

INVESTMENT SUMMARY

1821 NW 33rd Street

Miami, FL 33142 | 4-Unit Multifamily | Allapattah

ASKING PRICE	ANNUALIZED RENT	IN-PLACE NOI	CAP RATE	UNITS
\$1,075,000	\$89,940	\$58,385	5.4%	4

ASSET OVERVIEW

Units	4 (4 x 1BR / 1BA)
Building / Lot	3,042 SF / 8,632 SF
Year Built	1925; additional component 1948
Price / Unit	\$268,750
Price / SF	\$353
Zoning	T3-O
Folio	01-3127-011-0190
Occupancy	2 long-term; 1 MTM; 1 MTM short-term
Parking	6 on-site spaces
Utilities	Single water meter; separate electric meters
Laundry	Shared on-site; not currently monetized
Roof / Exterior	Roof 2020; stucco 2021
Recertification	Completed 2025; next not anticipated for 10 years

CURRENT RENT ROLL

Unit 1	\$1,700 / month
Unit 2	\$450 / week
Unit 3	\$1,850 / month
Unit 4	\$1,995 / month
Annualized current rent	\$89,940

Section 8 unit: \$1,995/month based on 2026 Fair Market Rent.

INVESTMENT HIGHLIGHTS

- Four-unit multifamily asset with established in-place income.
- Separate electric meters reduce owner-paid utility exposure.
- 2025 recertification completed, reducing a key near-term diligence concern.
- Flexible lease mix supports future rent optimization.
- Shared laundry is an additional, currently unmonetized income opportunity.
- Access to Wynwood, Design District, Downtown Miami and major corridors.

Seller-provided 2026 operating information; building and lot areas per Miami-Dade County records. Roof and exterior-improvement dates should be verified by buyer during due diligence. Financials are subject to buyer verification. Short-term rental income is subject to applicable local regulations.

IN-PLACE OPERATING PERFORMANCE

Annualized current income and seller-reported operating expenses	
Gross Rental Income	\$89,940
Other Income	\$0
Total Gross Income	\$89,940
Property Taxes	\$11,511
Insurance	\$10,984
Water / Sewer	\$1,200
Waste Removal	\$2,760
Repairs & Maintenance	\$3,000
Pest Control	\$600
Reserves	\$1,500

Total Operating Expenses	\$31,555
NET OPERATING INCOME	\$58,385

ILLUSTRATIVE STABILIZED CASE

Assumed Market Rent	\$2,100 / unit
Estimated Stabilized NOI	\$69,245
Illustrative Stabilized Cap Rate	6.4%

Stabilized scenario assumes \$2,100/month per unit and the same seller-reported operating expense structure. Illustrative figures are for reference only; buyer should independently verify rents, expenses and management assumptions.