INVESTMENT OPPORTUNITY

FOUR-PLEX

1542 NW 35th St
MIAMI, FLORIDA 33142

ALLAPATTAH FOR SALE

Opportunity Zone

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ALL INFORMATION HAS BEEN OBTAINED FROM THE SELLER, LESSOR AND THE ACCURACY THEREOF IS NOT WARRANTED AND THEREFORE MUST BE VERIFIED BY THE BUYER/LESSEE PRIOR TO PURCHASE/LEASE. ALL INFORMATION IS SUBJECT TO ERRORS, OMISSIONS, CHANGE, AND WITHDRAWAL WITHOUT NOTICE. ANY REFERENCE TO AGE OR SQUARE FOOTAGE MUST BE VERIFIED AND IS NOT GUARANTEED. BUYER/LESSEE BEARS ALL RISKS.
• Investment opportunity located within an Opportunity Zone
• 2 bedrooms units
• On-site parking
• Separate electrical meters
• Tenants share water bill
• Tenants 1 and 3 share half of tax bill
• Central location minutes from Miami Design District, Wynwood, Downtown Miami and more
• Easy access to I-195 (approx. 147,500 daily commuters) and I-95 (approx. 100,500 daily commuters)

TOTAL ADJUSTED AREA
2,748 SF +/-

TOTAL LOT SIZE
5,680 SF +/-

SALE PRICE
$700,000

ZONING
T5-L

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The page contains a Table titled "Rent Roll" with columns for Listing Price, # of Units, Units, Monthly Rent, Monthly Total, and Yearly Total. The data is as follows:

<table>
<thead>
<tr>
<th>Listing Price</th>
<th># of Units</th>
<th>Units</th>
<th>Monthly Rent</th>
<th>Monthly Total</th>
<th>Yearly Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$700,000</td>
<td>4</td>
<td>1, 2, 3, 4</td>
<td>$1,350.00, $1,300.00, $1,365.00, $1,250.00</td>
<td>$5,265.00</td>
<td>$63,180.00</td>
</tr>
</tbody>
</table>

The page also contains a sub-section titled "Operating Expenses" with columns for Operating Expenses, Yearly Cost, What Tenants Pay, Taxes (Proforma), $12,600.00, $6,300.00, Insurance, $1,000.00, $500.00, House Meter, $360.00, Total, $13,960.00, Adjusted Total: (2 tenants pay half of taxes and insurance), $6,800.00, Gross Income, $63,180.00, NOI, $56,380.00, Cap Rate, 8.05%.
INTERIOR PHOTOS

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床 (视图2)
床 (视图3)
床 (视图4)
厨房 (视图1)
厨房 (视图2)
楼梯通向二楼
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This property is located within an “Opportunity Zone” in the Miami-Dade County area, one of the 68 in this county, and joining another 427 zones in Florida. Created to facilitate economic development and devised to encourage growth of businesses in lower income areas.

OPPORTUNITY ZONES OFFER TAX-ADVANTAGED INVESTING [1]

Benefits Timeline

- **2021**: Must invest by 2021 to maximize tax benefits
- **5-YEAR**: Gains invested qualify for 10% reduction in the amount of capital gains taxed
- **7-YEAR**: Gains invested qualify for 15% reduction in the amount of capital gains taxed
- **10-YEAR**: Gains invested become tax-free (this does not include the original gain reinvested in the QOZ)

[1] Please note that Chariff Realty Group is not a tax advisory-based firm and strongly recommends the consultation of a tax professional prior to a potential acquisition of this asset.

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