



FOR SALE

**535 NW 7 ST
MIAMI, FL 33136**

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APEX
CAPITAL REALTY

OFFERING SUMMARY

INVESTMENT SUMMARY

Property Type:	Multifamily
Building Size:	6,348 SF
Lot Size:	7,500 SF
Parking:	10 Spaces
Current NOI:	\$108,000
Cap Rate:	5.78%
Asking Price:	\$1.875M
Zoning:	T5-O

LOCATED IN OPPORTUNITY ZONE

APEX Capital Realty is proud to present a fully renovated 12-unit multifamily building, just west of I-95 near Downtown Miami. 100% occupancy and all tenants have been paying rent throughout the COVID pandemic. Spacious unit mix included six (6) 1/1's and six (6) 2/1's with each unit being between 500-650 Square Feet. Gross Operating Income of \$150,000+. Operating expenses, including adjusted real estate taxes, are roughly \$32,000 per year, leaving approximately \$108,000 of NOI per year. The property received its 40-year re-certification from the City at the end of 2019. There is upside to an investor on market rate adjusted rents. The property is positioned in a great area in relation to the growth and development within the City of Miami.



RENT ROLL



Asking Price: \$1,875,000.00 \$156,250.00 Per Door

RENT ROLL 535 NW 7 ST

	Type	Square Feet	Current Rents	Proforma Rents
UNIT 1:	2/1	600	\$1,000.00	\$1,050
UNIT 2:	1/1	500	\$950.00	\$1,050
UNIT 3:	1/1	500	\$950	\$1,050
UNIT 4:	2/1	600	\$1,000	\$1,150
UNIT 5:	2/1	600	\$1,050	\$1,150
UNIT 6:	1/1	500	\$850	\$1,050
UNIT 7:	1/1	500	\$900	\$1,050
UNIT 8:	2/1	600	\$1,150	\$1,150
UNIT 9:	2/1	500	\$1,150	\$1,150
UNIT 10:	1/1	500	\$1,000	\$1,050
UNIT 11:	1/1	500	\$850	\$1,050
UNIT 12:	2/1	600	\$1,100	\$1,150
Laundry:	--	N/A	\$600	\$600.00
Gross Annual Income:			\$151,800.00	\$164,400.00
EXPENSES				
Water:				\$2,988.00
FPL:				\$648.00
Trash:				\$3,180.00
Property Tax:			<i>This includes tax reassessment from acquisition</i>	\$31,547.76
Insurance:				\$5,000.04
Total Expenses:				\$43,363.80
Net Operating Income (NOI):				\$108,436.00
Cap Rate				5.78%
Proforma Cap Rate				6.40%



