



South Florida Multifamily Investment Starter Kit

Why Invest in South Florida Multifamily

- Strong population growth and rental demand make South Florida a reliable market.
- Limited for-sale housing supports consistent occupancy and cash flow.
- Multifamily properties offer stable income and long-term appreciation.

Key Metrics (2025–2026)

According to Lee & Associates and Miami Realtors:

- Vacancy: ~5.8%
- Average Rent: ~\$2,237/month
- Cap Rate: ~5.83%
- Units Under Construction: ~50,199
- 12-Month Absorption: 19,235 units
- Miami Metro New Supply: ~32,000 units

These metrics provide a snapshot of current demand, supply, and investment potential.

Smart Investment Strategies

1. Focus on Value-Add Properties – Class B/C properties can boost returns through renovations or improved management.
2. Conservative Financing – Use 50–65% loan-to-value to reduce risk and preserve cash flow.
3. Long-Term Holds – Hold 5–10 years to maximize rent growth and appreciation.
4. Budget Operating Costs – Include insurance, maintenance, property management, and vacancy.

Financing Options

- DSCR Loans – Cash-flow-driven properties.
- Agency Loans (Fannie/Freddie) – Stabilized Class A properties.
- Bridge Loans – Quick acquisitions or value-add projects.

Key Risks

- Insurance costs and hurricane exposure
- Rising interest rates
- Market competition and over-leveraging
- Submarket supply pressures

Why Work With Me

- Deep knowledge of South Florida multifamily markets and neighborhoods.
- Connects investors with experienced lenders and trusted professionals.
- Guides you through key metrics, potential risks, and opportunities.
- Helps you make informed decisions and confidently pursue investment opportunities.

Getting Started

1. Define goals and risk tolerance.
2. Choose submarkets and property types.
3. Review key metrics and opportunities.
4. Connect with lenders and professionals.
5. Partner with me to identify and pursue multifamily investments.

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