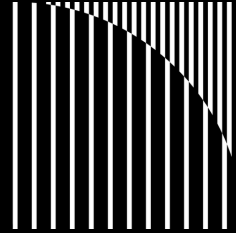


South Beach | 4 Unit Multi-Family

1310 15th St, Miami Beach, FL



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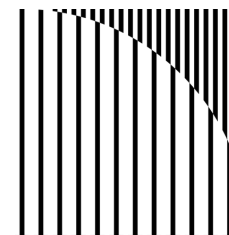
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Multi Family | South Beach

1310 15th Street



Investment Opportunity in the Heart of South Beach! Presenting 1310 15th St, a charming two-story building with 4 units, with potential for increased revenue. Units #1 & 2 are currently rented on a month-to-month basis, providing flexibility for a new owner. Meanwhile, unit #3 is owner occupied and #4 currently vacant. The list price encompasses all units, making it a seamless investment opportunity. Situated on a 5,600 SF lot, the building spans 4,278 SF of living space, providing ample room. Located just blocks away from the beach, Lincoln Road, Espanola Way, and Flamingo Park, tenants can enjoy the vibrant lifestyle South Beach has to offer. Don't miss out on this prime investment in a highly sought-after location!

Highlights

- **Location: 1310 15th St, Miami Beach, FL 33139**

(between 15th and West Ave)

Highly desirable neighborhood. Walking distance to the beach, Lincoln Road, Espanola Way, Publix, Whole Foods, Trader Joe's and Flamingo Park with Tennis and Lap Pool

- **Zoning**

Zoned for Multifamily 4 units

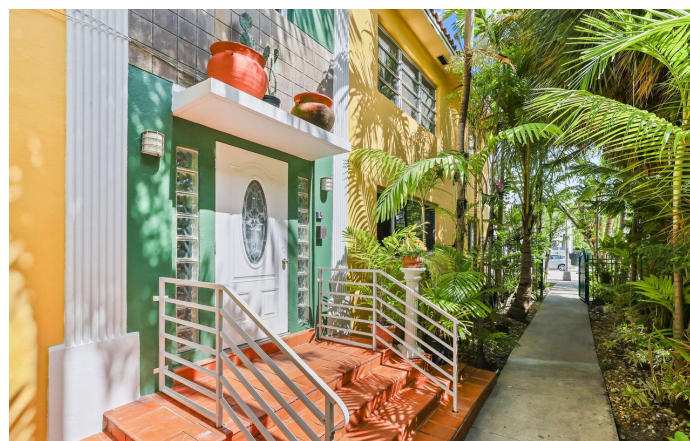
- **Current Units - 4 Total Units**

Unit #1 - 2 bed / 2 ba Unit #2 - 2 bed / 1.5 ba

Unit #3 - 2 bed / 1.5 ba Unit #4 2 bed / 1.5 ba

- **Price**

\$2,300,000

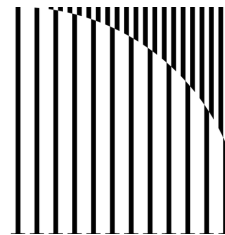


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Multi Family | South Beach
1310 15th Street



Example Kitchen



Backyard



Example 1 bedroom/1bath unit



Example 1 bedroom/1bath unit

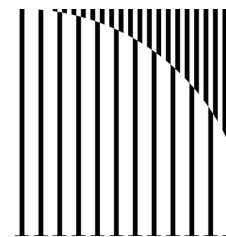
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Multi Family | South Beach

1310 15th Street



Unit	Rent/mo	Pro Forma/m	Pro Forma Annual
Unit 1 (2br/2ba)	\$1,700	\$3,200	\$38,400
Unit 2 (2br/1.5ba)	\$1,800	\$3,200	\$38,400
Unit 3 (Owner Occupied)	N/A	\$3,200	\$38,400
Unit 4 (Vacant)	N/A	\$3,200	\$38,400
Total	\$3,500	\$12,800	\$153,600





