



2028 SW 6TH STREET - 12 UNITS

LITTLE HAVANA, MIAMI

ALL UNITS RENOVATED



COMPASS
COMMERCIAL

2028 SW 6TH ST



POROSOFF
GROUP

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The Porosoff Group

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INTEREST OFFERED

Fee simple interest in 2028 SW 6th Street, a 12-unit apartment building.

PROPERTY TOURS

Due to COVID-19 Health and Safety Protocols, the property tour shall take place after an offer has been accepted in writing by the Seller. At no time shall the property be entered without escort by Listing Agent. Tenants, on-site management or staff shall not be contacted without prior approval. **PROSPECTIVE PURCHASERS DEEMED TO HAVE ENTERED THE PROPERTY WITHOUT LISTING AGENT ESCORT MAY BE DISQUALIFIED FROM SUBMITTING AN OFFER.**

TIMING

All offers must indicate the length of the Due Diligence period and the Closing time frame.

OFFER PROTOCOL

The seller will have the right to respond to offers as they are received, but a formal bid deadline may be established.



PROPERTY OVERVIEW

The Porosoff Group at Compass Commercial, as exclusive listing agent, is pleased to offer for sale 2028 NW 6th Street, a 12-unit apartment building located in the highly sought-after Little Havana neighborhood in the City of Miami.

Little Havana

2028 NW 6th Street is located in the Little Havana section of Miami, a short distance to Brickell, the most important financial and commercial district in South Florida. Home to a growing number of international banks and firms, Brickell serves as Latin America's Financial District and has recently enjoyed a transformation with a booming restaurant, entertainment and nightlife scene. The property is conveniently nestled blocks away from SW 8th Street (Calle Ocho) the cultural epicenter of the Miami Latin Community and walking distance to Flagler Street, one of the most important commercial corridors in Miami-Dade County. The excellent location contributes to high demand for rental units in the area and translates into historically low vacancy rates.

- Rare opportunity to acquire a newly renovated 12-unit apartment building in little havana, miami
- 8 Of 12 units currently vacant after renovation
- Rare opportunity for new buyer to lease up 8 vacant units at open market or section 8 lease rates
- Turnkey property with all 12 units newly renovated
- 40/50 Year recertification due in 2026
- Favorable unit mix of all large one-bedroom/one-bathroom apartments

Details

Lot Size	6,800 SF	Floors	2
Zoning	T4-R	Year Built/Renov.	1926
Units	12	Folio #	01-4103-016-0421
Net Rentable Area	6,400 SF	Tax Folio #	1

