

Multifamily – Florida

2070 Ali Baba Ave

Opa-Locka, Florida

1960 build 8 unit in a strong rental market



MLD Investments

Property Information

Address: 2070 Ali Baba Ave,
Opa-Locka, FL 33054

Neighborhood: Golden Glades

Units: 8

Year Built: 1960

Lot Size: 0.92 acres

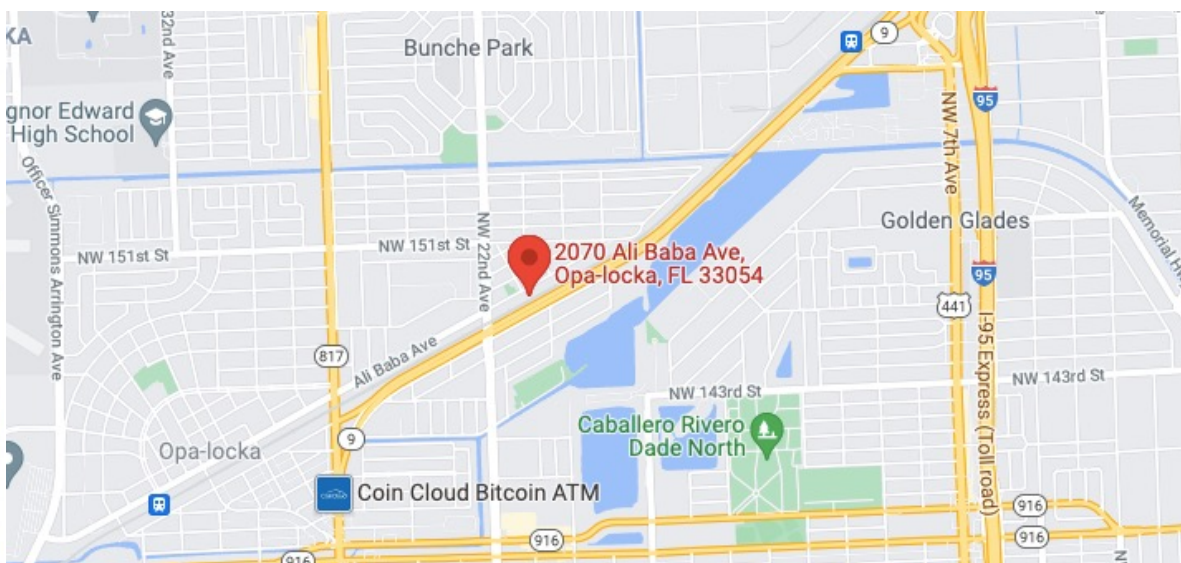
Rent:

2 – 1bd 525 SF: \$750/\$800/\$822
6 – 2bd 675 SF: \$1,075/\$1,100/\$1,150
\$1,200/\$1,426



With its famous neighbors being Miami, Hialeah, and Miami Beach, Opa-Locka may not be the first place you consider for your Miami area apartment, but this small city provides everything you'd want in a South Florida location and then some: access to the beach, a tropical setting with plenty of palm trees and beautiful parks, and those warm ocean breezes. Opa-Locka is roughly 12 miles northwest of downtown Miami and about six miles west of the Atlantic Coast beaches.

843-823-7100



MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

Multifamily – Florida

1331 Sharazad Blvd

Opa-Locka, Florida

1952 build 8 unit in a strong rental market



MLD Investments

Property Information

Address: 1331 Sharazad Blvd,
Opa-Locka, FL 33054

Neighborhood: Golden Glades

Units: 8

Year Built: 1952

Lot Size: 0.52 acres



Rent:

