



INVESTMENTS REALTY

DEVELOPMENT SITE

3 Properties East US 1 - Edgewater Submarket

600-620-628 NE 26th St, Miami, FL 33137

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ASSET BREAKDOWN

Global Investments Realty is pleased to present an opportunity to acquire an assemblage of multifamily properties next to Biscayne Bay in one of Miami's growing upscale markets, Edgewater.

- Located in a prime Edgewater boulevard, next to Biscayne Bay, offers a unique opportunity to redevelop or maintaining these boutiques rental properties.
- Total lot of 20,000 SF with 12 residential units distributed in 3 stand-alone low-rise buildings.
- Convenient zoned T6-36a-L, by right, it can be built up to 68 units and 240,000 SF, plus an additional 40% more with Public Benefit.
- Properties are surrounded by several luxury buildings, totaling over 6,000 units.
- Adjacent to the bay and Biscayne Boulevard, and just few minutes from Midtown, Wynwood, Design District, A&E District, Downtown and Brickell, these properties are at the center of the best that Miami can offer.
- Expenses and P&L can be provided during the Due Diligence period.

MULTIFAMILY / DEVELOPMENT SITE

JOEL RODRIGUEZ | Principal / Broker

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C. 786.285.7739

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



INVESTMENT SUMMARY

Folios [3]:

01-3230-021-0210
01-3230-021-0220
01-3230-021-0230

Existing Building:

7,091 SF*

Lot size:

20,000 SF*

Units:

12

Year Built:

1927-1989 / 1937 / 1941

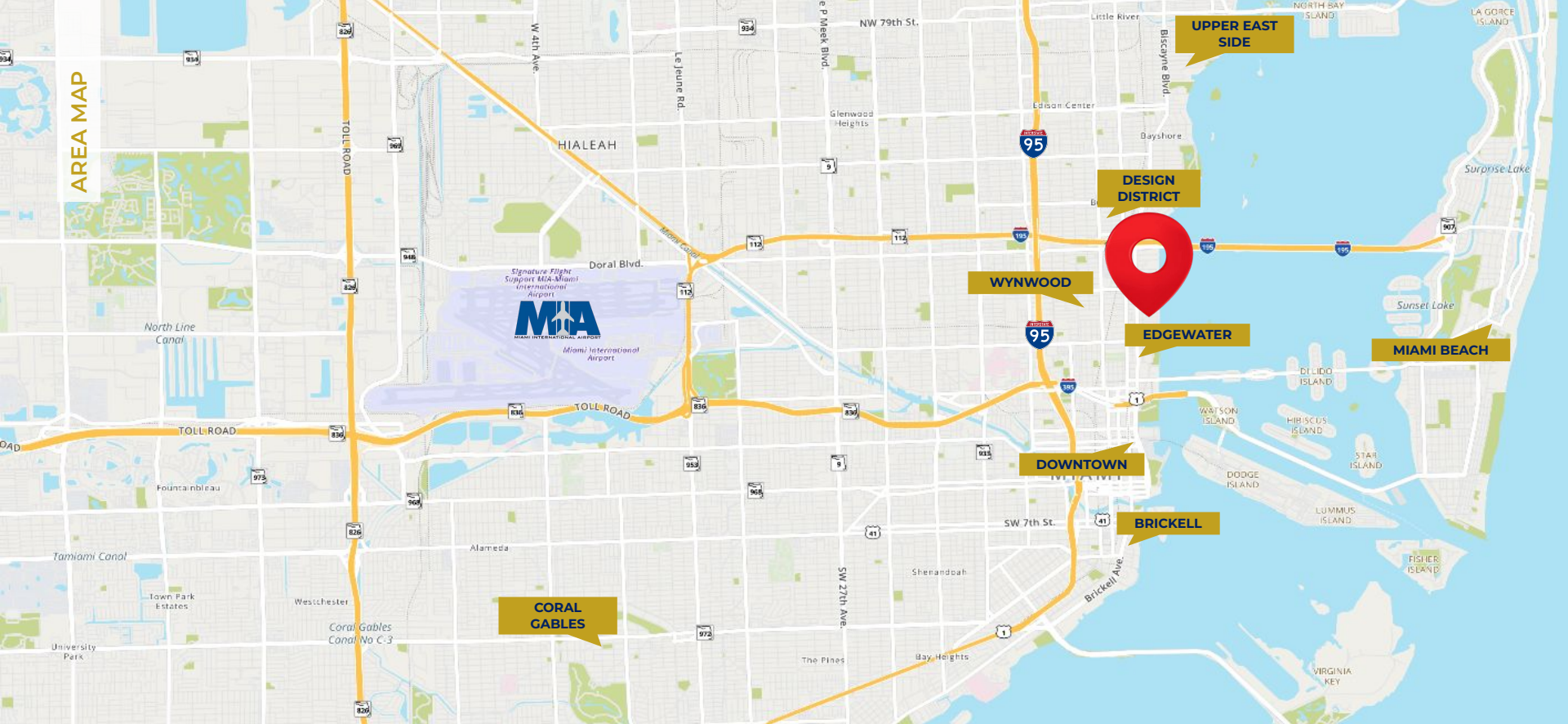
Zoning:

T6-36a-L

PRICE:

\$15,300,000

* According to Property Appraiser - Miami-Dade County







AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



STREET VIEW



STREET VIEW





STREET VIEW





STREET VIEW



The Tower Hotel LLC

INCOME - JAN 2025

Subject Property:

Date:

Method:

600-620-628 NE 26th Street

Wed, February 5, 2025

Accrual Basis

INCOME	MONTHLY	ANNUAL
600 NE 26 ST - RENTAL INCOME		
APT 1 - 2BD/2BH [REMODELED]	\$2,300.00	\$27,600.00
APT 2 - 1BD/1BH	\$1,400.00	\$16,800.00
APT 3 - 1BD/1BH	\$1,400.00	\$16,800.00
APT 4 - 1BD/1BH	\$1,175.00	\$14,100.00
APT 5 - 1BD/1BH	\$1,325.00	\$15,900.00
GROSS INCOME	\$7,600.00	\$91,200.00
620 NE 26 ST - RENTAL INCOME		
APT 1 - 3BD/1BH [REMODELED]	\$2,125.00	\$25,500.00
APT 2 - 2BD/1BH [REMODELED]	\$2,150.00	\$25,800.00
APT 3 - 1BD/1BH [REMODELED]	\$1,500.00	\$18,000.00
APT 3 - 1BD/1BH [REMODELED]	\$1,200.00	\$14,400.00
GROSS INCOME	\$6,975.00	\$83,700.00
628 NE 26 ST - RENTAL INCOME		
APT A - 1BD/1BH [REMODELED]	\$1,500.00	\$18,000.00
APT A - 1BD/1BH [REMODELED]	\$1,800.00	\$21,600.00
APT A - 1BD/1BH [REMODELED]	\$975.00	\$11,700.00
GROSS INCOME	\$4,275.00	\$51,300.00
TOTAL GROSS INCOME	\$18,850.00	\$226,200.00

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