

EUCLID MIAMI APARTMENTS

1115 EUCLID AVE.
Miami FL 33139



HIGHLIGHTS:

- » LOCATION+
- » MIAMI BEACH
- » WALK TO THE BEACH
- » 16 UNITS

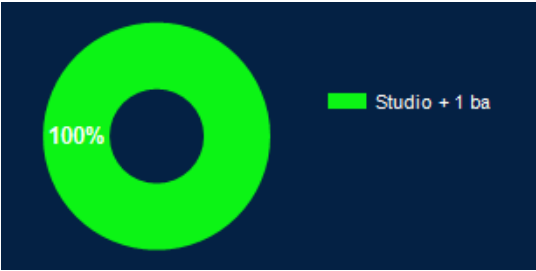
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	30,555	47,917	243,312
2024 Average HH Income	\$114,797	\$141,469	\$131,206

Exclusively Marketed by:

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			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
Studio + 1 ba	16	490	\$1,788	\$3.65	\$28,600	\$1,800	\$3.67	\$28,800.00
Totals/Averages	16	490	\$1,788	\$3.65	\$28,600	\$1,800	\$3.67	\$28,800.00



PROPERTY SUMMARY	
Number of Units	16
Building SF	8,860
Land SF	7,000
Land Acres	0.16
Year Built	1950
Year Renovated	2021
# of parcels	1
Building Class	B
Topography	Flat
Location Class	B

INVESTMENT SUMMARY	
Price	\$4,340,000
Price PSF	\$489.84
Occupancy	100%
NOI (CURRENT)	\$202,783
NOI (Year 2)	\$224,489
CAP RATE (CURRENT)	4.67%
CAP RATE (Year 2)	5.17%
GRM (CURRENT)	12.87
GRM (Year 2)	11.94

INCOME	CURRENT		YEAR 2	
Gross Scheduled Rent	\$337,200		\$363,600	
Effective Gross Income	\$337,200		\$363,600	
Less Expenses	\$134,417	39.86%	\$139,111	38.25%
Net Operating Income	\$202,783		\$224,489	

EXPENSES	CURRENT	Per Unit	YEAR 2	Per Unit
Real Estate Taxes	\$57,782	\$3,611	\$59,516	\$3,720
Insurance	\$24,349	\$1,522	\$25,079	\$1,567
Management Fee	\$13,488	\$843	\$14,544	\$909
Trash Removal	\$5,028	\$314	\$5,179	\$324
Repairs & Maintenance	\$12,000	\$750	\$12,360	\$773
Water / Sewer	\$13,328	\$833	\$13,757	\$860
Landscaping	\$2,400	\$150	\$2,472	\$155
Electricity	\$1,014	\$63	\$1,044	\$65
Pest Control	\$2,400	\$150	\$2,472	\$155
Gas	\$2,028	\$127	\$2,088	\$131
Business Licence	\$600	\$38	\$600	\$38
Total Operating Expense	\$134,417	\$8,401	\$139,111	\$8,694
Expense / SF	\$15.17		\$15.70	
% of EGI	39.86%		38.25%	

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.