

Tony Campo
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 MyRealtyServices@gmail.com
 Invest in a Realtor that you can Trust!



Listing



Residential Income
[6811 NW 4th Ct](#)
 MIAMI, FL 33150-3938
ML#: A10397242
Rng Price:
LLP:
Short Sale: No
Listing Brkr: [MRSI01 / My Realty Services Inc](#)
County: Miami-Dade County
Area: 31
Geo Area:
Legal: ✕SEVENTH AVE HIGHLANDS PB 14-13 LOT 6 BLK 14 LOT SIZE 40.000 X 100 OR 20670-4113 09 2002 6 COC 22224-4242 04 2004 1
Total Units: 2
SqFt (Liv): ✕1,450
SqFt (Adj): ✕1,561
Bld Ar/Src:
Year Built: 1953/Resale
Virtual Tour: [Click Here](#)

List Price: \$220,000
Sold Price: \$202,000
Status: [Closed Sale](#)
REO: No

Stories: 1.0
Tot SqFt: ✕1,784

Folio#: ✕[0131130242500](#)
Municipal Code: 1
Subdivision #: 24
Model Name: DUPLEX
Subdivision: ✕7TH AVENUE HIGHLANDS

Location Information
Parcel #: 2500
Town/Range: 31
Map Coord:
Section: 13
Zoning: ✕5700
Development: 7TH AVENUE HIGHLANDS

Type Property: Duplex
Style: I02-Duplex
Style 2: Ranch
Appr Lot Size: 4000
Lot Desc: Less Than 1/4 Acre Lot
Waterfront: No
Water Access:
Water Frontage:
Spa: No
Construction: CBS Construction
Roof Desc: Flat Roof With Facade Front
Floor: Carpeted Floors, Tile Floors
Boat Services:

Co Lnd Code:
Auction: No
Pool: No
SS Addend: No

Remarks: GREAT DUPLEX INVESTMENT. 2 SEPARATE APARTMENTS W/2 BEDROOMS & 2 BATHROOMS IN EACH UNIT. PLENTY OF PARKING IN FRONT & ON THE STREET. NEW MEDAL FENCE IN FRONT & IN BETWEEN NEIGHBORING BUILDING. COVERED TERRACE LEADS TO BOTH FRONT DOORS THAT ARE FENCED IN. PATIO IN THE BACK W/OTHER COVERED AREA. BOTH APARTMENTS ARE IN GOOD CONDITION & HAVE THE SAME BASIC LAYOUT. ENTRY INTO FAMILY ROOM W/SPLIT BEDROOMS. MASTER BEDROOMS HAVE THEIR OWN BATHROOMS. OTHER BEDROOMS HAVE THE HALLWAY BATHROOMS. LARGE TILES ARE IN THE FAMILY ROOMS, KITCHEN & HALLWAYS. CARPET ARE IN THE BEDROOMS. ONE KITCHEN HAS CABINETS ABOUT TWO YEARS OLD & THE OTHER KITCHEN ABOUT FIVE YEARS OLD. THE MONTH-TO-MONTH TENANTS ARE EXCELLENT & HAVE BEEN THERE A LONG TIME. SEE THE 72 PHOTOS & YOUTUBE VIDEO FOR THE GOOD PROPERTY CONDITION.

Driving Directions: FROM NW 62 ST AND THE I-95, GO EAST FOR A COUPLE BLOCKS AND TURN NORTH (LEFT) ON 4 AVE, TURN WEST (LEFT) ON 67 ST, TURN NORTH (RIGHT) ON 4 CT TO THE PROPERTY.

Broker Remarks: TWO ELECTRIC METTERS AND ONE WATER METTER. 24 HOUR NOTICE IS REQUIRED. PLEASE USE THE SHOWING TIME IN THE MLS. NO EXCEPTIONS. THANK YOU.