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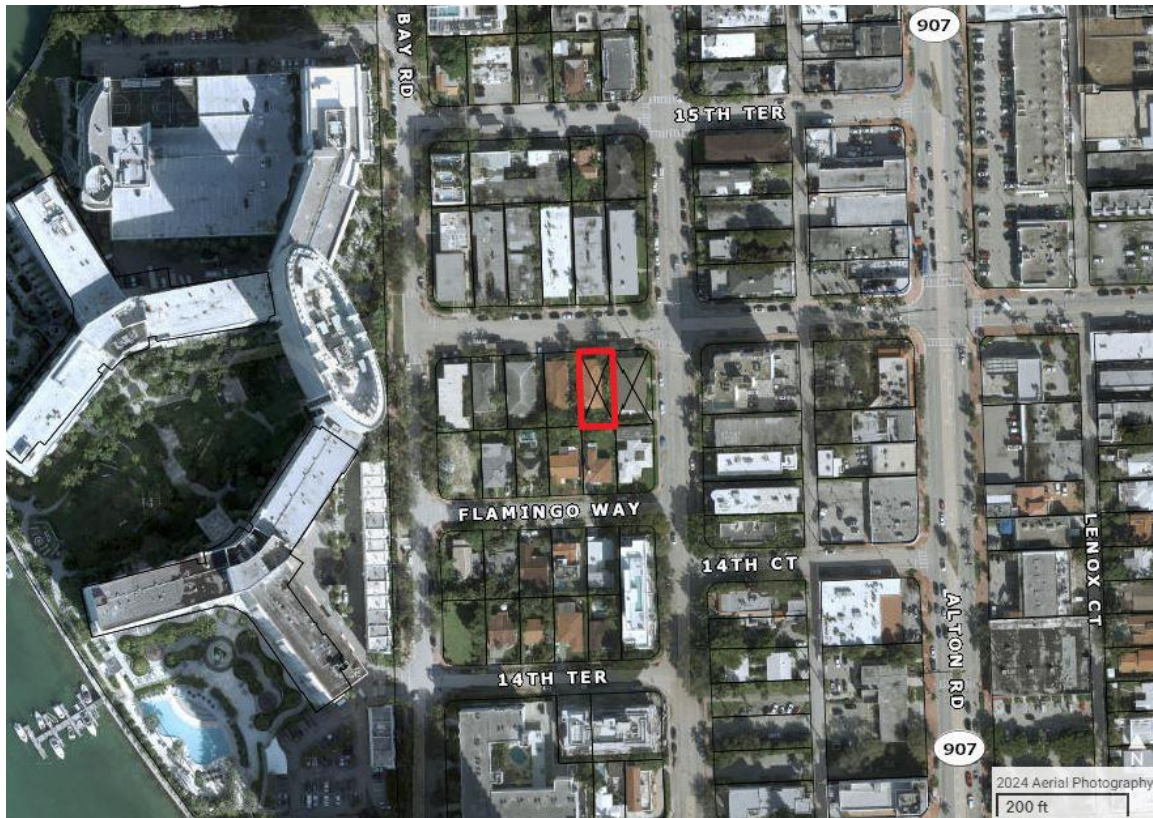
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ARCHITECTURE INTERIOR DESIGN PLANNING
ZONING STUDY
FOR:

1310 15th St, Miami Beach, Florida 33139



Properties with Folio #'s:

- 02-3233-016-0230
- 02-3233-016-0231
- 02-3233-016-0232
- 02-3233-016-0233



ARCHITECTURE INTERIOR DESIGN PLANNING

1310 15th St **Zoning Information**

Jurisdiction:	City of Miami Beach
Zoning Classification:	RM-1
Proposed Use:	RESIDENTIAL MULTI-FAMILY LOW DENSITY
Lot Area:	5,600 S.F. to be verified by Survey
Allowed F.A.R.:	1.25
Allowed Floor Area:	7,000 S.F.
Maximum Height:	50'-0" 55'-0" For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses
Minimum Lot Width:	50'-0"
Setbacks Required:	
<u>Pedestal</u>	
	Front 20'-0"
	Rear 10% of lot depth
	Side, Interior 7'-6"
Minimum Unit Size:	
Rehabilitated Buildings:	400 S.F.
New Construction:	550 S.F.
Hotel Units	
15%	300-335 S.F.
85%	335+ S.F.



ARCHITECTURE INTERIOR DESIGN PLANNING

Average Unit Size:

Rehabilitated Buildings: 550 S.F.

New Construction: 800 S.F.

