

PACKAGE DEAL • 4 UNITS • SECTION 8 LEASED

4-Unit New Construction Twin-Home Portfolio

SW 125 Avenue • Miami (Goulds / Princeton), FL 33170 • Built 2025

OFFERING PRICE — ALL 4 UNITS

\$2,900,000

\$214,428

IN-PLACE ANNUAL RENT

6.85%

IN-PLACE CAP RATE

100%

LEASED

Four **2025-built, 5-bed / 4-bath twin-home units** (2,478 sf each) offered together as a single package. All four are **leased on Section 8 Housing Choice Vouchers**, with rent paid directly by the housing authority for dependable, government-backed cash flow. Solid **CBS (concrete block) construction** with impact windows, high-end finishes, and full builder warranty means minimal near-term maintenance. A rare turnkey portfolio in one of South Dade's fastest-growing rental corridors.

PROPERTY SNAPSHOT

Units in package	4 (each its own folio)
Configuration	5 Bed / 4 Bath each
Living area	2,478 sf / unit (9,912 sf)
Lot size	3,720 sf per unit
Year built	2025 — under warranty
Construction	CBS block + impact windows
Tenancy	100% Section 8 leased
Avg in-place rent	\$4,467 / mo per unit

RETURNS AT A GLANCE

In-Place basis (all-cash)	
Net operating income	\$198,638
Cap rate	6.85%
Gross rent multiplier	13.5x

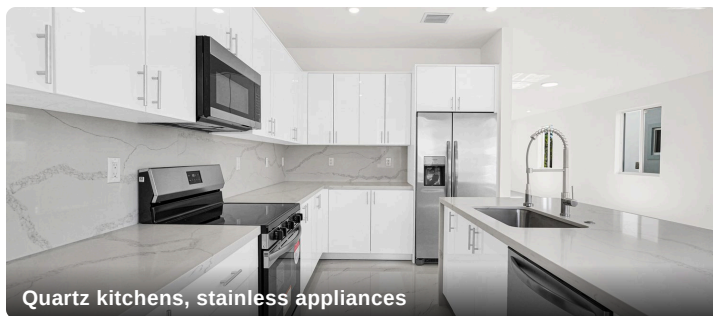
In-Place basis uses current-year taxes and full Section 8 occupancy. Taxes reset on sale; see the full proforma and due-diligence notes for stabilized figures and assumptions.

WHY INVESTORS BUY THIS

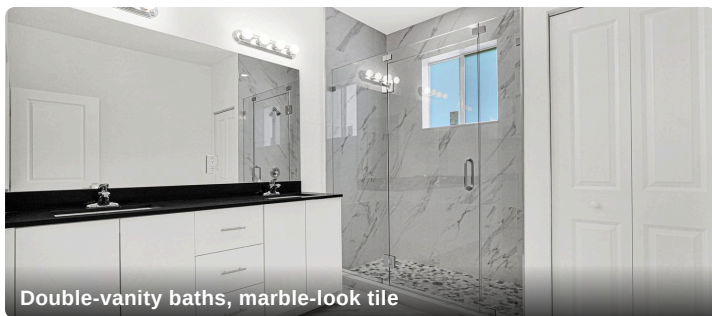
- ✓ Government-backed Section 8 income
- ✓ Impact windows throughout
- ✓ Fenced large yards (pool potential)
- ✓ In-place yield above county avg (~5.5%)
- ✓ New stainless appliances + W/D
- ✓ 32x32 tile & waterproof vinyl floors
- ✓ Built to last, low maintenance
- ✓ Near Cauley Square Historic Village

The Property & The Neighborhood

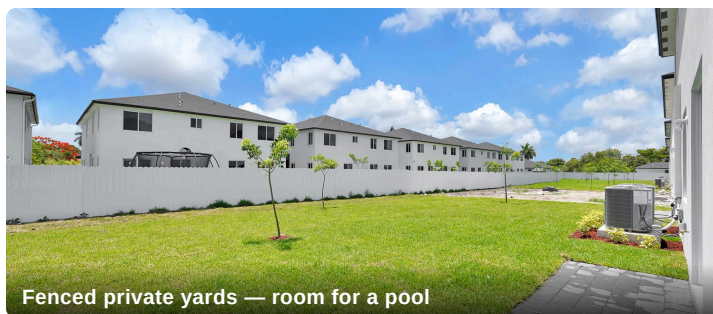
Goulds / Princeton, South Miami-Dade • FL 33170



Quartz kitchens, stainless appliances



Double-vanity baths, marble-look tile



Fenced private yards — room for a pool



The 4-unit package within the community

Photos are representative. Actual finishes, colors, and selections may vary from the pictures shown.

LOCATION & DEMAND DRIVERS

Section 8 strength. Miami-Dade is the 2nd most expensive Fair Market Rent county in Florida (HUD FY2026). Large 5-bedroom voucher units are scarce, which supports these rents and keeps turnover low.

Growth corridor. Princeton (~21,800 residents, Redfin 2026) is among the faster-growing parts of the county as buyers move south from central Miami.

Cauley Square Historic Village. A short drive away: a 10-acre village (est. 1903) of boutiques, galleries and restaurants including the Tea Room — a genuine local draw. (Source: Miami & Beaches; Miami New Times, 2024.)

Access. South Dade corridor near US-1, the Turnpike extension and the South Dade TransitWay bus rapid transit.

Schedule a Private Walkthrough

Walkthroughs are granted once an offer has been presented, out of respect for current tenant privacy. Serious package buyers only.