



Wynwood Multifamily Combo
28 units - \$1,900,000
7.75% Cap Rate



(Neighborhood Depiction)

Wynwood Arts District features over a hundred Art Galleries, Retail Stores, and trendy bars and clubs. It is home to a world-renowned open-air street art installation featuring the most famous graffiti artists in the world. Since 2010, Wynwood has established himself as the location of choice for all creative businesses, start ups, entrepreneurs and venture capitalists. It is often referred to South Florida's Silicon Valley.

The sky is the limit for upside potential. Think artist's studio complex, furnished corporate rentals and much more!

Marie-Charlotte Piro, VP – 5701 Biscayne Bl #CS1 Miami FL 33137
t. 305 495 6539 – e. mcpiro@mc2realty.com
www.mc2realty.com



1969 and 1971 NW 2nd court



- 2 Contiguous 2-story buildings totaling 28 units.
- 100% rented
- All 1-bedroom recently remodeled
- Current GOI \$176,400.
- Separate water and electric meters
- Total building size: 11,878 sq ft
- Total Land size: 15,000 sq ft
- Zoned 5700 Duplexes

Marie-Charlotte Piro, VP – 5701 Biscayne Bl #CS1 Miami FL 33137
t. 305 495 6539 – e. mcpiro@mc2realty.com
www.mc2realty.com



LOCATION



Subject Property

**The Subject property is ideally located in South Wynwood
on NW 20th Street and NW 2nd Court**

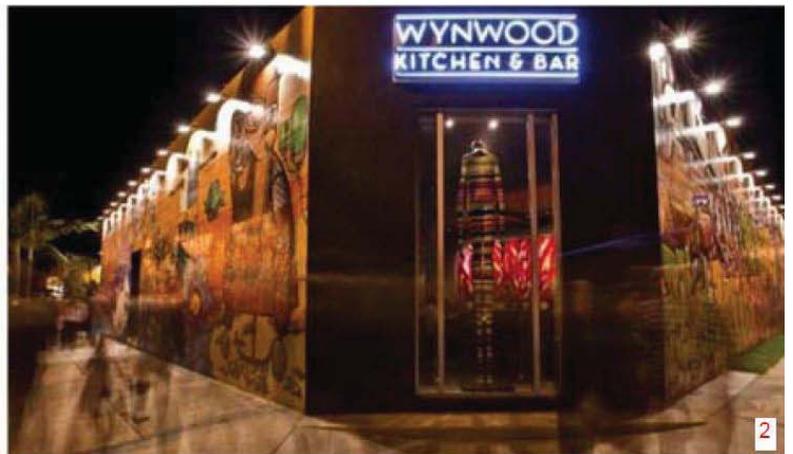
Minutes to I95
Minutes to Venetian Causeway and I395
Minutes to I 195
Minutes to design District and Midtown

Marie-Charlotte Piro, VP – 5701 Biscayne Bl #CS1 Miami FL 33137
t. 305 495 6539 – e. mcpiro@mc2realty.com
www.mc2realty.com



LOCATION

Immediate Neighborhood – Within 5 Blocks
Restaurants and Entertaining



1. Panther Coffee - 2390 NW 2nd Ave
2. Wynwood Kitchen and Bar - 2550 Nw 2nd Ave
3. House Nightclub - 1915 NW Miami Ct
4. Kush Restaurant - 2003 N Miami Ave

Marie-Charlotte Piro, VP – 5701 Biscayne Bl #CS1 Miami FL 33137
t. 305 495 6539 – e. mcpiro@mc2realty.com
www.mc2realty.com



LOCATION

Immediate Neighborhood – Within 5 Blocks
Galleries and Boutiques



1. Elemental - 2399 NW 2nd Ave
2. J Riggs Fine Art - 2341 N Miami Ave, Miami, FL 33127
3. Diana Lowenstein Gallery - 2043 North Miami Avenue
4. Nabu Home - 2137 NW 2nd Ave