**Rare Opportunity To Acquire A Newly Renovated 12-Unit
Apartment Building In Little Havana, Miami**

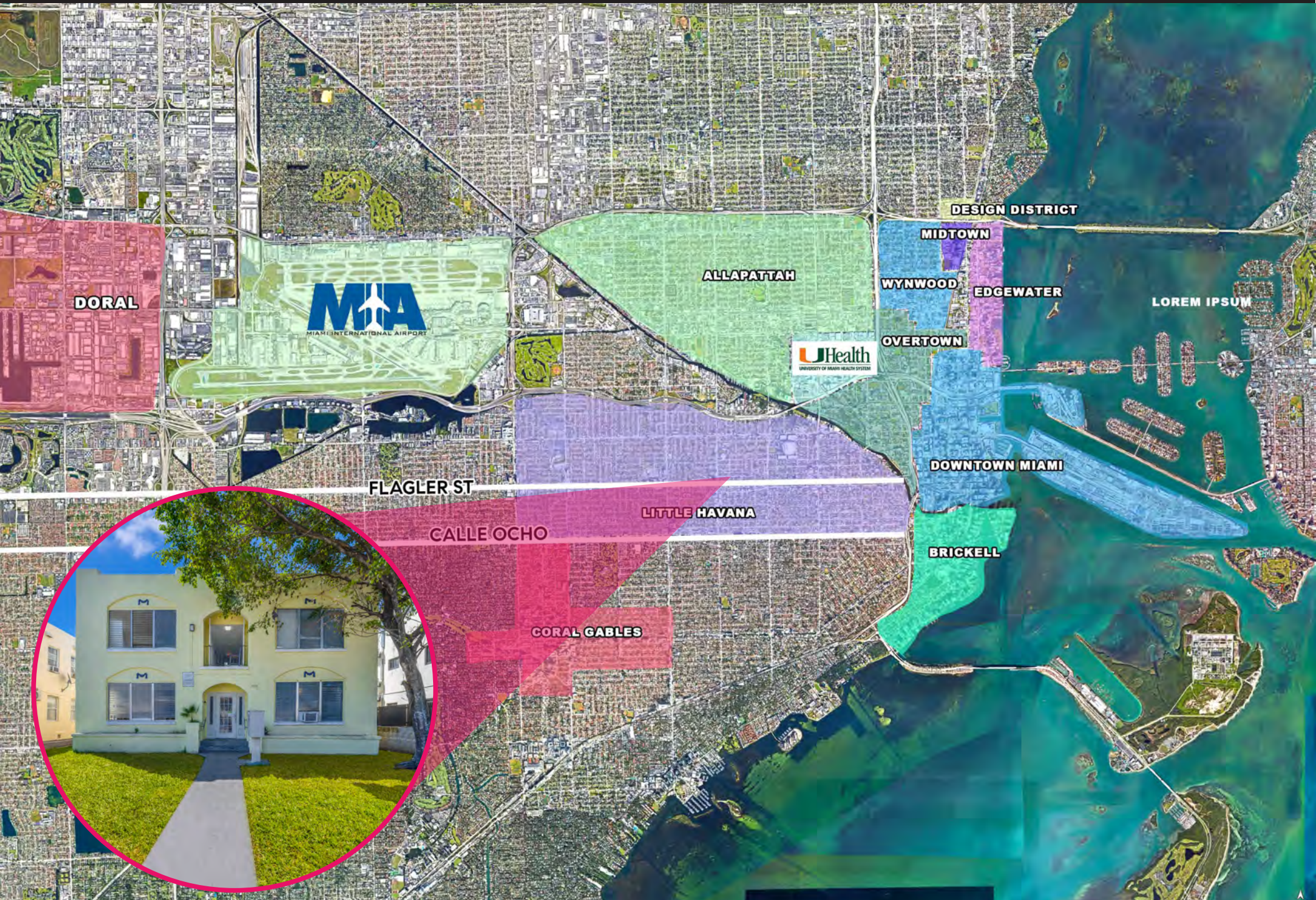
8 Of 12 Units Currently Vacant After Renovation

