1121 NW 40th St
MIAMI, FLORIDA 33127

FOR SALE

Opportunity Zone
1121 NW 40th St

- Investment opportunity located within an Opportunity Zone
- Secured tenants in place
- Flexible zoning
- 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)

All information has been secured 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.

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$375,000 T3-O
### FINANCIALS + PHOTOS

<table>
<thead>
<tr>
<th>LISTING PRICE</th>
<th># OF UNITS</th>
<th>UNITS</th>
<th>MONTHLY RENT</th>
<th>RENT TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>$375,000</td>
<td>3</td>
<td>1F, 1G, 2G</td>
<td>$1,680.00, $950.00, $950.00</td>
<td>$3,580.00</td>
</tr>
</tbody>
</table>

#### Unit 1F (Interior Photos)

![Image of Unit 1F](1F.jpg)

#### Unit 1G (Interior Photos)

![Image of Unit 1G](1G.jpg)

#### Unit 2G (Interior Photos)

![Image of Unit 2G](2G.jpg)
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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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CONTACT US

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