



[Message/Schedule](#)

Residential Income
6811 NW 4th Ct
 MIAMI, FL 33150-3938
 ML#: A10397242
 Rng Price: List Price: \$220,000
 LLP: Sold Price: \$202,000
 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 # Stories: 1.0
 SqFt (Liv): 1,450 Tot SqFt: 1,784
 SqFt (Adj): 1,561
 Bld Ar/Src:
 Year Built: 1953/Resale
 Virtual Tour: [Click Here](#)

Location Information

Folio#: 0131130242500 Parcel #: 2500
 Municipal Code: 1 Town/Range: 31 Section: 13
 Subdivision #: 24 Map Coord: Zoning: 5700
 Model Name: DUPLEX
 Subdivision: 7TH AVENUE HIGHLANDS Development: 7TH AVENUE HIGHLANDS

General Information

Type Property: Duplex Co Lnd Code:
 Style: 102-Duplex SS Addend: No
 Style 2: Ranch
 Appr Lot Size: 4000 Auction: No
 Lot Desc: Less Than 1/4 Acre Lot
 Waterfront: No
 Water Access:
 Water Frontage:
 Spa: No Pool: No
 Construction: CBS Construction
 Roof Desc: Flat Roof With Facade Front
 Floor: Carpeted Floors, Tile Floors
 Boat Services:

Remarks

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	Unfurn	Month to Month	Family Room, Kitchen, Patio/Porch	Open Prkg	1
Equipment: Range, Refrigerator												
2	No	No	2	2	0	725	\$700	Unfurn	Month to Month	Family Room, Kitchen, Patio/Porch	Open Prkg	1
Equipment: Range, Refrigerator												

Additional Information

Gas: Sep Mtr: Yes Cable: Yes # Prk: 4
 Rent Includes: None
 Window Treat: Awning Ceil Fan: 4
 Exterior Feat: Fence, Exterior Lights, Patio
 Heating: Electric Heat

Cooling: Ceiling Fans, Wall/Window Unit Cooling
Sprinkler:
Water: Municipal Water Sewer: Municipal Sewer
Storm Protect:
ADA Compliant:
Green Energy:

Financial Information

Assumable: No \$/SOH Value: Assessed \$:
Total Mortg: Terms: All Cash, Conventional, Va
Type of Assoc: None
Assoc Fee: Assoc Fee Pd: Flood Zone: #AH
Tax Amount: \$2,148 Tax Year: 2017 Owner Agent: No
Tax Info: Tax Reflects No Exemptions
Special Info: As Is
Possession Info: Funding
Info Available: None
Bonus: No Spcl Assess: Mult Offers: Yes
Hardship Pkg:

Income/Expense Information

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

Agent/Office Information

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

Sold Information

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

Prepared By: James Anthony Campo

Date Printed: 07/14/2018 08:56 AM