\$7,233 monthly income

2 - Studio
6 - 1bd

Independent water meters and tenant pays water and electric

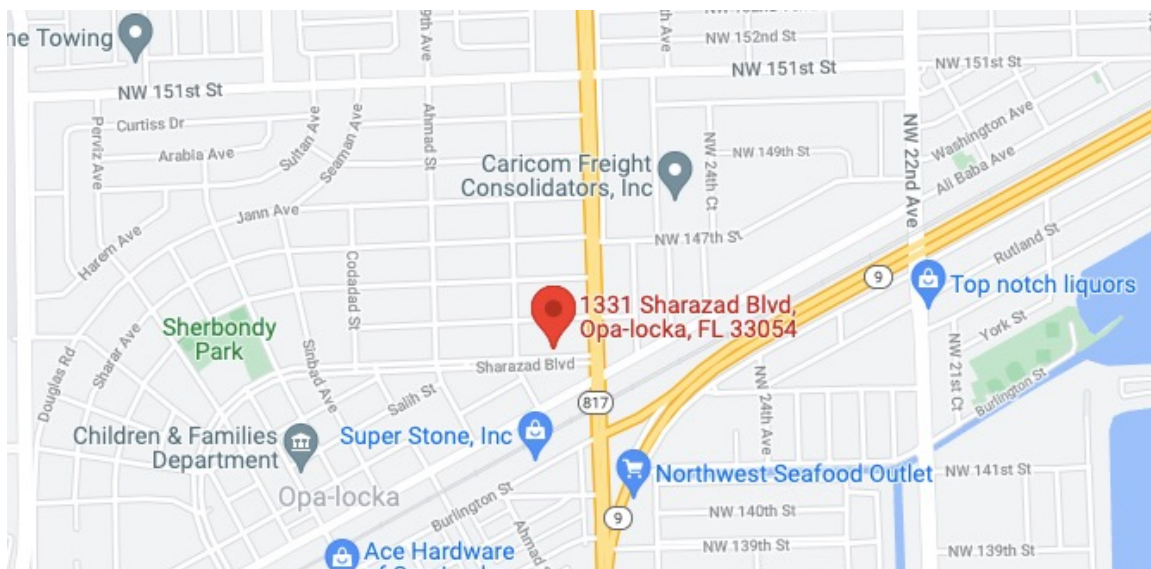
Renovated – 3/5 years



With its famous neighbors being Miami, Hialeah, and Miami Beach, Opa-Locka may not be the first place you consider for your Miami area apartment, but this small city provides everything you'd want in a South Florida location and then some: access to the beach, a tropical setting with plenty of palm trees and beautiful parks, and those warm ocean breezes. Opa-Locka is roughly 12 miles northwest of downtown Miami and about six miles west of the Atlantic Coast beaches.

Dovi Aizenman
Founder & President
dov@mldinvestments.com

843-823-7100



MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

Multifamily – Florida

6034 Arthur St

Hollywood, Florida

1974 build 10 unit in a strong rental market



MLD Investments

Property Information

Address: 6034 Arthur St,
Hollywood, FL 33024

Neighborhood: Hollywood

Units: 10

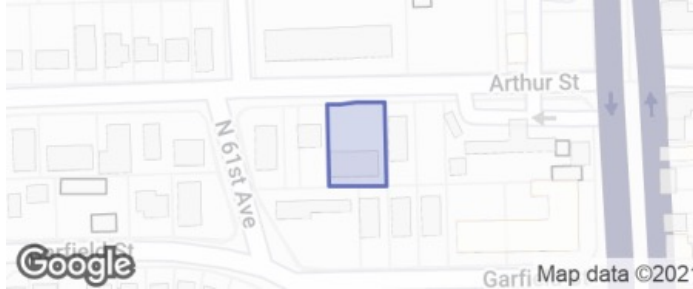
Year Built: 1974

Lot Size: 0.32 acres

Rent:

All 1bd 675 SF: \$1,100
Fully renovated and central AC
Septic tank / \$20 a unit a month – LL pays

