

Commercial Sale For Sale

- 981 SW 3rd St, Miami, Florida 33130



FINANCIAL ANALYSIS			
Unit Price	\$1,740,000	# of Units	8
Available Sq Ft	7,500	Price / Unit	\$206,250
Year Built	1988	Price / Sq Ft	\$232.00

Current Actual Income and Expenses				Five Years Income and Expenses			
	\$ Units	% of FCI	\$ / SF		% of FCI	\$ / SF	
Gross Potential Rent:	\$18,240	100.0%	\$2,432	\$18,240	100.0%	\$2,432	\$18,240
Estimated Vacancy:	\$0	0%	\$0.00	\$0	0%	\$0.00	\$0
Operating Costs:	\$0	0%	\$0.00	\$0	0%	\$0.00	\$0
Net Operating Income:	\$18,240	100.0%	\$2,432	\$18,240	100.0%	\$2,432	\$18,240

OPERATING COSTS SUMMARY				OPERATING COSTS SUMMARY			
	\$ Units	% of FCI	\$ / SF		% of FCI	\$ / SF	
Real Estate Taxes:	\$1,842	10.1%	\$244.00	\$1,842	10.1%	\$244.00	\$1,842
Insurance:	\$270	1.5%	\$36.00	\$270	1.5%	\$36.00	\$270
Electric:	\$270	1.5%	\$36.00	\$270	1.5%	\$36.00	\$270
Water and Sewer:	\$270	1.5%	\$36.00	\$270	1.5%	\$36.00	\$270
Trash Removal:	\$270	1.5%	\$36.00	\$270	1.5%	\$36.00	\$270
Landscaping:	\$0	0%	\$0.00	\$0	0%	\$0.00	\$0
Utilities:	\$0	0%	\$0.00	\$0	0%	\$0.00	\$0
Repairs & Maintenance:	\$0	0%	\$0.00	\$0	0%	\$0.00	\$0
Management:	\$0	0%	\$0.00	\$0	0%	\$0.00	\$0
Reserves:	\$0	0%	\$0.00	\$0	0%	\$0.00	\$0
Total Expenses:	\$3,682	20.2%	\$485.33	\$3,682	20.2%	\$485.33	\$3,682

Net Operating Income				Net Operating Income			
	\$ Units	% of FCI	\$ / SF		% of FCI	\$ / SF	
Net Operating Income:	\$14,558	80.0%	\$1,922.67	\$14,558	80.0%	\$1,922.67	\$14,558

Unit	Unit Type	Sqft	Current Rent	Rent/SF	Market Rent	Market Rent/SF
1	2 Bedroom / 1 Bathroom	708	\$1,700	\$2.40	\$2,000	\$2.83
2	2 Bedroom / 1 Bathroom	708	\$2,000	\$2.83	\$2,000	\$2.83
3	2 Bedroom / 1 Bathroom	708	\$1,900	\$2.68	\$2,000	\$2.83
4	2 Bedroom / 1 Bathroom	708	\$1,800	\$2.54	\$2,000	\$2.83
5	2 Bedroom / 1 Bathroom	708	\$1,900	\$2.68	\$2,000	\$2.83
6	2 Bedroom / 1 Bathroom	708	\$1,800	\$2.54	\$2,000	\$2.83
Leasehold Income & Parking			\$270		\$270	
Total		4,224	\$11,000	\$2.62	\$13,570	\$3.22

Basic Details

Property Type:	Commercial Sale
Listing Type:	For Sale
Listing ID:	A11555612
Price:	\$1,950,000
Year Built:	1988
Lot Area:	7,500 Sqft
On Market Date:	22/03/2024

Address Map

Country:	US
State:	FL
County:	Miami-Dade County
City:	Miami
Zipcode:	33130
Street:	981 SW 3rd St
Longitude:	W81° 47' 20.7"
Latitude:	N25° 46' 15.7"

Agent Info



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