**Rare Opportunity For New Buyer To Lease Up 8 Vacant
Units At Open Market Or Section 8 Lease Rates**

Turnkey Property With All 12 Units Newly Renovated

40/50 Year Recertification Due In 2026

**Favorable Unit Mix Of All Large One-Bedroom/One-
Bathroom Apartments**





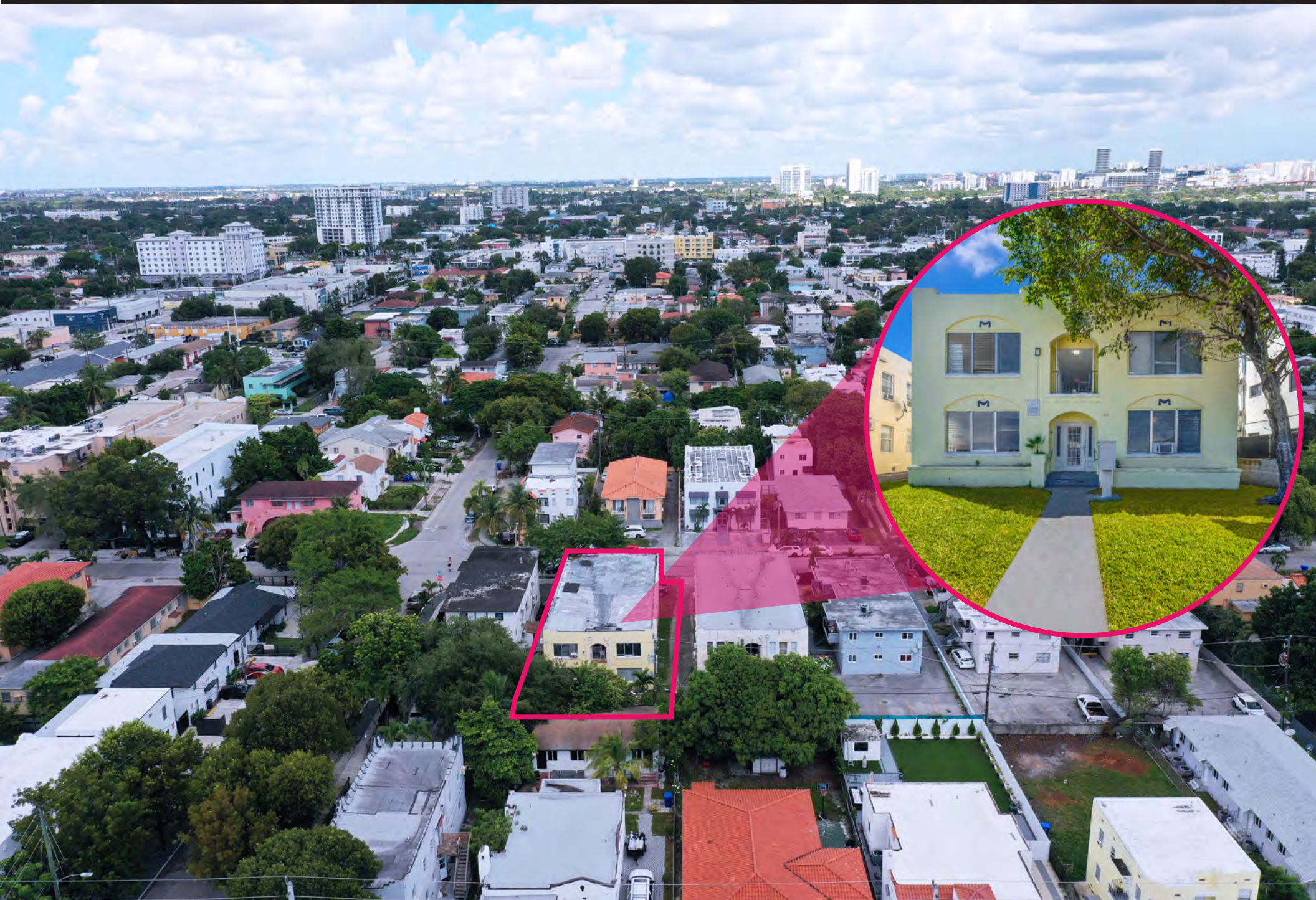
WYNWOOD



SW 7TH ST

CALLE OCHO





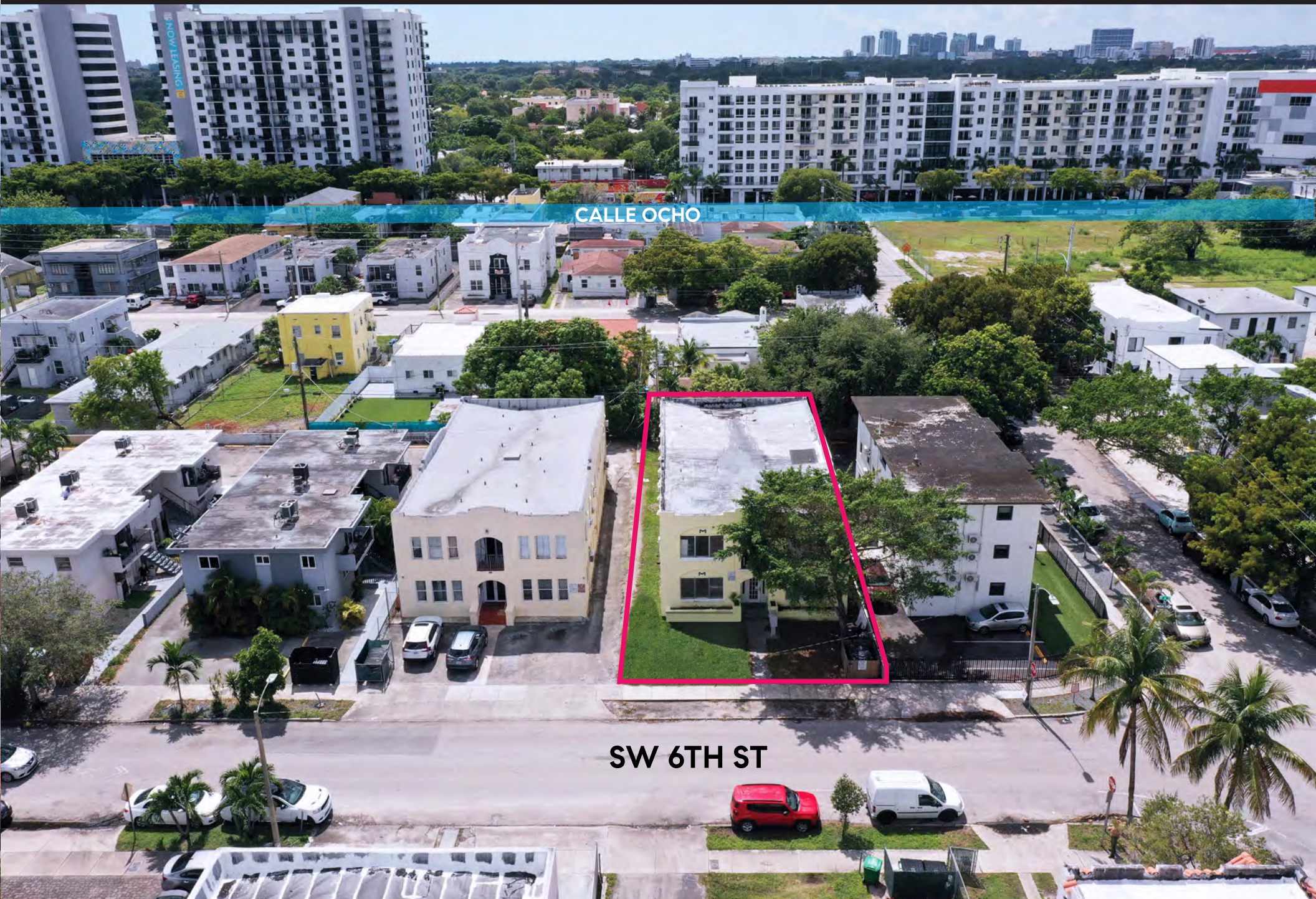


CORAL GABLES
The City Beautiful

Public Storage

CALLE OCHO

























Financial Analysis



**POROSOFF
GROUP**

Unit Type	# Units	Average SF	Rental Range	CURRENT			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1 Bedroom 1 Bath (Sec. 8)	4	533	\$1,417 - \$1,700	\$1,604	\$3.01	\$6,417	\$1,750	\$3.28	\$7,000
1 Bedroom 1 Bath VACANT	8	533	\$1,700 - \$1,700	\$1,700	\$3.19	\$13,600	\$1,750	\$3.28	\$14,000
Totals/Weighted Averages	12	533		\$1,668	\$3.13	\$20,017	\$1,750	\$3.28	\$21,000
Gross Annualized Rents				\$240,204			\$252,000		

Unit	Unit Type	SF	Current Rent/Month	Current Rent/ SF / Month	Potential Rent/ Month	Potential Rent/ SF / Month
101	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
102	1 Bed 1 Bath (Sec. 8)	533	\$1,650	\$3.10	\$1,750	\$3.28
103	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
104	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
105	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
106	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
201	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
202	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
