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Multi-Family Portfolio

- 100% occupancy
- Long-term tenants in place
- Majority of units are fully rehabbed
- Stabilized income-producing properties
- All properties are located within an **Opportunity Zone**
- Properties are conveniently located within 5 minutes of each other

**1121 NW 40th St**
Miami, FL 33127

**1542 NW 35th St**
Miami, FL 33142

**1613-1615 NW 45th St**
Miami, FL 33142

**2142 NW 33rd St**
Miami, FL 33142

**8229 NW 1st Pl**
Miami, FL 33150

**8283 NW 1st Pl**
Miami, FL 33150

**1542 NW 35th St**

**1613-1615 NW 45th St**

**2142 NW 33rd St**

**8229 NW 1st Pl**

**8283 NW 1st Pl**

**Portfolio Overview**

- **Total Adjusted Area**: 8,458 SF +/-
- **Total Lot Size**: 38,870 SF +/-
- **Portfolio Price**: $2,170,000

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FINANCIALS

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GROSS INCOME

<table>
<thead>
<tr>
<th>PROPERTY ADDRESS</th>
<th>LISTING PRICE</th>
<th># OF UNITS</th>
<th>UNITS</th>
<th>MONTHLY RENT</th>
<th>GROSS RENT TOTAL</th>
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<tbody>
<tr>
<td>1121 NW 40th St Miami, FL 33127</td>
<td>$375,000.00</td>
<td>3</td>
<td>1F 1G 2G</td>
<td>$1,680.00</td>
<td>$950.00</td>
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<td>1 2 3 4</td>
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<td>$1,300.00</td>
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<td>1613 1615</td>
<td>$1,250.00</td>
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<td>1 RES</td>
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<td>1 RES</td>
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<td>$255,000.00</td>
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<td>1 RES</td>
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<td><strong>$2,170,000</strong></td>
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**OPERATING EXPENSES**

<table>
<thead>
<tr>
<th>PROPERTY ADDRESS</th>
<th>2019 TAXES</th>
<th>INSURANCE</th>
<th>WATER</th>
<th>ELECTRIC</th>
<th>MAINTENANCE</th>
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<tbody>
<tr>
<td>1121 NW 40th St Miami, FL 33127</td>
<td>$3,550</td>
<td>Self Ins.</td>
<td>Tenant Exp.</td>
<td>Tenant Exp.</td>
<td>$1,950</td>
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<tr>
<td>1542 NW 35th St Miami, FL 33142</td>
<td>$3,550</td>
<td>$1,000</td>
<td>Tenant Exp.</td>
<td>Tenant Exp.</td>
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<td>1613 NW 45th St Miami, FL 33142</td>
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<td>Tenant Exp.</td>
<td>Tenant Exp.</td>
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<td>$3,950</td>
<td>Tenant Exp.</td>
<td>Tenant Exp.</td>
<td>$750</td>
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<td>$1,910</td>
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<td>Tenant Exp.</td>
<td>Tenant Exp.</td>
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<td><strong>$17,465</strong></td>
<td><strong>$5,950</strong></td>
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<td><strong>$8,100</strong></td>
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</tbody>
</table>

**RETURN ON INVESTMENT**

| Gross Income | $202,740 |
| 2019 Expenses | $31,515 |
| NOI | $171,225 |
| Asking Price | $2,170,000 |
| Cap Rate | 7.89% |

**1542 NW 35th St two tenants share half of the tax bill**
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PHOTOS (1613-1615 NW 45th St)

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This portfolio 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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