

Miami 4-Units | 7% Cap

Greater than 7% Cap Rate
Fully renovated

Passed 40 - year certification
Fully renovated | No hassles

Over \$88,000 in annual rents
Proforma Rents of \$97,000 + possible

1126 NW 58th Terrace, Miami, FL 33127



Immediate Income & Fully Leased 4-units | 1126 NW 58th Terrace, Miami, FL 33127
Brian Carter, PA, MBA, CCIM

Brian.Carter@elliman.com
305.582.2424

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Table of Contents



Page	Item
1	Cover Page
2	Table of Contents
3	Offering, Property Overview, & Financials
4	Property Interior: Fully Renovated Photo Gallery
5	Property Exterior Photo Gallery
6	Location – Magic City Innovation District
7	Location – Little River Project
8	Location – Liberty Square Apartments
9	Location – Edgewater to Brickell
10	Comparable Sales Comps
11	Survey
12	Broker Contact Information & Disclaimer



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Offering, Property Overview, & Financials

4-UNIT APARTMENT | INPLACE INCOME | MIAMI

1126 NW 58 Terrace, Miami, FL 33127

Property Address
1126 NW 58 TER

Owner
INSPIRON 2

Mailing Address
20900 NE 30 AVE 800
MIAMI, FL 33180

PA Primary Zone
5700 DUPLEXES - GENERAL

Zoned: T3-O

Primary Land Use
0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS

Beds / Baths / Half 4 / 4 / 0

Floors 1

Living Units 4

Actual Area 1,980 Sq.Ft

Living Area 1,980 Sq.Ft

Adjusted Area 1,804 Sq.Ft

Lot Size 5,680 Sq.Ft

Year Built 1936

ASKING PRICE: \$ 1,000,000

IN PLACE FINANCIALS

Unit Count	Rent/Mo
1: 1/1	\$ 1,800
2: 1/1	\$ 1,800
3: 1/1	\$ 1,800
4: 1/1	\$ 1,963
Total Monthly	\$ 7,363

ANNUAL IN-PLACE P&L

Annual Rents	\$ 88,356
Vacancy	\$ -
Property Taxes	\$ 8,930
Insurance Hazard	\$ 1,200
Insurance Flood	\$ 600
Water/Sewer	\$ 1,400
Electric	\$ -
Trash Service	\$ 3,660
Yard	\$ -
Total Expenses	\$ 15,790

NOI (Profit) \$ 72,566

In Place Cap Rate 7.3%

\$P/Door: \$ 250,000

PROFORMA FINANCIALS

Unit Count	Rent/Mo
1: 1/1	\$ 2,040
2: 1/1	\$ 2,040
3: 1/1	\$ 2,040
4: 1/1	\$ 2,040
Total Monthly	\$ 8,160

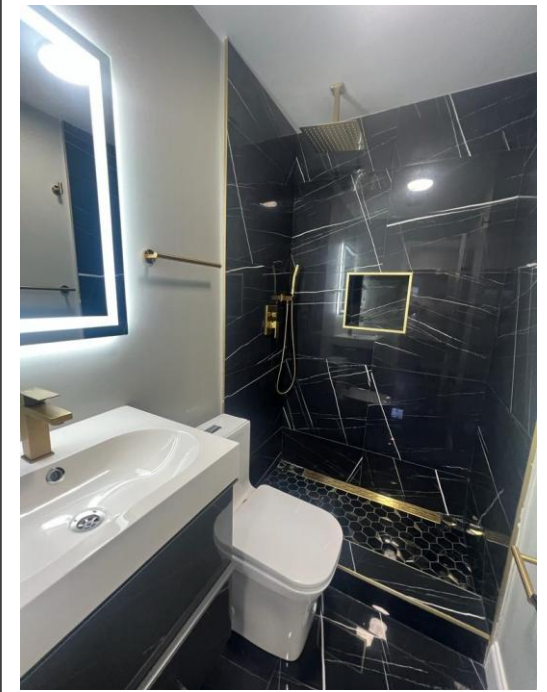
ANNUAL PROFORMA P&L

Annual Rents	\$ 97,920
Vacancy	\$ 2,040
Property Taxes	\$ 18,500
Insurance Hazard	\$ 2,000
Insurance Flood	\$ 800
Water/Sewer	\$ 1,400
Electric	\$ -
Trash Service	\$ 3,660
Yard	\$ -
Total Expenses	\$ 28,400