Office Remarks:

Units

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	2	2	0	725	\$700	Unfum	Month to Month	Family Room, Kitchen, Patio/Porch	Open Prkg	1
Equipment: Range, Refrigerator												
2	No	No	2	2	0	725	\$700	Unfum	Month to Month	Family Room, Kitchen, Patio/Porch	Open Prkg	1
Equipment: Range, Refrigerator												

Additional Information
Gas:
Rent Includes: None
Window Treat: Awning
Exterior Feat: Fence, Exterior Lights, Patio
Heating: Electric Heat
Cooling: Ceiling Fans, Wall/Window Unit Cooling
Sprinkler:
Water: Municipal Water
Storm Protect:
ADA Compliant:

Sep Mtr: Yes
Cable: Yes
Ceil Fan: 4
Prk: 4
Sewer: Municipal Sewer

Green Energy:

Assumable: No
Total Mortg:
Type of Assoc: None
Assoc Fee:
Tax Amount: \$2,148
Tax Info: Tax Reflects No Exemptions
Special Info: As Is
Possession Info: Funding
Info Available: None
Bonus: No
Hardship Pkg:

Financial Information

\$/SOH Value:
Terms: All Cash, Conventional, Va
Assessed \$:
Assoc Fee Pd:
Tax Year: 2017
Flood Zone: xAH
Owner Agent: No
Spec Assess:
Mult Offers : Yes

Income/Expense Information

Gross Rent Inc: \$1,400
Expenses Include:
RE Tax:
PP Tax:
Adv/Lic/Prm:
Extermin:
Supplies:
Annual NOI:
Annual Tot Exp:
Water/Sewer:
Electric:
Janitor:
Maint/Repair:
Miscellaneous:
Insurance:
Trash:
Pool Svc:
Replace Resrv:
Mgmt:
Acct/Legal:
Lawn Maint:
Gas/Oil:

Agent/Office Information

Office: [MRSI01 / My Realty Services Inc](#)
Agent: [0613540 / James Campo](#)
Ofc Addr: 9760 W. Calusa Club Dr.
 Miami, FL 33186
Agent Email: MyRealtyServices@gmail.com
Office Ph: 786-344-9992
CoAgt Email:
Owner Name:
Buy Agt Comp: 3.00%
VAR Dual Rt: No
Addr on Inet: Yes
Photo Instr: Realtor to Upload Images 1-35
List Type: Exclusive Right to Sell/Rent
Show Instr: 24 Hour Notice, Showing Assist
List Date: 01/08/2018
Expire Date: 06/20/2018
Pending Dt: 05/17/2018
Closing Dt: 06/11/2018
Intrnt URL: MiamiTrust.com
Intrnt Rmrks: GREAT DUPLEX INVESTMENT. 2 SEPARATE APARTMENTS W/2 BEDROOMS & 2 BATHROOMS IN EACH UNIT.
Board: A-Miami Association of REALTORS
Agent Ph: 786-344-9992
Agt Ph 2: 786-344-9992
Office Fax: 786-427-1370
Agent License: 0613540
Own Phone:
NonRep Cmp: 3.00%
Blogging: No
Joint Agcy: No
Occupancy: Tenant Occupied
Prev LP: \$230,000
Orig LP: \$230,000
Internet: Yes
Withdrn Dt:
Trans Brk Comp: 3.00%
AVM: No
Contingencies: Pending Inspections
Stat Change Dt: 06/13/2018
DOM: 92
Expt Clse Dt: 06/15/2018

Sold Information

Selling Office: [MRSI01 / My Realty Services Inc](#)
Selling Agent: [0613540 / James Campo](#)
Selling Agt Lic: 0613540
Sell \$ Per SqFt: \$139.31
Sold Finance: Cash
Seller Contrb: No
Selling Office Phone: 786-344-9992
Selling Agent Phone: 786-344-9992
Sale Price: \$202,000
Sell \$ Per Acre:

Prepared By: James Anthony Campo

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