203	1 Bed 1 Bath (Sec. 8)	533	\$1,650	\$3.10	\$1,750	\$3.28
204	1 Bed 1 Bath (Sec. 8)	533	\$1,417	\$2.66	\$1,750	\$3.28
205	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
206	1 Bed 1 Bath VACANT	533	\$1,700	\$3.19	\$1,750	\$3.28
Total		6,396	\$20,017	\$3.13	\$21,000	\$3.28

Income	Current		Year 1			Per Unit	Per SF
Gross Potential Rent	160,800		160,800			26,800	33.67
Loss / Gain to Lease	(24,000)	14.9%	0			0	0.00
Gross Current Rent	136,800		160,800			26,800	33.67
Physical Vacancy	(4,104)	3.0%	(4,824)	3.0%	Estimate	(804)	(1.01)
Total Vacancy	(\$4,104)	3.0%	(\$4,824)	3.0%		(\$804)	(\$1)
Effective Gross Income	132,696		155,976			25,996	32.66
Other Income							
Laundry Income	2,400		2,400		Estimate	400	0.50
Total Other Income	\$2,400		\$2,400			\$400	\$0.50
Effective Gross Income	\$135,096		\$158,376			\$26,396	\$33.16
Expenses	Current		Year 1			Per Unit	Per SF
Real Estate Taxes	27,414		34,590		Actual/Est.	2,883	5.41
Insurance	37,000		37,000		Actual	3,083	5.78
Utilities - Electric	744		744		Actual	62	0.12
Utilities - Water & Sewer	3,200		3,200		Estimate	267	0.50
Trash Removal	3,096		3,096		Actual	258	0.48
Repairs & Maintenance	6,000		6,000		Estimate	500	0.94
Landscaping	1,200		1,200		Estimate	100	0.19
City & County Licenses/Permits	1,000		1,000		Estimate	83	0.16
Operating Reserves	3,000		3,000		Estimate	250	0.47
Management Fee	11,410	5.0%	11,970	5.0%	Estimate	998	1.87
Total Expenses	\$94,064		\$101,800			\$8,483	\$15.92
Expenses as % of EGI	41.2%		42.5%				
Net Operating Income	\$134,130		\$137,600			\$11,467	\$21.51