Marie-Charlotte Piro, VP – 5701 Biscayne Bl #CS1 Miami FL 33137
t. 305 495 6539 – e. mcpiro@mc2realty.com
www.mc2realty.com

Close Neighborhood – Within 10 Blocks
Residential Buildings and Developments



1. Condos at Margaret Pace park - 1745 N Bayshore Dr
2. Genting Group's Resort World Resort Word - 1, Herald Plaza
3. Miami World Center – 1100 N Miami Avenue
4. Paramount Bay - 2020 N Bayshore Drive



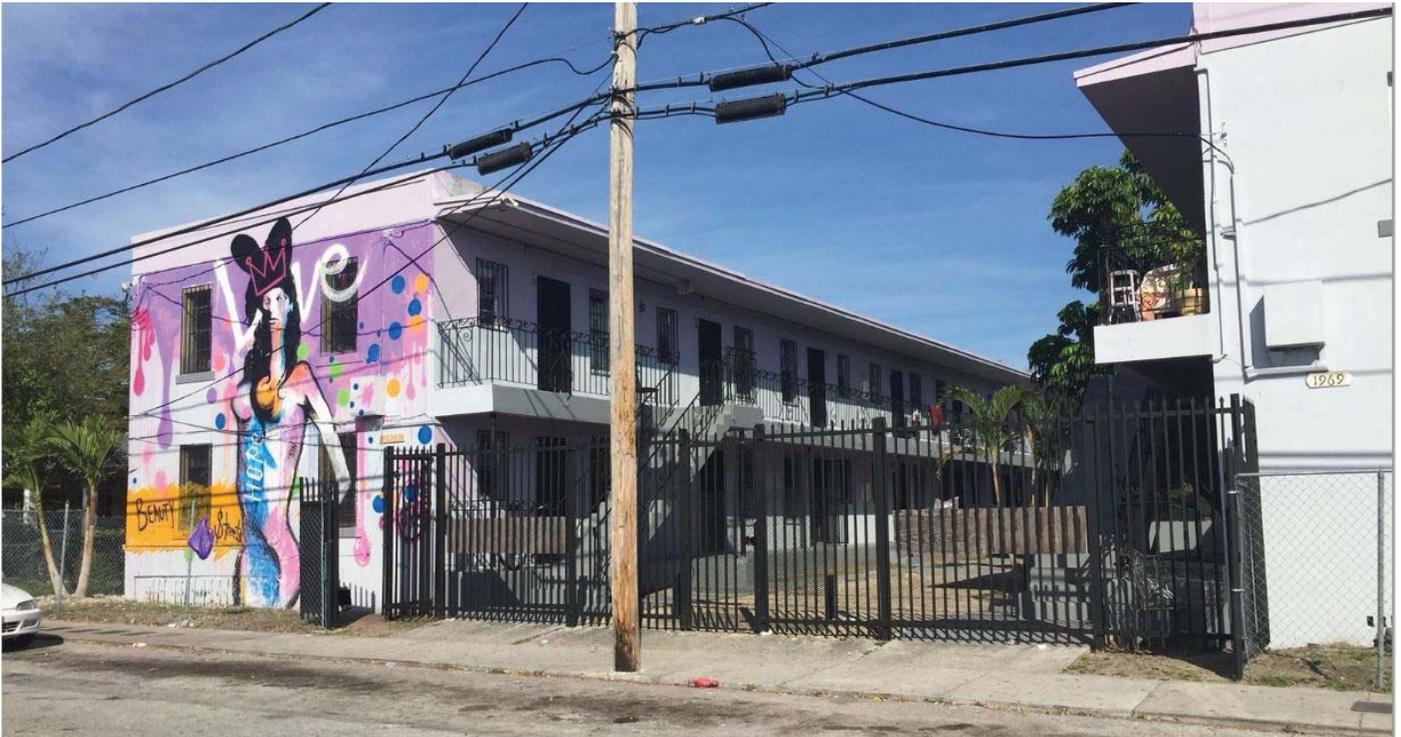
Interior



Marie-Charlotte Piro, VP – 5701 Biscayne Bl #CS1 Miami FL 33137
t. 305 495 6539 – e. mcpiro@mc2realty.com
www.mc2realty.com