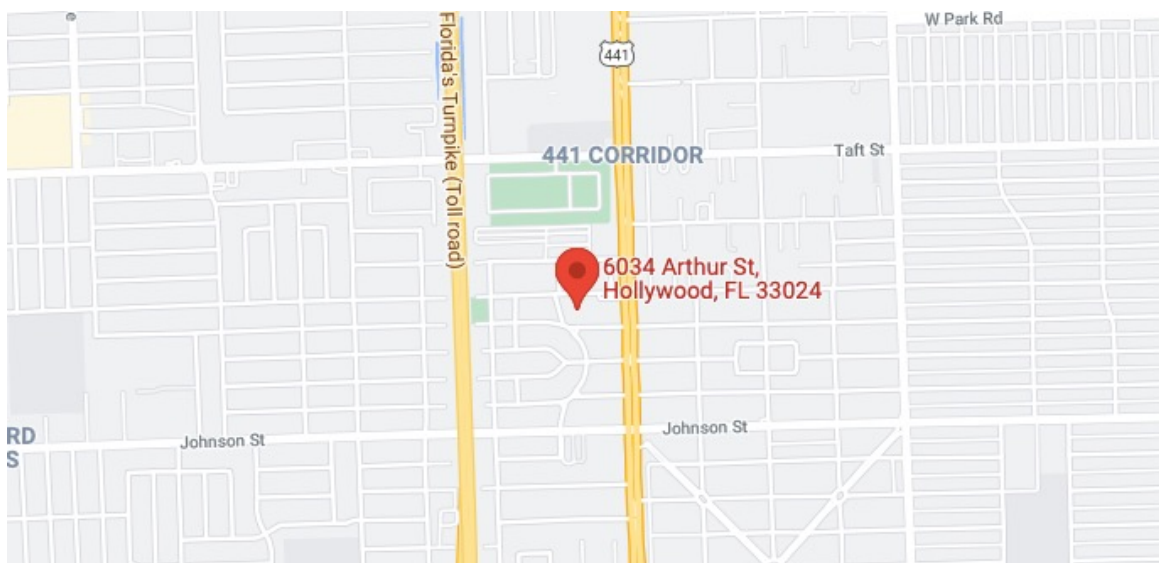
All new leases will be renewed \$1,209



Located midway between Miami and Fort Lauderdale, Hollywood is both laidback and vibrant, touting quiet residential neighborhoods and calming natural beauty as well as an active nightlife and lively arts scene. Best known for its pristine stretch of beaches, Hollywood is home to a 2.5-mile paved boardwalk along the Atlantic Ocean known as the “Broadwalk,” where eclectic shops, diverse cuisine, live music, bars, and year-round outdoor activities abound.

Dovi Aizenman
Founder & President
dov@mldinvestments.com

843-823-7100



MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

Multifamily – Florida

1177 Nw 30Th St

Miami, Florida

1927 build 5 unit in a strong rental market



MLD Investments

Property Information

Address: 1177 Nw 30Th St,
Miami, FL 33127

Neighborhood: 441 Corridor

Units: 5

Year Built: 1927

Lot Size: 0.13 acres



Rent:

No 2 bedroom
\$5,500 gross income.
LL – electricity and water.
3 – 1 Bedroom
2 – Studio