Notes

1. Year 1 Taxes calculated using Miami-Dade Tax Estimator Tool, at 75% of asset value minus 4% discount for early payment.
2. Physical Vacancy, insurance, repairs & maintenance, operating reserves and management fee according to lender standards.

PRICE	\$2,400,000
Number of Units	12
Price Per Unit	\$200,000
Price Per SqFt	\$375.23
Rentable SqFt	6,396
Lot Size	0.16 Acres
Year Built/Renov.	1926

RETURNS	Current	Year 1
CAP Rate	5.59%	5.73%
GRM	9.99	9.52
Cash-On-Cash	2.89%	3.25%
Debt Coverage Ratio	1.26	1.29

FINANCING	NEW LOAN
Down Payment	\$960,000
Loan to Value (LTV)	55%
Loan Amount	\$1,440,000
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2035

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Property Tax Estimate

Generated on 10/2/2025 3:11:23 PM

Summary of the Estimated Values				
			Market Value	\$1,800,000
Transfer of Homestead Assessment Difference			(Portability Not Applicable)	\$0
Estimated Ad Valorem Taxes				
Taxing Authority	Applicable Exemptions	Taxable Values		Estimated Taxes
County	\$0	\$1,800,000		\$9,490.14
Miami	\$0	\$1,800,000		\$12,845.52
Miami Debt	\$0	\$1,800,000		\$456.48
School Board	\$0	\$1,800,000		\$11,939.40
F.I.N.D.	\$0	\$1,800,000		\$51.84
The Children's Trust	\$0	\$1,800,000		\$834.84
Okeechobee Basin	\$0	\$1,800,000		\$184.68
Everglades CP	\$0	\$1,800,000		\$58.86
S.F.W.M. District	\$0	\$1,800,000		\$170.64
Total Estimated Ad Valorem charges based on the Market Value entered of \$1,800,000 without Homestead Exemption located in with a millage rate of 20.0180 per thousand.				\$36,032.40
Non-Ad Valorem Assessments				
The Folio (If entered) does not have Non-Ad Valorem taxes for the 2025 Tax Roll Year. Please ensure the folio number is correctly entered. Note, not all folios have Non-Ad valorem taxes levied every year. This does not indicate the folio will not have Non-Ad valorem taxes for the subsequent year.				
Total Ad Valorem Taxes and Non-Ad Valorem Assessments				\$36,032.40

Memorandum



Date: December 2, 2024

To: Distribution

From: Alex R Ballina, Director
Public Housing and Community Development

Subject: 2025 Fair Market Rents and Payment Standards

Please be advised, that effective January 1, 2025, the Payment Standards is 110% of the FMRs. The Payment Standards have been revised as indicated below:

2025 Payment Standards						
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Tenant Based Voucher	See Small Area Fair Market Rents Below					

Small Area Fair Market Rents						
Group	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Group A	\$1,584	\$1,764	\$2,160	\$2,784	\$3,276	\$3,767
Group B	\$1,824	\$2,040	\$2,520	\$3,276	\$3,888	\$4,471
Group C	\$1,851	\$2,072	\$2,556	\$3,330	\$3,948	\$4,540
Group D	\$2,151	\$2,394	\$2,934	\$3,798	\$4,446	\$5,113
Group E	\$2,304	\$2,556	\$3,141	\$4,059	\$4,752	\$5,465
Please refer to the table on next page for Zip Codes by Group						

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent of the four-bedroom FMR, for each extra bedroom. The FMRs for Single Room Occupancy (SRO) are calculated at 75% of the 0-bedroom.