Exterior



Marie-Charlotte Piro, VP – 5701 Biscayne Bl #CS1 Miami FL 33137
t. 305 495 6539 – e. mcpiro@mc2realty.com
www.mc2realty.com



FINANCIALS

| | 1969 NW 2 nd court | 1971 NW 2 nd court | Combo |
|------------------|----------------------------------|----------------------------------|-----------|
| Building Size | 5953 | 5925 | 11,878 |
| Lot Size | 7500 | 7500 | 15,000 |
| # unit | 14 | 14 | 28 |
| # rooms | 14 | 14 | 28 |
| GOI | \$88,200 | \$88,200 | \$176,400 |
| Water | \$0 | \$0 | \$0 |
| Garbage removal* | \$2,520 | \$2,520 | \$5,040 |
| Insurance** | \$4,200 | \$4,200 | \$8,400 |
| RE Taxes 2014 | \$7,711 | \$7,938 | \$15,648 |
| NOI | \$73,769 | \$73,542 | \$147,312 |

*Provided by owner ** Estimated

| | |
|-----------------|--------------------|
| Price | \$1,900,000 |
| \$/sf building | \$159.96 |
| \$/sf Land | \$126.67 |
| \$/ unit | \$67,857 |
| \$/ room | \$67,857 |
| Cap rate | 7.75% |

Beauty and the Streets - a street art installation in South Wynwood by TMNK curated by Marie-Charlotte Piro for MC2 Realty.

"Kate Moss gets street art love from TMNK": MC² Realty and Marie-Charlotte Piro are proud to present the latest original project from celebrated urban artist TMNK in South Wynwood

Miami, FL (PRWEB) February 25, 2015



MC² Realty and Marie-Charlotte Piro are proud to present "Beauty and the Streets", the latest original art project from celebrated urban artist TMNK at 1971 NW 2nd Court in South Wynwood.

During the week of the mural installation, neighbors, employees, business owners, art enthusiasts, and families altogether have shown great appreciation for the project. The public is invited to experience the project on Social Media and show their support with hash tag #beautyandthestreets.

Beautification plays a large role in the gentrification of communities. Street art is a wonderful way to empower residents to build a better neighborhood, and MC² Realty was honored to help TMNK make this gift to the community.

TMNK a.k.a Nobody is a contemporary American street and graffiti artist who explores a critical discourse on socio-political issues such as racism, sexism, third-world plight, first-world arrogance, war and peace. TMNK's art was recently featured in both Vibe Magazine and YRB Magazine, is in the permanent collection of the Fleming Museum in Vermont, and was selected for an exclusive line of t-shirts for American Eagle Outfitters. With Solo Shows in New York, Italy, and Norway this so-called "nobody" has amassed an international following for his unique brand of intellectual urban contemporary art.

Marie-Charlotte Piro and MC² Realty represent forward-looking investors from around the world looking for cutting-edge opportunities in Miami—with a particular emphasis on Little Havana, Wynwood, Design District, and Little Haiti. We have the ability to re-position properties with a progressive approach to community-oriented neighborhood gentrification.

Building consists of 28 residential units and is currently for sale at \$1.9M
Please contact Marie-Charlotte Piro for information.
305-495-6539



Contact

Marie-Charlotte Piro
[MC² Realty](#)
+1 305 495 6539
[Email](#)

Attachments



[Kate Moss gets street art love form TMNK](#)

TMNK a.k.a. Nobody in front of his latest mural in South Wynwood



[Beauty and the Streets](#)

TMNK's new mural in South Wynwood