



VILLA LA PINTA APARTMENTS
501 SW 6TH COURT, MIAMI, FL 33130
29 APARTMENT UNITS

OFFERING SUMMARY

Price	\$3,975,000
Down Payment	100% / \$3,975,000
Loan Type	All Cash
Units	29
Price Per Unit	\$137,069
Rentable SF	16,037
Price Per Rentable SF	\$248
Year Built/Renovated	1925
Lot Size	0.16 acre(s)

ASSET PERFORMANCE DATA

	CURRENT	YEAR 1
CAP Rate	6.15%	6.38%
Net Operating Income	\$244,290	\$253,643
Net Cash Flow After Debt Service	6.15% / \$244,290	6.38% / \$253,643
Total Return	6.15% / \$244,290	6.38% / \$253,643
GRM	9.85	9.61



INVESTMENT HIGHLIGHTS

- Low Vacancy Market
- Located in the Heart of Little Havana
- Significant Upside in Rents
- Within Close Proximity to SW 8th Street, Which is a Major Corridor in Little Havana
- Just Minutes to Brickell, Downtown, Coral Gables and the Miami International Airport

EXCLUSIVELY LISTED BY:

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UNIT MIX

UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
1	Studio	553	\$600	\$1.08	\$600	\$600	\$1.08	\$600
28	1 Bedroom	553	\$1,179	\$2.13	\$33,012	\$1,210	\$2.19	\$33,880

OPERATING DATA

	CURRENT	YEAR 1
Gross Scheduled Rent	\$403,499	\$413,760
Less: Vacancy/Deductions (GPR)	2.00% / (\$8,070)	2.00% / (\$8,275)
Total Effective Rental Income	\$395,429	\$405,485
Effective Gross Income	\$395,429	\$405,485
Less: Expenses	(\$151,138)	(\$151,842)
Net Operating Income	\$244,290	\$253,643
Cash Flow	\$244,290	\$253,643
Net Cash Flow After Debt Service	6.15% / \$244,290	6.38% / \$253,643
Total Return	6.15% / \$244,290	6.38% / \$253,643

EXPENSES

Real Estate Taxes	\$67,366	\$67,366
Insurance	\$19,992	\$19,992
Utilities - Electric	\$1,680	\$1,680
Utilities - Water & Sewer	\$4,020	\$4,020
Trash Removal	\$4,468	\$4,468
Repairs & Maintenance	\$13,050	\$13,050
Landscaping	\$168	\$168
General & Administrative	\$6,783	\$6,783
Operating Reserves	\$5,931	\$5,931
Management Fee	\$27,680	\$28,384
Total Expenses	\$151,138	\$151,842
Expenses Per Unit	\$5,212	\$5,236
Expenses Per SF	\$9.42	\$9.47
Expenses as % of EGI	38.22%	37.45%