LEASE COMPARABLES

1/1

Address	Rent Period	# Beds	# Baths	Sq Ft Liv Area	Year Built	Garage Spaces	Lot Sq Ft	Sale Price	PSF	
620 NW 10th Ave Unit #3	Month	1	1	750	1936	0	▫5,000	\$1,300.00	\$1.73	
1152 NW 3rd St Unit #4	Month	1	1	539	1989	0		\$1,275.00	\$2.37	
650 SW 10 St Unit #2	Month	1	1	650	1970	0	▫7,500	\$1,250.00	\$1.92	
1737 NW 3rd Ave Unit #7	Month	1	1	400	1952	1	▫6,754	\$1,200.00	\$3.00	
220 NW 11 Ter Unit #1	Month	1	1	900	1960	0	▫7,500	\$1,191.00	\$1.32	
1756 NW 2 Ct Unit #6	Month	1	1	425	1949	0	▫6,250	\$1,150.00	\$2.71	
1533 NW 2 Ave Unit #3	Month	1	1	500	1949	0	▫5,700	\$1,150.00	\$2.30	
1132 NW 3 St Unit #2	Year	1	1	618		0		\$1,150.00	\$1.86	
1525 NW 1 Pl Unit #3	Month	1	1	700	1953	0	▫11,400	\$1,100.00	\$1.57	
1533 NW 2 Ave Unit #10	Month	1	1	500	1949	0	▫5,700	\$1,100.00	\$2.20	
219 NW 10 St Unit #3	Month	1	1	408	1950	0	▫7,500	\$1,100.00	\$2.70	
600 SW 10 St Unit #9	Month	1	1	500	1951	0	▫15,000	\$1,100.00	\$2.20	
1525 NW 1 Pl Unit #17	Month	1	1	700	1953	0	▫11,400	\$1,050.00	\$1.50	
649 SW 9 St Unit #301	Month	1	1	580	1966	0		\$1,050.00	\$1.81	
535 NW 7 St Unit #10	Month	1	1	600	1959	0	▫7,500	\$1,000.00	\$1.67	
542 NW 8 St Unit #1	Month	1	1	650	1957	0	▫7,500	\$995.00	\$1.53	
5451 NW 6 Ave Unit #2	Year	1	1	690	1929	1	▫6,250	\$990.00	\$1.43	
172 NW 12 St Unit #6	Month	1	1	435	1958	0	▫4,750	\$950.00	\$2.18	
121 NW 7 Ave Unit #21A	Year	1	1	300		0	▫5,000	\$950.00	\$3.17	
710 SW 10 St Unit #9	Month	1	1	400	1950		▫7,500	\$950.00	\$2.38	
121 NW 7 Ave Unit #21B	Year	1	1	300		0	▫5,000	\$925.00	\$3.08	Avg PSF
1210 NW 2 Ave Unit #5	Month	1	1	415	1958	0	▫7,500	\$875.00	\$2.11	\$2.12

2/1

Address	Rent Period	# Beds	# Baths	Sq Ft Liv Area	Year Built	Garage Spaces	Lot Sq Ft	Sale Price	PSF	
401 SW 5 St Unit #3	Month	2	1	757	1973	1	▫5,000	\$1,450.00	\$1.92	
401 SW 5 St Unit #1	Month	2	1	757	1973	1	▫5,000	\$1,425.00	\$1.88	
990 SW 4 St Unit #8	Month	2	1	833	1967	1	▫10,000	\$1,400.00	\$1.68	
401 SW 5 St Unit #4	Month	2	1	757	1973	1	▫5,000	\$1,400.00	\$1.85	
951 SW 5 St Unit #2	Year	2	1	675	1966	1	▫7,500	\$1,350.00	\$2.00	
951 SW 5 St Unit #4	Year	2	1	675	1966	1	▫7,500	\$1,350.00	\$2.00	
1043 NW 5 St Unit #4	Year	2	1	650	1972	1	▫7,500	\$1,300.00	\$2.00	
1129 NW 3 St Unit #103	Year	2	1	700	1927	0	▫7,500	\$1,300.00	\$1.86	
951 SW 5 St Unit #3	Month	2	1	675	1966	1	▫7,500	\$1,300.00	\$1.93	
941 SW 5 St Unit #5	Month	2	1	833	1966	1	▫7,500	\$1,300.00	\$1.56	
420 NW S River Dr Unit #422	Month	2	1	601	1925	0	▫2,220	\$1,250.00	\$2.08	
420 NW S River Dr Unit #420	Year	2	1	607	1925	0	▫2,220	\$1,250.00	\$2.06	Avg PSF
220 NW 11 Ter Unit #5	Month	2	1	600	1960	0	▫7,500	\$1,200.00	\$2.00	\$1.91