NOI (Profit) \$ 69,520

Proforma Cap Rate 7.0%

\$P/Door: \$ 250,000



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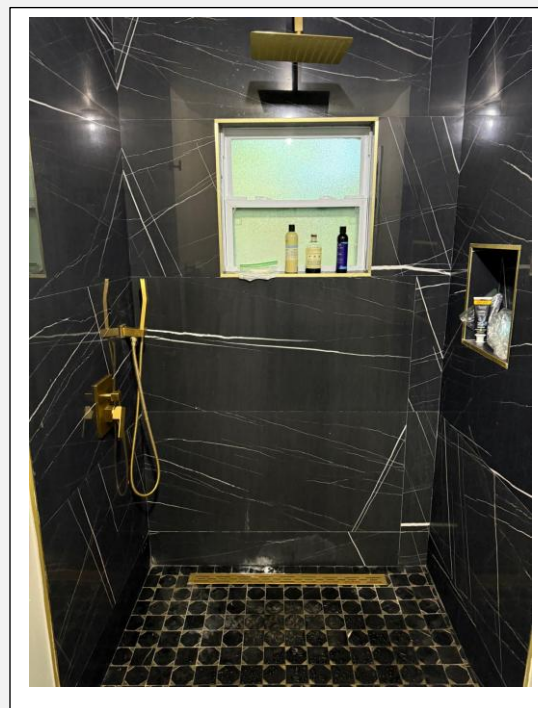
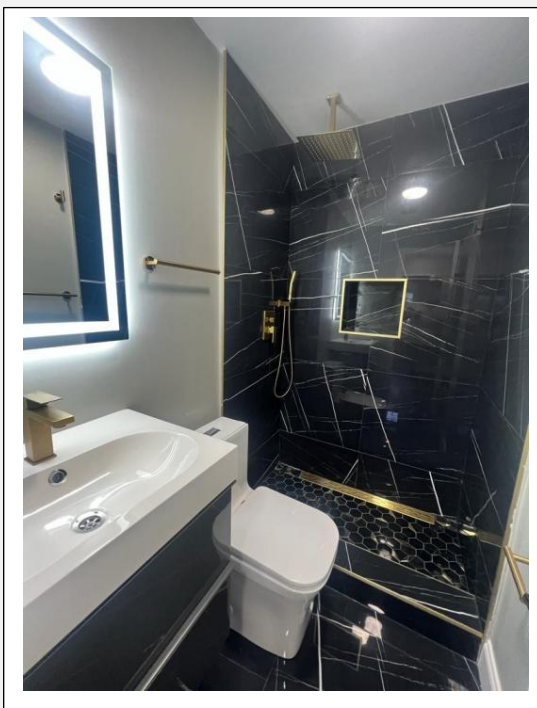
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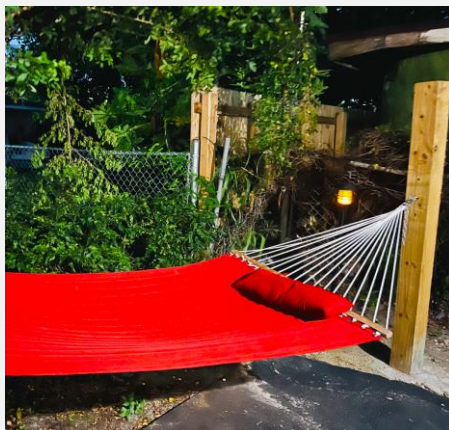


Property Interior: Fully Renovated | Photo Gallery



Permitted renovations

- Baths renovated
- Kitchen renovated
- New Samsung Black Stainless-steel appliances
- New electrical & plumbing
- New flooring
- Freshly painted interiors
- Smart tankless water heaters
- LED/Solar lights throughout
- No hassles with repairs



Structure, Windows & MEPS

- 40-year certification complete
- Impact windows
- MEPS updated
- Newer roof

Property Details

- Four (4) 1/1's;
 - May use as 2/1's
- Ample off-street parking onsite
- Recreation area in back

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Property | Exterior Photo Gallery

**7 % +
Cap Rate**



**4
Units**



**Fully
Leased**



**Fully renovated
Own hassle free**



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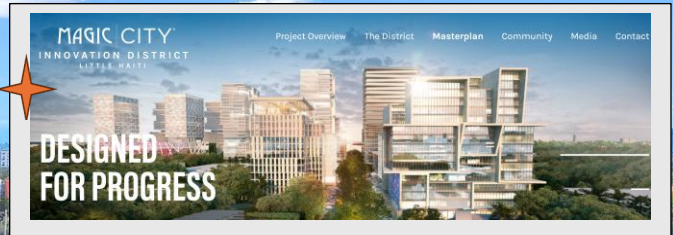
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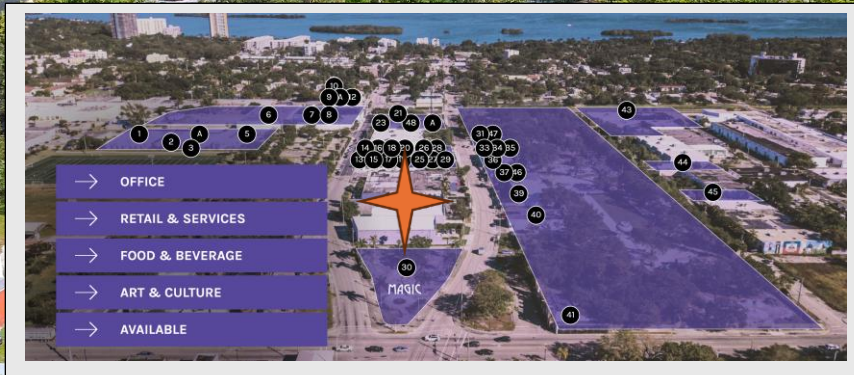