Minimum Lot Area: 5,600 S.F.

Maximum Density: 60 DU per acre (80% bonus for workforce or affordable units)
0.1285 acre = 7 DU

Lot size: To be verified by Survey 50'x112'

Footprint after setbacks: To be verified by Survey - 35'x80'=2,800 S.F.



ARCHITECTURE INTERIOR DESIGN PLANNING

DEVELOPMENT REGULATIONS TABLE (RM-1)	
Maximum FAR	1.25
west side of Collins Avenue between 76th and 79th Streets (MAP EXHIBIT-5)	1.4
Public and private institutions: Lot area equal to or less than 15,000 square feet	1.25
Public and private institutions: lot area greater than 15,000 square feet	1.4
Maximum Density (Dwelling Units per Acre)	60 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Single Family Detached House	1,800 SF (4)
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF–335 SF (5) 85%: 335 SF + (5)
Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings	200 SF

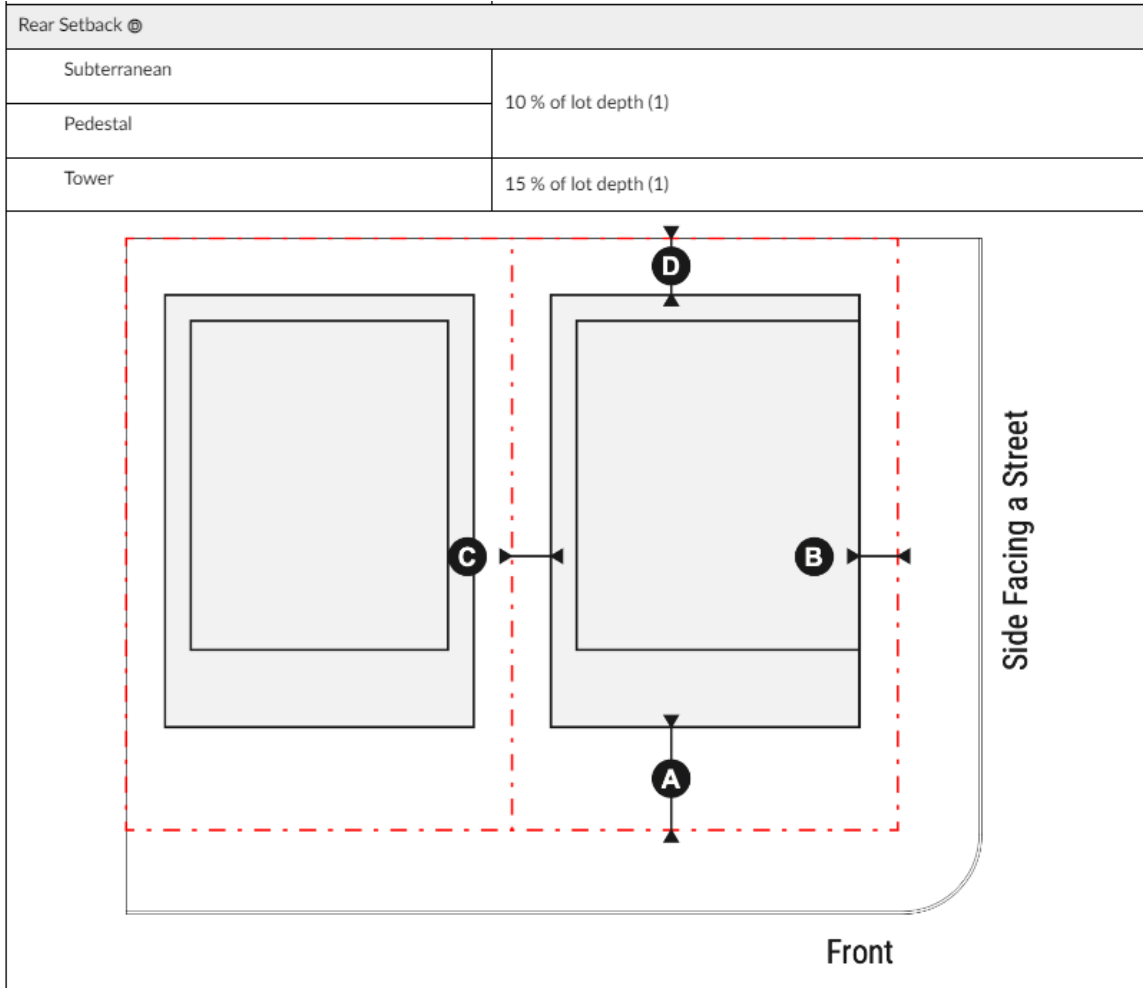
LOT OCCUPATION	
Minimum Lot Area (square feet)	5,600 SF
Minimum Lot Width (feet)	N/A
Maximum Lot Coverage (% of lot area)	
For lots equal to or greater than 65 feet in width	45% (3)
For lots less than 65 feet in width	N/A
BUILDING SETBACKS	
Front Setback Ⓞ	
Subterranean	20 feet 50 feet (For lots A and 1-30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231-237 of the Amended Plat of First Ocean Front Subdivision)
Pedestal	
Tower	20 feet + 1 foot for every 1 foot increase in height above the pedestal, to a maximum of 50 feet, then shall remain constant. 50 feet (For lots A and 1-30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231-237 of the Amended Plat of First Ocean Front Subdivision)