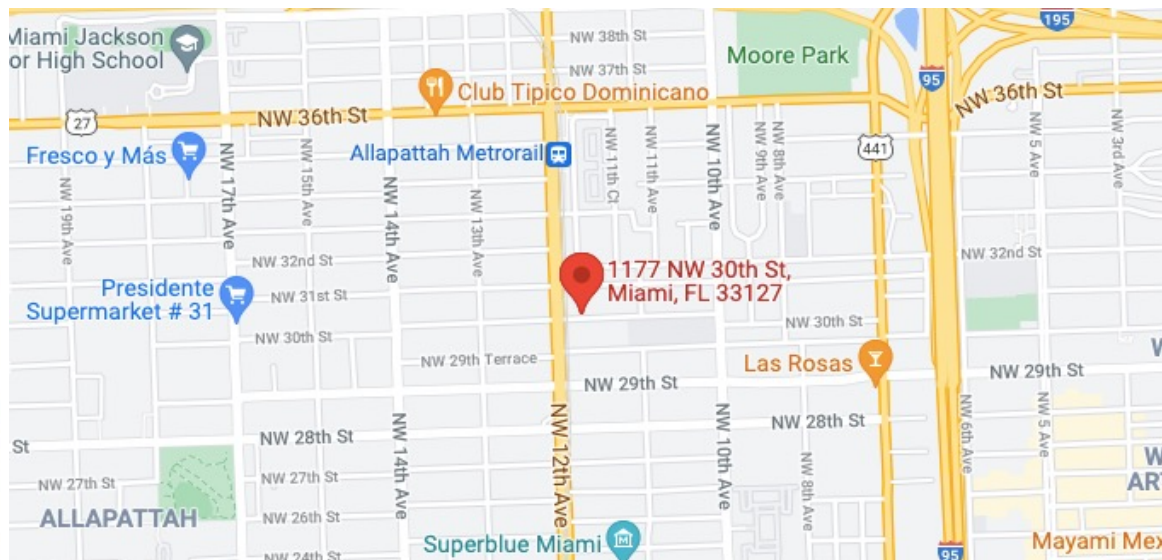
Very good location.
Floors insurance -



The neighborhood of Brownsville sits just under four miles northeast of Miami International airport and seven miles northwest of downtown Miami. You can find a house for rent in Brownsville and have easy access through the Brownsville train station along with several Metrobus lines.

Within easy walking distance of Brownsville station, locals positively rave about Lemon Peppers Miami for their signature lemon pepper wings and scrumptious lobster bites. Order these with a tall, cold glass of lemonade and some candied yams.

843-823-7100



MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

Multifamily – Florida

1400 NW 95th St

Miami, Florida

1949 build 36 unit in a strong rental market



MLD Investments

Property Information

Address: 1400 NW 95th St
Miami, FL 33147

Neighborhood: Miami

Units: 36

Year Built: 1949

Lot Size: 0.60 acres

Rent:

Beds	Units	Avg SF	Asking Rent/Unit
1	8	700	\$962
2	28	800	\$1,214
Totals	36	778	\$1,158

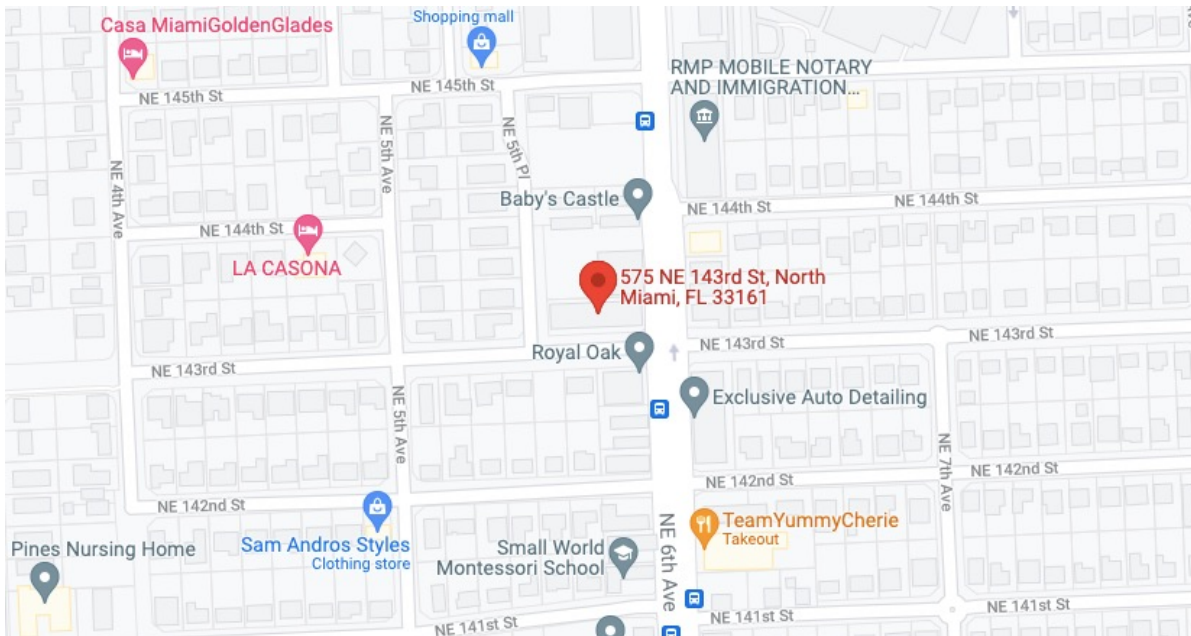


Dovi Aizenman
Founder & President
dov@mldinvestments.com

The neighborhood of Brownsville sits just under four miles northeast of Miami International airport and seven miles northwest of downtown Miami. You can find a house for rent in Brownsville and have easy access through the Brownsville train station along with several Metrobus lines.