Location – Magic City Innovation District

Miami Upper East Side | Magic City Innovation District



In the path of progress, the 4 plex at 1126 NW 58th Terr, is minutes from the up-and-coming promise of the Magic City Innovation District at Little Haiti ©. Part preservation & part the future. The developers' goal of redevelopment and development of spaces designed for an innovative and high-tech incubator, working with and alongside local entrepreneurs and academic institutions to help grow their businesses, including small firms, startups, business incubators and accelerators. Magic City is at NE & NW 60th to 65th Street and N Miami East to NE 4th Court.



1126
NW
58th
Terr

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Location – Little River Project

Little River Project | SGHOLDINGS
SWERDLOW - BARCHA - DUFFE

Little River: The Future
for a Thriving Miami



Within minutes to the planned Little River Development by Swerdlow Group of 7,512 units (affordable, workforce & market), development of passenger rail station for transit oriented lifestyle supported by 205,076 SF of green space and 602,562 SF of commercial & retail. One could park and ride.

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Location – Liberty Square Apartments



Near Liberty Square Develop by Related Urban and Miami Dade County. The 60-acre neighborhood will consist of 1,900 public, affordable and market-rate units, an educational center, health care facilities, a national grocer, green space and renovations to the Liberty Square Community Center, once all phases of the development project are completed.

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Location – Edgewater to Brickell

Midtown Miami - Wynwood - Edgewater

Downtown - Brickell

In the path of progress, the 4 plex at 1126 NW 58th Terr, is minutes to Wynwood, Design District, Magic City Innovation District, Edgewater, Downtown Miami, Brickell, Coral Gables, Coconut Grove, as well as the Miami International Airport.



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COMPARABLE SALES | MIAMI 4 UNIT APARTMENT SALES

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Sales TTM through 12/23/25

Subject Property

Address	Units	Status	Asking Price	SF	\$P/SF	\$P/Door
1126 NW 58th Terrace, Miami	4	Active	\$ 1,290,000	1,980	\$ 652	\$ 322,500

Photo Front



Sold Property | Comparable Sale

Address	Units	Closed	Sales Price	SF	\$P/SF	\$P/Door
1514 SW 6th Street, Miami	4	Sep-25	\$ 1,385,000	2,583	\$ 536	\$ 346,250
2520-2526 NE 191st Street, Miami	4	Apr-25	\$ 1,500,000	3,037	\$ 494	\$ 375,000
436 SW 14 Ave, Miami, FL	4	Oct-25	\$ 1,200,000	3,000	\$ 400	\$ 300,000
12400 NE 11 Court, Miami, FL	4	Dec-25	\$ 1,420,000	3,784	\$ 375	\$ 355,000
515 NE 63rd Street, Miami, FL	4	Aug-25	\$ 1,280,000	2,809	\$ 456	\$ 320,000