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2025 Fair Market Rent	\$1,711	\$1,898	\$2,329	\$3,008	\$3,527
Moderate Rehabilitation	\$2,053	\$2,278	\$2,795	\$3,610	\$4,232

Sales Comps



**POROSOFF
GROUP**

AVERAGE LITTLE HAVANA COMPARABLES

AVERAGE PRICE/UNIT

\$208,171

AVERAGE PRICE SF

\$304.59

3

S

2

4

5

1

MULTIFAMILY



Property Type	Multifamily
Address	1017 SW 9th St, Miami FL
Sale Price	\$1,825,000
Sale Date	7/29/2025
Unit	9 = (8) 1/1s & (1) 2/1
Price/Unit	\$202,778
Building Sq Ft	6,152 SF
Price/ Sq Ft	\$294.65



Property Type	Multifamily
Address	1770 SW 9th St, Miami FL
Sale Price	\$1,800,000
Sale Date	4/1/2025
Unit	(8) 1/1s
Price/Unit	\$225,000
Building Sq Ft	5,850 SF
Price/ Sq Ft	\$307.69



Property Type	Multifamily
Address	329 NW 17th Ave, Miami FL
Sale Price	\$850,000
Sale Date	3/5/2025
Unit	(4) 1/1s
Price/Unit	\$212,500
Building Sq Ft	2,524 SF
Price/ Sq Ft	\$336.77