ARCHITECTURE INTERIOR DESIGN PLANNING

Side, Facing a Street Setback ☉ Lots less than 65 feet in width	
Subterranean	7.5 feet
Pedestal	
Tower	10 feet or 8% of lot width, whichever is greater, and Sum of the side yards shall equal 16% of the lot width
Side, Facing a Street Setback ☉ Lots equal or greater than 65 feet in width	
Subterranean	10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width
Pedestal	
Tower	
Side, Interior Setback ☉ Lots less than 65 feet in width	
Subterranean	7.5 feet (1)
Pedestal	
Tower	7.5 feet plus 10% of the height of the tower portion of the building (1) 50 feet maximum
Side, Interior Setback ☉ Lots equal or greater than 65 feet in width	
Subterranean	10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width (1)
Pedestal	
Tower	10 feet plus 10% of the height of the tower portion of the building. The total required setback shall not exceed 50 feet. (1)

ARCHITECTURE INTERIOR DESIGN PLANNING





ARCHITECTURE INTERIOR DESIGN PLANNING

BUILDING HEIGHT	
Maximum Height [ⓔ]	50 feet
For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses	55 feet
Historic District	40 feet
Flamingo Park Local Historic District (MAP EXHIBIT-6)	35 feet (2)
For properties located north of Normandy Drive (MAP EXHIBIT-4) having a lot area greater than 30,000 square feet, which are individually designated as an historic site.	80 feet



ARCHITECTURE INTERIOR DESIGN PLANNING

USES TABLE (RM-1)	
RESIDENTIAL	
Single-family detached dwellings	P
Townhomes	P
Apartments	P
LODGING	
Apartment Hotels	P*
Hotels	P*
Suite Hotels	P*
Bed and Breakfast Inn	P*
Hostels	Pro
OFFICE	
Administrative Offices	A*
COMMERCIAL	
Accessory Commercial Use	A*
Hall for Hire	C*
Restaurant serving alcoholic beverages	C*
Accessory outdoor bar counters	C*
Accessory outdoor open air entertainment establishment	C*
Entertainment establishment	C* A*
Retail	A*
Restaurants with or without accessory bars, and personal services	A*
Alcoholic beverage establishments	Pro*
Gambling and Casinos pursuant to section 7.1.8	Pro
Rentals or leases of mopeds, motorcycles, and motorized bicycles pursuant to section 7.1.8	Pro
Neighborhood and Retail Fulfillment Centers pursuant to section 7.1.8	Pro



ARCHITECTURE INTERIOR DESIGN PLANNING

CIVIC	
Religious Institutions with occupancy of 199 persons or less	A*
Religious Institutions with occupancy of more than 199 persons	C
CIVIL SUPPORT	
Private and Public Institutions	C
Accessory neighborhood impact establishments	C*
EDUCATIONAL	
Day Care Facility	C
Schools	C
Family Day Care Center	A*
INDUSTRIAL	
OTHER	
Commercial or noncommercial parking lots and garages	C
Parking lots or garages	Pro*
<p>Key P - Main Permitted Use C - Conditional Use A - Accessory Use Pro - Prohibited Use * See supplemental use regulations below</p>	