Photo Front



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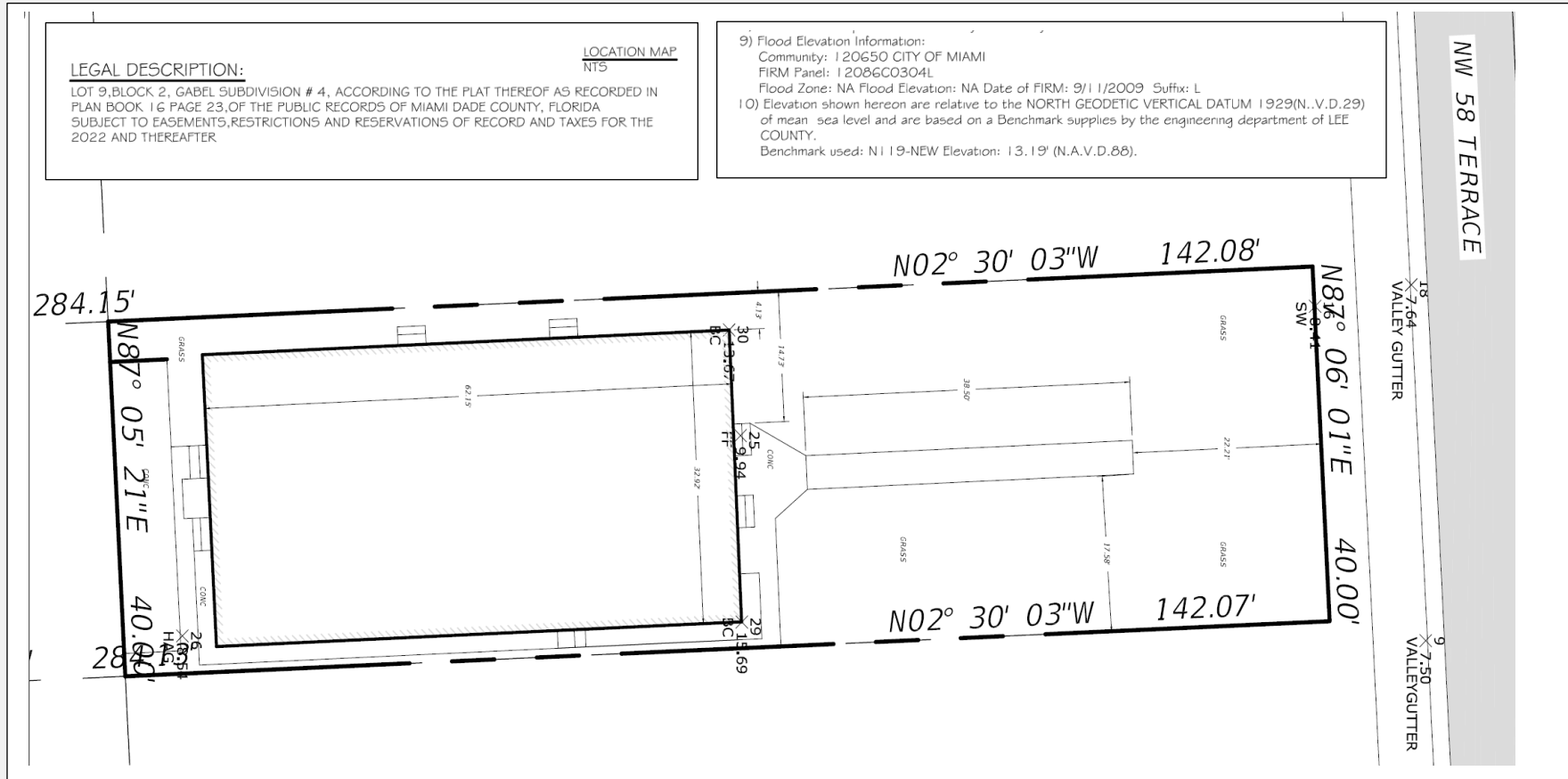
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Survey



LEGAL DESCRIPTION:
 LOT 9, BLOCK 2, GABEL SUBDIVISION # 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAN BOOK 16 PAGE 23, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TAXES FOR THE 2022 AND THEREAFTER

LOCATION MAP
 NTS

9) Flood Elevation Information:
 Community: 120650 CITY OF MIAMI
 FIRM Panel: 12086C0304L
 Flood Zone: NA Flood Elevation: NA Date of FIRM: 9/11/2009 Suffix: L
 10) Elevation shown hereon are relative to the NORTH GEODETIC VERTICAL DATUM 1929(N..V.D.29) of mean sea level and are based on a Benchmark supplies by the engineering department of LEE COUNTY.
 Benchmark used: N119-NEW Elevation: 13.19' (N.A.V.D.88).

NW 58 TERRACE

7-64 VALLEY GUTTER

7-50 VALLEY GUTTER

SHEET: 1 OF 1 SHEETS	NAME AND TYPE OF PROJECT: BOUNDARY SURVEY	<p>LEVEL-TECH SURVEYORS, LLC. LAND SURVEYORS * LAND PLANNERS</p>
	PROJECT LOCATION: 1126 NW 58 TER	
	CLIENT: INSPIRON 2	
	FILE PATH:	
SCALE: 1"=30'	DATE: 04/18/2024	DRAWN BY: WU
FIELD BOOK: PH 21-04-9609	PROJECT NO: LT 24-04-2039	DRAWN BY: WU

CERTIFICATE TO:
 929 NW 60, LLC
 Date of Field Work: 04/12/2024

RONALD W. WALLING
 Digitally signed by RONALD W. WALLING
 Date: 2024.04.18 14:13:10 -0400

Ronald W. Walling

RONALD W. WALLING
 PROFESSIONAL SURVEYOR AND MAPPER No. 6473
 STATE OF FLORIDA

GRAPHIC SCALE
 1" = 20 ft.

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Broker Contact Information & Disclaimer



FOR MORE INFORMATION

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Licensed Real Estate Broker-Associate
Commercial Specialist | Land Sales | Real Estate

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Douglas Elliman Real Estate and/or Douglas Elliman Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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