Investment Pro-Forma: Miami-Dade Hialeah Condo Portfolio

Analysis Date: May 20, 2026

1. Portfolio Overview

This portfolio is strategically positioned in the heart of the Hialeah/Miami submarket, offering a central location that is critical for Miami's essential workforce. By focusing on asset concentration and recent mechanical modernization, this 4-unit acquisition provides a streamlined, high-yield investment opportunity.

2. Unit-Level Financial Detail

Unit ID	Building Name	Address & Unit	Monthly Rent	Monthly HOA	Annual Taxes	Status / Lease Expiration
H1	Lago Azul	5706 SW 26th Ave #5706	$2,000	$300	$2,717	Leased Through 2027
H2	Westland Eden I	1950 W 54th St #412	$2,300	$474	$3,396	Leased Through 2027
H3	Westland Eden II	1900 W 54th St #220	$2,500	$335	$3,286	Leased Through 2027
H4	Westland Eden I	1950 W 54th St #406	$2,300	$474	$3,396	Leased Through 2027
TOTALS			**$9,100**	**$1,583**	**$12,795**	**-**

3. Annual Pro-Forma Income Statement

Line Item	Annual Total	% of GSI
Gross Scheduled Income (GSI)	$109,200	100.00%
HOA Fees (Actual)	($18,996)	-17.39%
Property Taxes (Actual)	($12,795)	-11.72%
NET OPERATING INCOME (NOI)	**$77,409**	**70.89%**

4. Exceptional Connectivity & Commuter Hub

The location is specifically optimized for Miami’s **essential workforce**, providing unparalleled access to regional employment hubs and major logistics centers:

Highways: Immediate access to the **Palmetto Expressway (SR 826)**, **SR 836, and I-75,** allows tenants to commute seamlessly between Broward and Miami-Dade counties.

Education & Employment Anchors: The portfolio is situated just 13 minutes (5.7 miles) from **Miami Dade College (MDC) North Campus** and 3 minutes (1.1 miles) from the **MDC Hialeah Campus**. These institutions serve as major economic engines, providing a consistent tenant base of faculty, staff, and career-oriented students.

Global Logistics Hub: Located within 15–20 minutes of **Miami International Airport (MIA)**, one of the region's largest employers and a primary driver of the local working-class rental market.

5. Community Amenities & Walking Proximity

High walkability scores significantly reduce tenant turnover in this submarket:

Wilde Community Center & Library: A 4-minute walk from Westland Eden. This modern facility includes a community library, two lighted basketball courts, and a playground.

Shopping: Within walking distance to **Westland Mall**, **Sédanos Supermarket**, and **Publix**. This is vital for tenants who rely on walking or public transportation.

6. Educational Institutions

Level	Westland Eden (H2, H3, H4)	Lago Azul (H1)
Elementary	John G. Dupuis (Rated 9/10)	Ben Sheppard Elementary
Middle	Hialeah Gardens Middle (Rated 8/10)	Jose Marti MAST 6-12 Academy
High School	Hialeah-Miami Lakes Senior High	Jose Marti MAST 6-12 Academy

7. Unit Mechanicals & Recent Updates

Building Name	Year Built	Address & Unit	AC System	Water Heater	Key Features & Recent Improvements
Lago Azul	1991	5706 SW 26th Ave #5706	2014 Rheem	2000s Tank	Ground level, Lake view. Recent paint. Tub replaced with shower.
Westland Eden I	1974	1950 W 54th St #412	2014 Rheem	2025 Tankless Rheem	New cabinet doors.
Westland Eden II	1975	1900 W 54th St #220	2018 Ruud	1999 Tank	Elevator proximity. New electrical switches.
Westland Eden I	1974	1950 W 54th St #406	2017 Ruud	2026 Tankless Rheem	Ice maker, updated breaker panel.

8. Strategic Investment Notes

Stabilization: Units H1, H3, and H4 are fully occupied, leaving only Unit H2 (412) vacant and market-ready for immediate lease placement. All active tenants are stable with extended performance histories.

CapEx Minimized: Major mechanicals (AC/Water Heaters) have been modernized or maintained annually to prevent large immediate expenses.

Insurance Advantage: The buildings carry master policies covering structural assets Direct owner-paid insurance lines are $0, significantly optimizing the net-to-gross income conversion.

Special Assessment Structure: Unit H1 (Lago Azul / 5706) carries a special assessment of **$642 per month** spanning 7 payments from March until September 2026. As of May 2026, 4 payments remain for an outstanding balance of **$2,568**. This is classified as a finite capital expenditure (CapEx) rather than a recurring operational deduction, to be handled directly via transactional credits or contract adjustments during negotiations.