Within easy walking distance of Brownsville station, locals positively rave about Lemon Peppers Miami for their signature lemon pepper wings and scrumptious lobster bites. Order these with a tall, cold glass of lemonade and some candied yams.

843-823-7100



MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

Multifamily – Florida

2414 Johnson St,

Miami, Florida

1956 build 17 unit in a strong rental market



MLD Investments

Property Information

Address: 2414 Johnson St,
Hollywood, FL 33020

Neighborhood: Hollywood

Units: 17

Year Built: 1956

Lot Size: 0.48 acres



Rent:

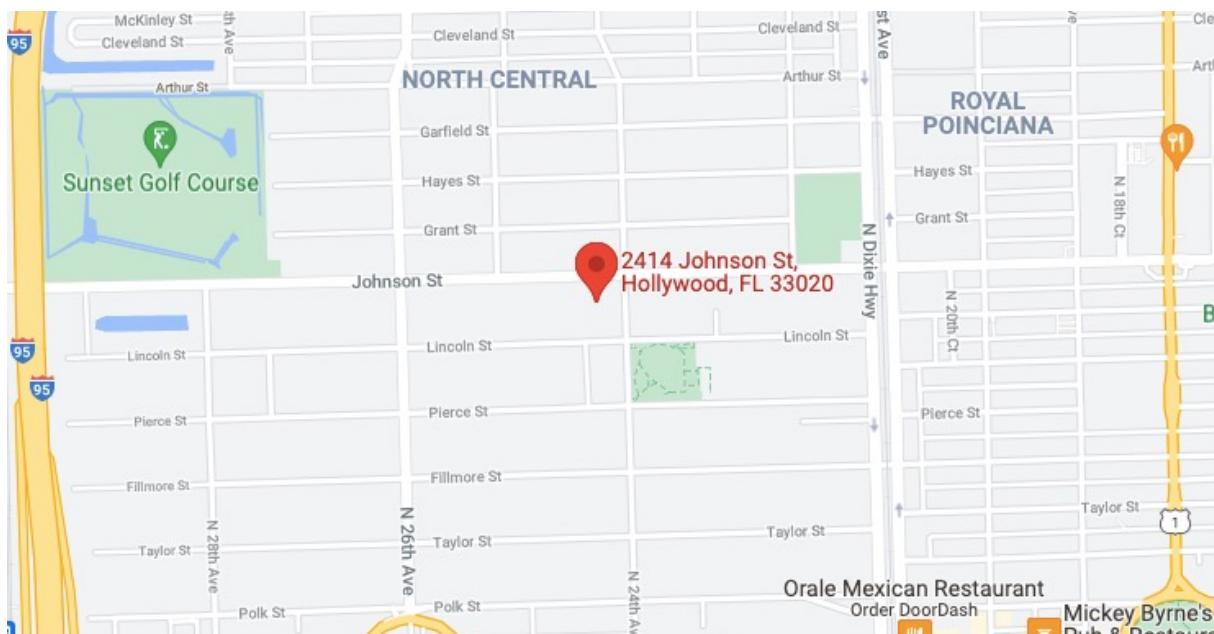
Beds	Units	Avg SF	Asking Rent/Unit
Studio	7	315	\$956
1	8	480	\$956
2	2	724	\$1,062
Totals	17	441	\$968

10 year interest 3.05
\$130k New Septic, no electric meters
Electric LL
17,900

Dovi Aizenman
Founder & President
dov@mldinvestments.com

Located midway between Miami and Fort Lauderdale, Hollywood is both laidback and vibrant, touting quiet residential neighborhoods and calming natural beauty as well as an active nightlife and lively arts scene. Best known for its pristine stretch of beaches, Hollywood is home to a 2.5-mile paved boardwalk along the Atlantic Ocean known as the “Broadwalk,” where eclectic shops, diverse cuisine, live music, bars, and year-round outdoor activities abound.