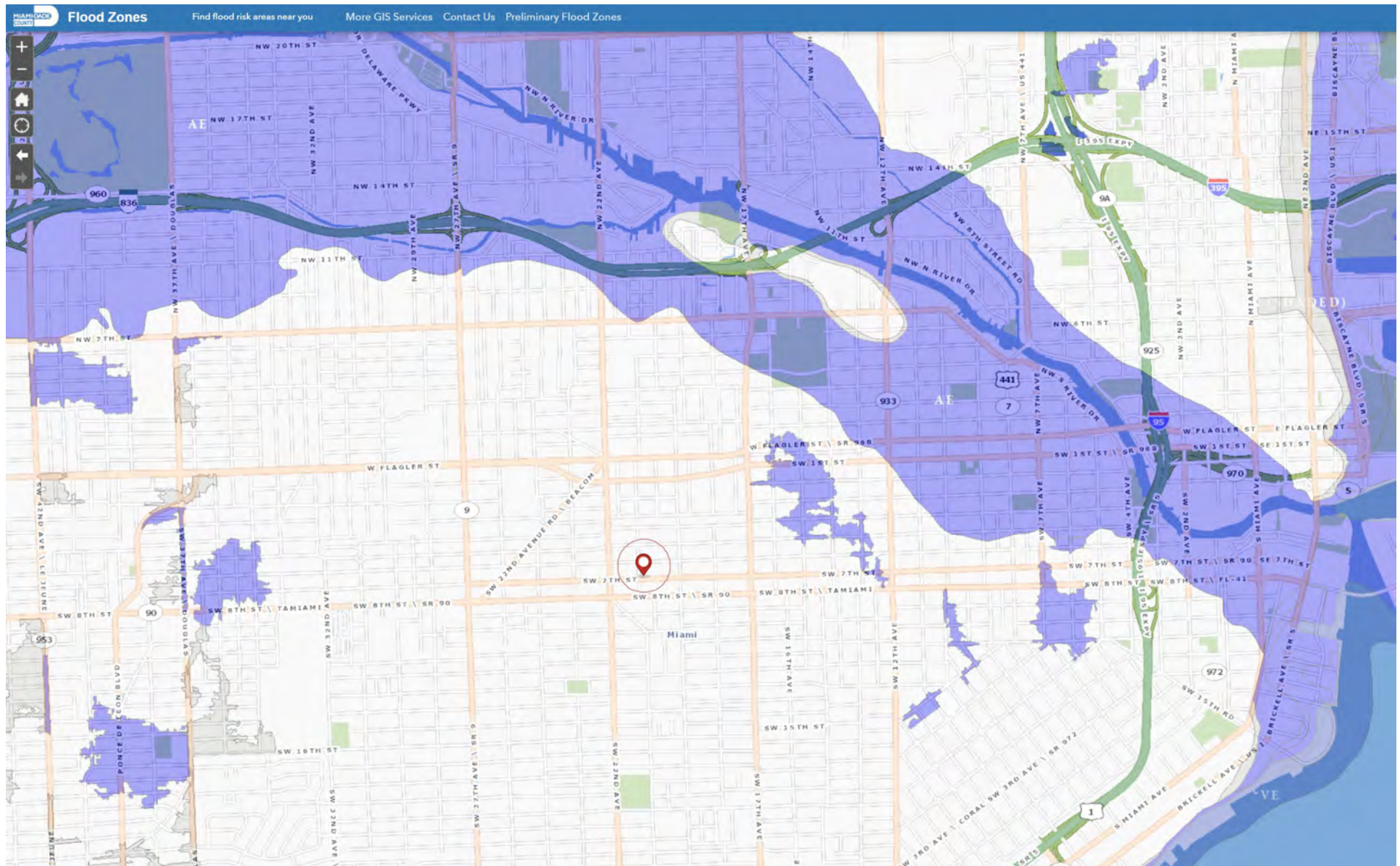
MULTIFAMILY



Property Type	Multifamily
Address	629 SW 10th Ave, Miami FL
Sale Price	\$2,580,000
Sale Date	2/20/2025
Unit	(12) 1/1s
Price/Unit	\$215,000
Building Sq Ft	10,176 SF
Price/ Sq Ft	\$253.54



Property Type	Multifamily
Address	856 SW 6th St, Miami FL
Sale Price	\$1,950,000
Sale Date	12/9/2024
Unit	(8) 1/1s
Price/Unit	\$243,750
Building Sq Ft	5,939 SF
Price/ Sq Ft	\$328.34



PROPERTY IS **NOT** IN A FLOOD ZONE ACCORDING TO FEMA MAPS



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/01/2025

PROPERTY INFORMATION

Folio	01-4103-016-0421
Property Address	2028 SW 6 ST MIAMI, FL 33135-0000
Owner	YOSIFON BROTHERS LLC
Mailing Address	3951 SW 41 ST WEST PARK, FL 33023
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	6,400 Sq.Ft
Living Area	6,400 Sq.Ft
Adjusted Area	5,760 Sq.Ft
Lot Size	6,800 Sq.Ft
Year Built	1926





HISTORICAL OVERVIEW OF LITTLE HAVANA

Little Havana, or La Pequeña Habana, emerged as a haven for Cuban exiles following the 1959 Cuban Revolution. The neighborhood's identity solidified after the 1961 Bay of Pigs invasion, as many exiles settled permanently, establishing businesses and cultural institutions along Calle Ocho (SW 8th Street). Over time, Little Havana has welcomed immigrants from various Latin American countries, including Nicaragua, Honduras, and Colombia, enriching its cultural mosaic.

CULTURAL SIGNIFICANCE OF CALLE OCHO

Calle Ocho serves as the cultural heartbeat of Little Havana, renowned for its lively atmosphere, colorful murals, and historical landmarks. Key sites include:

- **DOMINO PARK (MÁXIMO GÓMEZ PARK):** A gathering spot where locals engage in spirited domino games, reflecting the neighborhood's communal spirit.
- **TOWER THEATER:** One of Miami's oldest cultural landmarks, showcasing films and hosting events that celebrate Latin American culture.
- **WALK OF FAME:** Honoring Latin celebrities like Celia Cruz and Gloria Estefan, this sidewalk tribute parallels Hollywood's Walk of Fame. The area is also famous for its vibrant rooster sculptures, symbolizing strength and pride in Cuban culture.

FESTIVALS AND COMMUNITY EVENTS

Little Havana hosts several notable events that celebrate its rich cultural heritage:

CALLE OCHO FESTIVAL: Part of the larger Carnival Miami, this annual street festival attracts over a million visitors, featuring live music, dancing, and diverse Latin American cuisines.

VIERNES CULTURALES (CULTURAL FRIDAYS): Held on the last Friday of each month, this event showcases local artists, musicians, and performers, turning Calle Ocho into an open-air cultural fair.

VISUAL HIGHLIGHTS

To immerse yourself further, here are some visual glimpses of Little Havana:

- **COLORFUL ROOSTER SCULPTURES:** These iconic statues are scattered throughout Calle Ocho, each uniquely decorated to reflect Cuban artistry.
- **VIBRANT STREET MURALS:** Walls adorned with murals depict scenes from Cuban history and daily life, adding to the neighborhood's artistic flair.
- **DOMINO PARK:** A snapshot of community life, where residents gather for games and conversation under the shade.
- **CALLE OCHO FESTIVAL:** Images capturing the energy and diversity of one of the largest street festivals in the U.S.

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