

For Sale 4 Apartments in North Miami Beach, FL B''H

2072 NE 169 Street North Miami Beach, FL 33162

Apartment Size: **3,310 Sq Ft.** - 4 Apartments units

Zoning: **MULTI-FAMILY - CONDOMINIUM**

Year Built: **1963**

Total Apartments in the Building: **12 units**

Price: \$1,045,000



BEST LOCATION → THE NORTH MIAMI BEACH **BEST LOCATION**

4 Apartments for Sale
Package Deal - Best Deal in Town
 2072 NE 169 St. North Miami Beach, FL 33162
Apartments No. 5, 9, 11 & 12

<u>Rental Income</u>	<u>Current</u>	<u>Proforma</u>	<u>Lease Expired</u>	<u>Apartment Size</u>
Unit 5 - 2 Bed/2 Bath	\$1,800	\$2,300	11/14/2025	750 sf
Unit 9 - 2 Bed/2 Bath	\$1,600	\$2,400	11/30/2025	1,025 sf
Unit 11 - 2 Bed/2 Bath	\$1,550	\$2,300	Month to Month	750 sf
Unit 12 - 2 Bed/2 Bath	<u>\$1,500</u>	<u>\$2,300</u>	09/30/2025	785 sf
Gross Income:	\$77,400	\$111,600		

Operating Expenses:

Real Estate Taxes 2024	\$9,928	\$14,000
Insurance	\$4,800	\$4,800
Condo Association Fees	<u>\$19,200</u>	<u>\$19,200</u>
Total Expenses:	\$33,928	\$38,000
Net Operating Income:	\$42,472	\$73,600
Cap Rate:	4.06%	7.04%



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The information in the brochure is not guaranteed to be accurate, prospective buyers should do their own research and due diligence, including their own due diligence on proformas, measurement of the property's square footage or land measurements.