factor of 3%	\$ (2,700.00)
Effective Gross Income	\$ 89,400.00
Operating Expenses	
Management	Self-Managed
Property Insurance	\$ -
Property Taxes & Trash	\$ 12,399.88
Maintenance/ Lawn	\$ 1,200.00
Utilities (water, sewer, fpl)	\$ 1,200.00
Total Operating Expenses	\$ 14,799.88
Net Operating Income	\$ 74,600.12
Cap Rate	5.53%
Sale Price (SP)	\$1,350,000

Estimated buyer payment is \$5,000
Reassessment expected at \$19,472

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RETAIL CONTEXT MAP



SW 17TH AVENUE

SW 12TH AVENUE

MR. CIGARS
CUBATA
SUSHI SAKE

635 SW 16TH AVE

SW 7TH STREET



DOS CROQUETAS

EL CRISTO
RESTAURANT

BALL & CHAIN

CUBA OCHO
MUSEUM



SW 8TH STREET

CASA
TIKI

TUMBAO

SALA'O CUBAN
RESTAURANT

EL
SANTO

LA COLADA
GOURMET

OLD'S HAVANA
CUBAN BAR



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