843-823-7100



MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

Sale Comparison Approach

Florida

1968 build 10 unit in a strong rental market



MLD Investments

Property Information

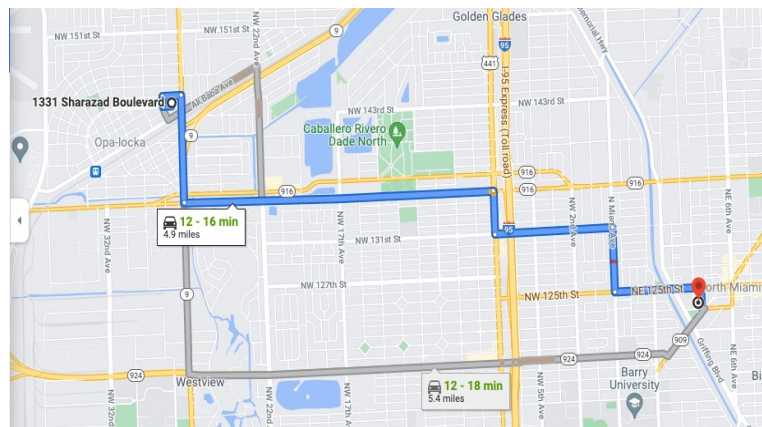
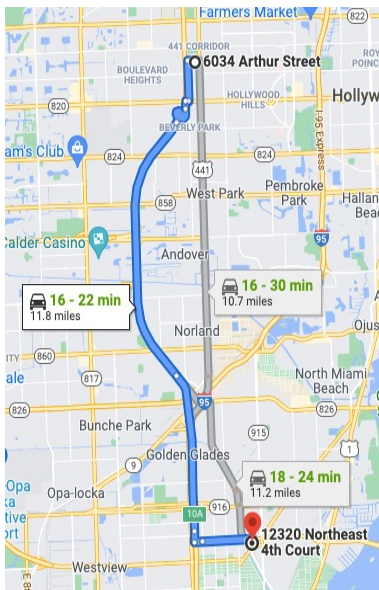
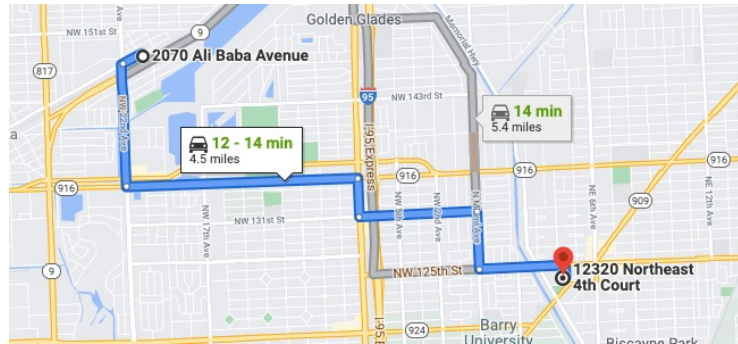
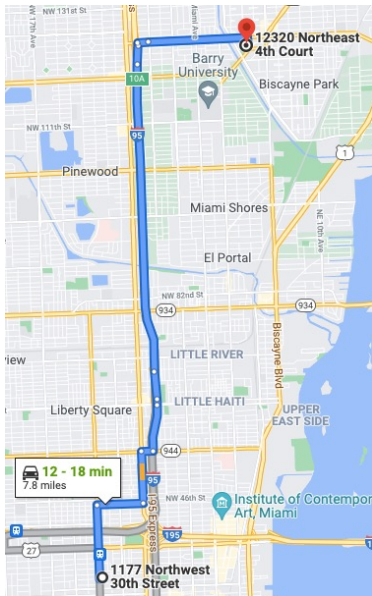
Address: 12320 NE 4th Ct,
North Miami, FL 33161

Neighborhood:

Units: 10
Year Built: 1968
Lot Size: 0.28 acres

Sale:

Sale Price: Nov 13, 2020 \$1,1M
Per Unit: \$110,000



Dovi Aizenman
Founder & President
dov@mldinvestments.com

843-823-7100

MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

Sale Comparison Approach

Florida

1938 build 14 unit in a strong rental market



MLD Investments

Property Information

Address: 14752 NE 6th Ave
Miami, FL 33161

Neighborhood:

Units: 14

Year Built: 1938

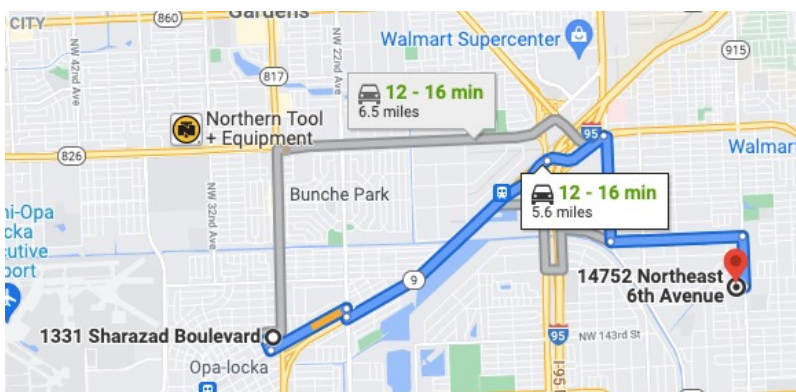
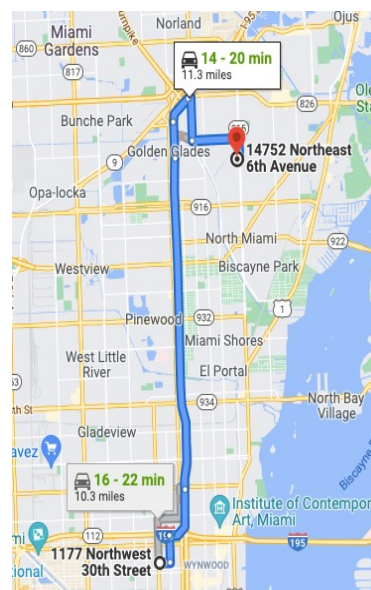
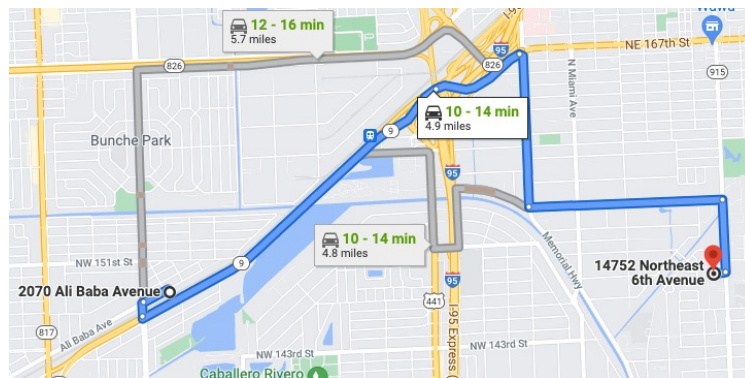
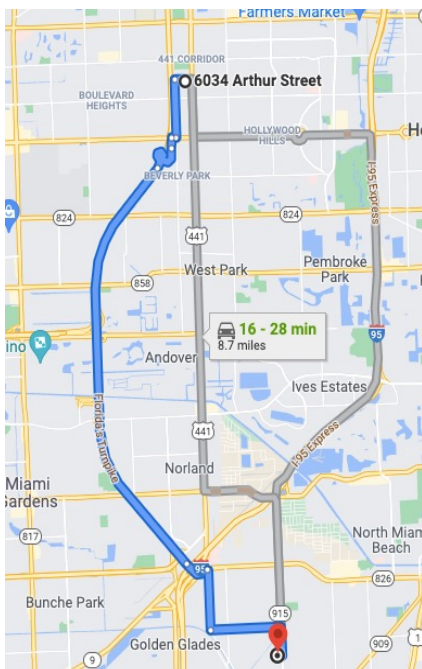
Lot Size: 2.09 acres