LOCATION MAP

WYNWOOD / DESIGN DISTRICT

EDGEWATER

HISTORIC LYRIC THEATRE

DOWNTOWN MIAMI

MIAMI CENTRAL STATION

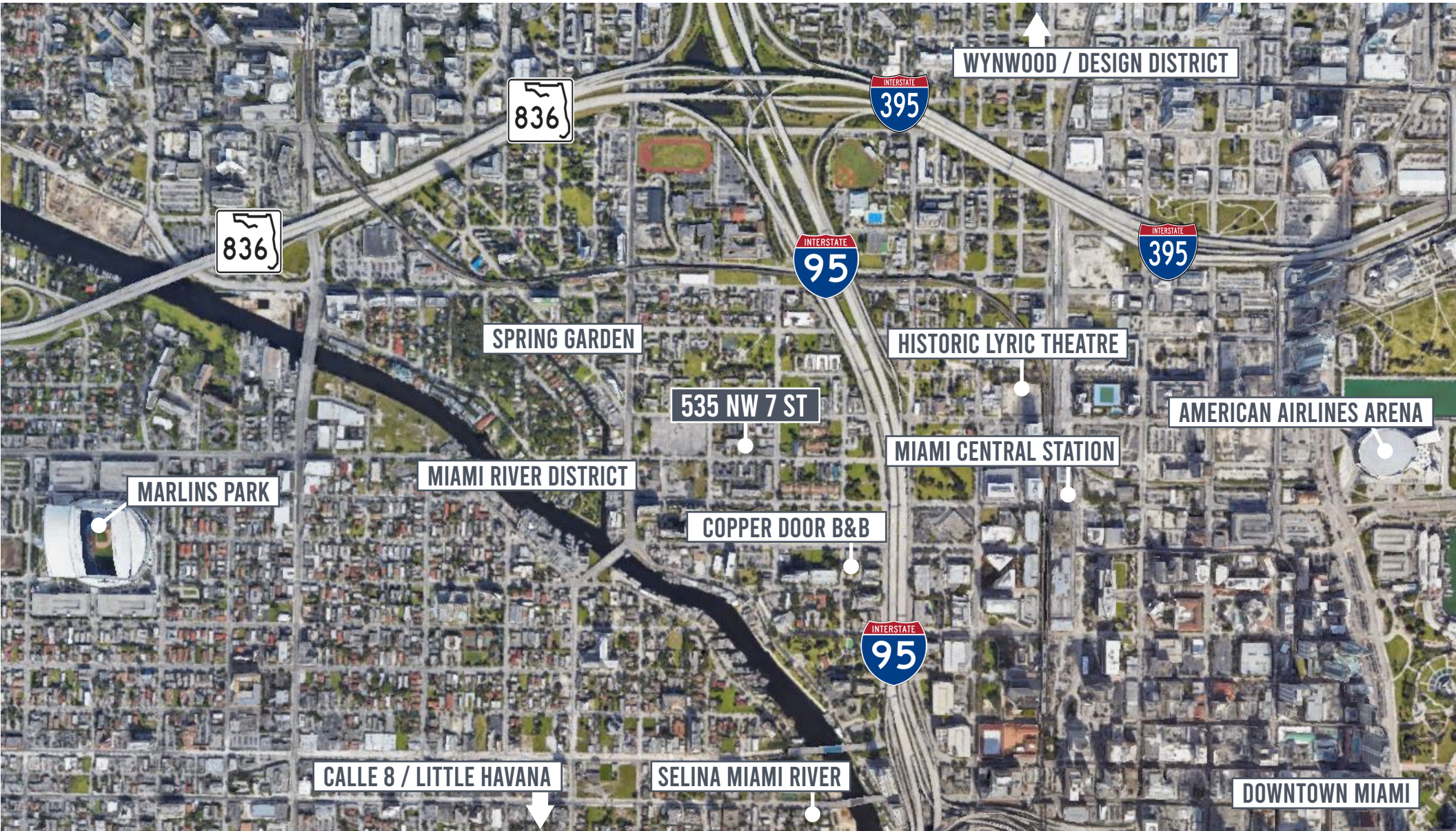


Located just west of I-95, The North River Apartment building sits right below the skyline of Downtown and Brickell in Miami. Located between the Historic neighborhood of Spring Garden, The Miami River District and Overtown, this neighborhood is located less than a mile from Brightline's Miami Central Station, walking distance from the Historic Lyric Theater. With more investment coming to the area in both development and small businesses, this neighborhood will be highly coveted in the near future.

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