

HIALEAH

53-UNIT INVESTMENT OPPORTUNITY

BROUGHT TO YOU BY
LIFESTYLE
— INTERNATIONAL REALTY —

URGENT SELLER
MOTIVATED!

PRICE REDUCED FROM \$7.5M → NOW \$5.9M OR BEST OFFER

OFFERED AT
\$5,900,000

CURRENT NOI (ACTUAL)
(46 OCCUPIED UNITS)

\$458,902
ANNUAL

TOTAL OPERATING EXPENSES

\$99,758
ANNUAL

CURRENT CAP RATE

7.8%

Based on actual NOI of
46 occupied units.



**VALUE-ADD POTENTIAL
OPPORTUNITY TO MAKE MORE!**

Lease the 7 vacant units and
increase NOI and returns.



86.8% OCCUPIED

46 OCCUPIED UNITS | 7 VACANT UNITS
53 TOTAL UNITS

**VALUE-ADD
POTENTIAL**

Lease the 7 vacant
units and increase
NOI & returns!

UNIT PHOTOS



53
UNITS



86.8%
OCCUPIED
(46 OF 53 UNITS)



**40-YEAR
RECERTIFICATION**
COMPLETED
DECEMBER 2025



**LEASE TENANTS
UNDER
GUARANTEED RENT
PROGRAM**



**IMMEDIATE
CASH FLOW
FROM DAY ONE**



**UNBEATABLE
BASIS**
COST PER DOOR
BELOW MARKET



**VALUE-ADD
POTENTIAL**
MULTIPLE EXIT
STRATEGIES TO
MAXIMIZE RETURNS



**ON-SITE
LAUNDRY
FACILITY**

PROPERTY SNAPSHOT



PRIME HIALEAH LOCATION
Minutes to Miami, MIA Airport
and major highways



53 TOTAL UNITS
• 33 Shared Bath Standard Rooms
• 10 Shared Bath Kitchenette Units
• 9 Private Bathroom Units
• 2 Two-Bedroom Apartments



SOLID CONCRETE CONSTRUCTION
Built in 1959



TURNKEY READY
Furniture, appliances
& TVs included



ON-SITE LAUNDRY
Facility on property



40-YEAR CERTIFICATION
Fully completed in
December 2025

INVESTOR ADVANTAGES

- ✓ HIGHLY MOTIVATED SELLER – READY TO CLOSE
- ✓ STEPPING INTO IMMEDIATE CASH FLOW
- ✓ 7.8% CURRENT CAP RATE Based on actual NOI of 46 occupied units
- ✓ DIVERSIFIED TENANT MIX & INCOME STREAMS
- ✓ HIGH-DEMAND WORKFORCE RENTAL MARKET
- ✓ INVESTOR FINANCING & CASH OFFERS HIGHLY PREFERRED
- ✓ GREAT FOR 1031 EXCHANGE
- ✓ E2 VISA ELIGIBLE (FOR QUALIFYING INTERNATIONAL BUYERS)
- ✓ VALUE-ADD POTENTIAL – Lease the 7 vacant units & increase NOI



HIGH-
OCCUPANCY ASSET



BELOW
APPRAISED ASSET



IMMEDIATE
EQUITY



STRONG
RETURNS



DM FOR MORE INFO OR
TO SCHEDULE A SHOWING