Sale:

Sale Price: Nov 04, 2019 \$1,3M
Per Unit: \$92,857



Dovi Aizenman
Founder & President
dov@mldinvestments.com



843-823-7100

MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

Rent Comparison Approach

Florida

1970 build 10 unit in a strong rental market



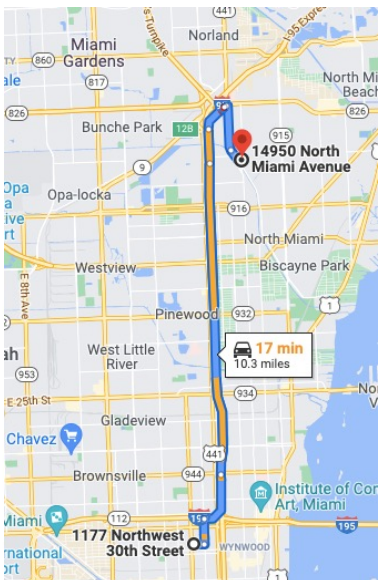
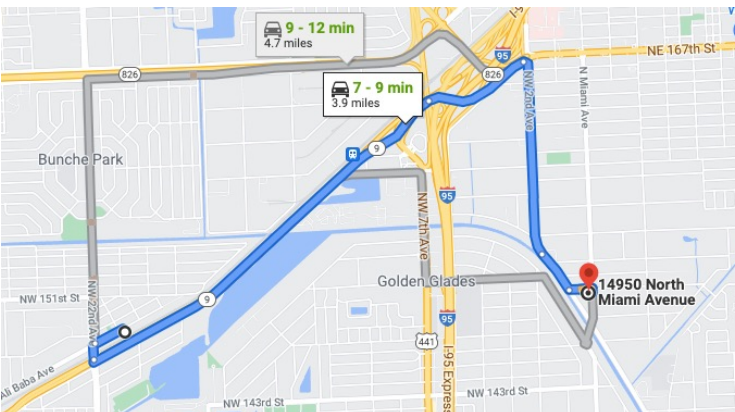
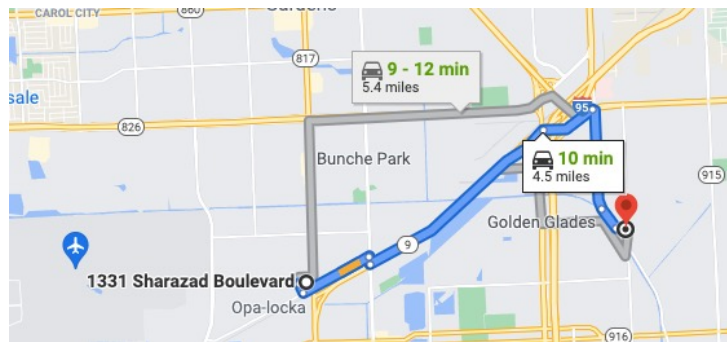
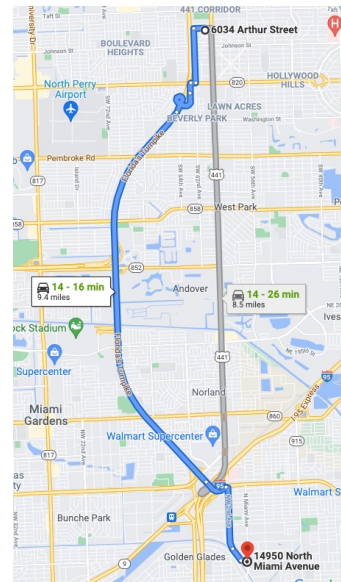
MLD Investments

Property Information

Address: 14950 N Miami Ave
Miami, FL 33168

Neighborhood:
Units: 10
Year Built: 1970
Lot Size: 0.41 acres

Rent:
10 – 1bd 600 SF: \$797



Dovi Aizenman
Founder & President
dov@mldinvestments.com

843-823-7100

MLD Investments LLC | P: 843-823-7100 | F: 843-962-5304 | www.mldinvestments.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.